



## **CITY OF ONTARIO DEVELOPMENT ADVISORY BOARD**

### **AGENDA**

**December 18, 2023**

- ▶ **All documents for public review are on file in the Planning Department located in City Hall at 303 East “B” St., Ontario, CA 91764 and on the city’s website at [ontarioca.gov/Agendas/DAB](http://ontarioca.gov/Agendas/DAB)**

**MEETING WILL BE HELD AT 1:30 PM IN ONTARIO CITY COUNCIL CHAMBERS  
LOCATED AT 303 East “B” St.**

Scott Ochoa, City Manager  
Scott Murphy, Executive Director, Community Development Agency  
Jennifer McLain Hiramoto, Economic Development Director  
James Caro, Building Official  
Henry Noh, Planning Director  
Khoi Do, City Engineer  
Chief Michael Lorenz, Police Department  
Fire Marshal Paul Ehrman, Fire Department  
Scott Burton, Utilities General Manager  
Angela Magana, Community Improvement Manager

#### **PUBLIC COMMENTS**

*Citizens wishing to address the Development Advisory Board on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Development Advisory Board values your comments, the members cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

#### **AGENDA ITEMS**

*For each of the items listed below the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Development Advisory Board may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.*

## **CONSENT CALENDAR ITEMS**

### **A. MINUTES APPROVAL**

Development Advisory Board Minutes of November 20, 2023, approved as written.

## **PUBLIC HEARING ITEMS**

### **B. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE**

**NO. PDEV22-003**: A hearing to consider a Development Plan to construct a 2,668 square foot commercial building for a fast-food restaurant (Jack in the Box) with a drive-thru facility on 0.99 acres of land, located at 2958 South Milliken Avenue within the Community Commercial zoning district. 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. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1083-361-21) **submitted by Jack in the Box.**

#### **1. CEQA Determination**

No action necessary – Exempt: CEQA Guidelines Section § 15332

#### **2. File No. PDEV22-003** (Development Plan)

Motion to Approve / Deny

### **C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE**

**NO. PDEV22-042**: A public hearing to consider a Development Plan 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. An Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), which was certified by the City Council on August 16, 2022, was prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03) **submitted by JAT Land Development LLC. Planning Commission action is required.**

#### **1. CEQA Determination**

No action necessary – use of previous Addendum to EIR

#### **2. File No. PDEV22-042** (Development Plan)

Motion to recommend Approval/Denial

**D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-018:** A public hearing to consider a Tentative Tract Map (TT 20472) subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 (Mixed-Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Subarea 29 Specific Plan, for which a Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was adopted by the City Council on November 21, 2023. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 1073-171-01 and 1073-171-02) **submitted by LHC Ontario Holdings, LLC. Planning Commission action is required.**

**1. CEQA Determination**

No action necessary – use of a previous Subsequent EIR

**2. File No. PMTT21-018 (TT 20472) (Tentative Tract Map)**

Motion to recommend Approval/Denial

If you wish to appeal a decision of the **Development Advisory Board**, you must do so within ten (10) days of the **Development Advisory Board** action. Please contact the **Planning Department** for information regarding the appeal process.

If you challenge any action of the **Development Advisory Board** 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 **Development Advisory Board** at, or prior to, the public hearing.

The next **Development Advisory Board** meets on **January 3, 2024**.

I, Gwen Berendsen, Administrative Assistant of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on or before **December 14, 2023**, at least 72 hours prior to the meeting per Government Code Section 54954.2 at 303 East “B” Street, Ontario.

  
Administrative Assistant

**CITY OF ONTARIO**

**Development Advisory Board**

**Minutes**

**November 20, 2023**

**BOARD MEMBERS PRESENT**

Rudy Zeledon, Chairman, Planning Department  
James Caro, Building Department  
Khoi Do, Engineering Department  
Elda Zavala, Community Improvement  
Charity Hernandez, Economic Development Agency  
Paul Ehrman, Fire Department  
Dennis Mejia, Municipal Utilities Company

**BOARD MEMBERS ABSENT**

Heather Lugo, Police Department

**STAFF MEMBERS PRESENT**

Gwen Berendsen, Planning Department  
Diane Ayala, Planning Department  
Henry Noh, Planning Department  
Kim Ruddins, Planning Department  
Luis Batres, Planning Department  
Edmelynne Hutter, Planning Department  
Lorena Mejia, Planning Department

Henry Pham, Engineering Department  
David Zurita, Engineering Department  
Raymond Lee, Engineering Department  
Jeanie Aguilo, Planning Department  
Rafael Torres, Planning Department  
Dora Harville, Planning Department  
Diana Prado, Planning Department

**PUBLIC COMMENTS**

No person from the public wished to speak.

**CONSENT CALENDAR ITEMS**

- A. **APPROVAL OF MINUTES:** Motion to approve the minutes of the October 16, 2023 meeting of the Development Advisory Board was made by Mr. Do; seconded by Mr. Ehrman; and approved unanimously by those present (7-0).

**PUBLIC HEARING ITEMS**

- B. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-004:** A public hearing to consider a Development Plan to construct a 2,900 square-foot drive-thru restaurant (Farmer Boys) on 0.83 acres of land, located at 950 North Haven Avenue, within the Commercial land use district of the Piemonte Overlay of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an

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Amendment to the Piemonte Overlay of the Ontario Center Specific Plan, for which an Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the City Council on April 19, 2022. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0210-531-23) **submitted by HHI / Farmer Boys.**

Mr. Zeledon opened the public hearing.

Sean Landess representing Farmer Boys was present.

Mr. Zeledon asked if he had reviewed and accepted the Conditions of Approval.

Mr. Landess stated he agreed with all the COAs.

As there was no one wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to approve **File No. PDEV23-004**, subject to conditions, was made by Mr. Caro; seconded by Ms. Zavala; and approved unanimously by those present (7-0).

C. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-023**: A hearing to consider a Development Plan to construct a 42,500-square-foot addition, 5,500-square-foot interior remodel and extensive exterior façade improvement to an existing commercial building on 19.23 acres of land located at 4105 East Inland Empire Boulevard, within the Garden Commercial land use district of The Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with The Ontario Center Environmental Impact Report - No. 88-2 (State Clearinghouse No. 1989041009), certified by the City Council on March 19, 1991. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 0210-205-12) **submitted by Steve La Bruna, Rightt Structures, Inc.**

Mr. Zeledon opened the public hearing.

Steve La Bruna representing Mathis was present and agreed to the Conditions of Approval as written.

As there was no one wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to approve **File No. PDEV23-023**, subject to conditions, was made by Mr. Ehrman; seconded by Mr. Caro; and approved unanimously by those present (7-0).

- D. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV21-011:** A public hearing to consider a Development Plan to construct 9 work/live units that consists of 252 square feet of ground floor commercial and 1,892 square feet of residential on the upper 2 levels of a mixed-use development on 0.48 acres of land within LUA-2N (Arts District-North) of the MU-1 (Downtown Mixed Use) zoning district located at 413 West Emporia Avenue. 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. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1049-059-03) **submitted by JWDA-MS Architects. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Michael, the Architect for the project was present and agreed to the Conditions of Approval.

As there was no one wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval for **File No. PDEV21-011**, subject to conditions, was made by Ms. Zavala; seconded by Mr. Mejia; and approved unanimously by those present (7-0).

- E. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV22-033:** A hearing to consider a Development Plan (File No. PDEV22-033) to construct 77 multiple-family dwellings, on 1.41-acres of land, for property located at 1749 E. Fourth Street within the HDR-45 (High Density Residential - 25.1 to 45.0 du/ac) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Project) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 108-551-01, 108-551-34 and 108-551-35) **submitted by Mike Ascione - Ambitus-Ontario 1LP. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Mike Ascione was present.

Mr. Zeledon asked if he had reviewed and accepted the Conditions of Approval.

Mr. Ascione stated he agreed with all the COAs.

As there was no one wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval for **File No. PDEV22-033**, subject to conditions, was made by Mr. Ehrman; seconded by Mr. Caro; and approved unanimously by those present (7-0).

- F. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-013:** A hearing to consider a Development Plan to construct one industrial building totaling 534,373 square feet on 23.88 acres of land located on the west side of Mill Creek Avenue approximately 300 feet south of Chino Avenue within Planning Area 2C (Light Industrial District) of the Rich Haven Specific Plan. The environmental impacts of this project were previously

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reviewed in conjunction with the Rich Haven Specific Plan Amendment (File No. PSPA22-001), for which an Environmental Impact Report (State Clearinghouse No. 2022100425) was certified by the City Council on June 20, 2023. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. (APN: 218-161-18). **submitted by Brookcal Ontario LLC. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Tim Roberts with Brookfield was present, and stated there is a change in the applicant and that he agreed with the revised Conditions of Approval, but is still working with OMUC regarding item G 2.47 and grading plans being held up by recycled water.

Mr. Mejia with OMUC stated there is an agreement in process, but that recycled water will be required.

Mr. Roberts stated he agreed with all the revised COAs, and that they would work out the condition regarding recycled water before the Planning Commission meeting.

Ray Smith spoke regarding concerns with truck traffic.

City Engineer Do stated measures to mitigate truck traffic were incorporated into this project.

As there was no one wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval **File No. PDEV23-013**, subject to revised conditions, was made by Mr. Caro; seconded by Mr. Mejia; and approved unanimously by those present (7-0).

**G. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-015**: A hearing to consider a Development Plan (File No. PDEV23-015) to construct one industrial building totaling 1,165,630 square feet on 49.47 acres of land located at 1945 East Merrill Avenue, on the northwest corner of Merrill Avenue and Carpenter Avenue, within the Industrial land use district of the Merrill Commerce Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with the Merrill Commerce Center Specific Plan, for which an Environmental Impact Report (State Clearinghouse No. 2019049079) was certified by the City Council on February 2, 2021. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 1054-511-01 & 1054-511-02) **submitted by Prologis LP. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Mike Gill representing Prologis was present and agreed to the Conditions of Approval.

As there was no one wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval for **File No. PDEV23-015**, subject to conditions, was made by Mr. Ehrman; seconded by Mr. Mejia; and approved unanimously by those present (7-0).

**H. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV23-038**: A hearing to consider a Development Plan Modification (File No. PDEV23-038) to File No. PDEV22-014, to increase the height of Building B from 5 to 6 stories, increase building square footage from 221,730 to 387,598 square feet, and increase the unit count from 112 to 201 units, located on 2.37 acres of land located at 4000 Ontario Center Parkway, within the Mixed-Use land use district of the Piemonte Overlay of the Ontario Center Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Piemonte Overlay of the Ontario Center Specific Plan (File No. PSPA21-001), for which and Addendum to the Ontario Center Specific Plan Environmental Impact Report (State Clearinghouse No. 198941009) was adopted by the City Council on April 19, 2022. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APNs: 0210-205-01) **submitted by Adept Development. Planning Commission action is required.**

Mr. Zeledon opened the public hearing.

Senior Planner Hutter, the project planner stated the applicant couldn't be there, but had agreed to the Conditions of Approval.

As there was no one wishing to speak on this item, Mr. Zeledon closed the public hearing.

Motion to recommend approval for **File No. PDEV23-038**, subject to conditions, was made by Mr. Caro; seconded by Ms. Zavala; and approved unanimously by those present (7-0).

There being no further business, the meeting was adjourned to the next meeting on December 4, 2023.

Respectfully submitted,



Gwen Berendsen  
Recording Secretary





# DEVELOPMENT ADVISORY BOARD DECISION

December 18, 2023

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**DECISION NO.:** [insert #]

**FILE NO.:** PDEV22-003

**DESCRIPTION:** A hearing to consider a Development Plan to construct a 2,668 square foot drive-thru restaurant (Jack in the Box) on 0.99 acre of land, located at 2958 South Milliken Avenue within the Community Commercial zoning district. (APN: 1083-361-21); **submitted by Jack in the Box.**

## PART 1: BACKGROUND & ANALYSIS

JACK IN THE BOX, (herein after referred to as "Applicant") has filed an application requesting approval of a Development Plan, File No. PDEV22-003, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**PROJECT SETTING:** The Project site is comprised of 0.99 acre of land located at 2958 South Milliken Avenue, which is depicted in Exhibit A: Project Location Map, attached. Existing land uses, Policy Plan (general plan) and zoning designations, on and surrounding the Project site are as follows:

	<i>Existing Land Use</i>	<i>Policy Plan Land Use Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use Designation</i>
Site:	Vacant	General Commercial	CC (Community Commercial)	N/A
North:	Vacant (Approved Del Taco)	General Commercial	CC (Community Commercial)	N/A
South:	Vacant (Approved 7-Eleven)	General Commercial	CC (Community Commercial)	N/A
East:	City of Eastvale Business Park	Business Park	IL (Industrial Park)	N/A
West:	Light Industrial (Under Construction)	Industrial	IL (Light Industrial)	N/A

(1) Background — On November 17, 2020, the City Council approved a General Plan Amendment (File No. PGPA19-007) to change the land use designation on the subject site, from Mixed Use to Industrial and General Commercial, and a Zone Change (File No. PZC19-002), changing the zoning designation on the subject site from SP (Specific Plan) to CC (Community Commercial) and IL (Light Industrial).

On October 27, 2020, the Planning Commission approved a Tentative Parcel Map No. 20177 (File No. PMTT19-018) in conjunction with three Development Plans to partially develop the site. The Development Plans included the approval of three industrial buildings totaling 295,991 square feet (File No. PDEV19-059), a 3,062 square foot convenience store (7-Eleven) with fuel sales and an ancillary drive-thru car wash (File No. PDEV20-012), and a 2,490 square foot Starbucks drive-thru restaurant (File No. PDEV20-013). The Tentative Parcel Map established the alignment of internal public and private streets to serve the immediate area, including the Project site.

On July 17, 2023, the Development Advisory Board approved a Development Plan (File No. PDEV21-048) to construct a 2,304 square foot commercial building for a fast-food restaurant (Del Taco) with a 266-square-foot outdoor patio and drive-thru facility on 0.67 acre of land, located at 2938 South Milliken Avenue north of the Project site.

On January 13, 2022, the Applicant submitted a Development Plan application (File No. PDEV22-003) to construct a 2,668 square foot commercial building (Jack in the Box) for a fast-food restaurant with a drive-thru facility on the Project Site.

(2) Site Design/Building Layout — The Project occupies Parcel 5 of Parcel Map No. 20177 and will be built-out to a FAR of 0.06. The fast-food restaurant building is located on the southeast quadrant of the property, oriented in an east-west configuration, with the front entrance facing north toward the parking lot and the drive-thru pick-up window facing south (see Exhibit B — Site Plan, attached).

The building is setback approximately 20 feet from the south property line, approximately 50 feet from the east (Milliken Avenue) property line, approximately 90 feet from the west property line, and approximately 120 feet from the north property line. Parking for employees and customers has been provided immediately to the north of the building.

The entrance to the drive-thru is located at the southwest corner of the Project site and will circulate from west to east, turning toward a north direction and terminating along the eastern building elevation. The Project provides drive-thru lane stacking for 11 vehicles.

The building's main entrance is located on the northeast corner of the building, with the entrance facing north towards the parking lot with a secondary entrance to the west of the main entry at the northwest corner of the building. Walkways will be located along the west, north, and east portions of the building, providing pedestrian connections to the main entrance. The drive-thru order menu boards are located to the west of the building and the pick-up window is located on the southeast corner of the building facing south. The floor plan has been designed with the dining area and bathroom occupying the northern half of the building and the kitchen/employee/bathroom occupying the southern half of the building (see Exhibit C — Floor Plan, attached). An area for outdoor seating (538 square feet) has also been provided on the east side of the building, facing Milliken Avenue.

(3) Site Access/Circulation — The Project site is located within a mixed-use commercial/industrial development located on the northwest corner of Riverside Drive and Milliken Avenue that is currently under construction. Parcel Map No. 20177 facilitated the construction of internal private streets, common drive aisles and street improvements along Milliken Avenue and Riverside Drive. The Parcel Map included the construction of a 26-foot-wide common drive-aisle that runs north-south between the commercial and industrial land uses connecting Riverside Drive (south) to Maddalena Privado (north). The 26-foot-wide common drive aisle provides primary access to the commercial portion (Parcels 4 through 7) of the mixed-use development, including the Project site (Parcel 5) (see Exhibit D— PM 20177, attached).

(4) Parking — The Project has provided off-street parking pursuant to the Fast-Food Restaurants parking standards specified in the Development Code. The number of off-street parking spaces provided exceeds the minimum parking requirement for the Project. The off-street parking calculations for the Project are summarized in the table below:

*Parking Summary*

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
<i>Fast Food Restaurants</i>	2,668 SF 264 LF of drive-thru lane	13.3 spaces per 1,000 SF of GFA. Restaurants with drive-thru may be credited one space for each 24 lineal feet of drive-thru lane behind the pickup window (11 drive-thru spaces credit)	24	25
<b>TOTAL</b>				<b>25</b>

(5) Architecture — The Jack in the Box will be designed in Modern Tuscan architectural style. The building includes a focal tower, located at the southeast corner of the building. The tower will feature a parapet roof design with a decorative cornice and an exterior stone veneer finish. The building materials proposed includes a beige smooth stucco finish, brown porcelain tile, a brick veneer treatment at the base of the building and outline the storefront and columns, metal canopies, and a light blue tinted glazing for windows and storefronts (see Exhibits F — Elevations, attached). The two drive-thru canopies located along the east elevation, have been designed to complement the architectural style of the building and includes columns with a stone and brick veneer and a metal trellis with a brown finish.

The mechanical equipment will be roof-mounted and obscured from public view by parapet walls and, if necessary, equipment screens, which will incorporate design features consistent with the building’s architecture. Staff believes that the proposed project illustrates the type of high-quality architecture promoted by the Development Code. This is exemplified through the use of:

- Articulation in the building footprint, incorporating a combination of recessed and popped-out wall areas;
- Articulation in the building parapet/roof line, which serves to accentuate the building's entries and breaks up large expanses of building wall;
- A mix of exterior materials, finishes and fixtures; and
- Incorporation of base and top treatments defined by changes in color, materials, and recessed wall areas. Additionally, the building has been designed to ensure that its massing and proportion, along with its colors and architectural detailing, are consistent on all building walls, giving a four-sided (360-degree) appearance.

(6) Landscaping — The Development Code requires a minimum of 13 percent landscape coverage and 20 percent landscape coverage has been provided for the Project (see Exhibit E — Conceptual Landscape Plan, attached). A combination of 48-inch, 36-inch, and 24-inch box accent and shade trees will be provided on the Project site. The landscape plan also includes a variety of shrubs, and groundcovers that are low water usage and drought tolerant, to be planted throughout the Project site. Moreover, the proposed on-site landscape improvements will assist in creating a walkable safe area for pedestrians to access the Project site.

(7) 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. The Project also requires the existing Sign Program to be amended to include the Project site.

(8) 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 underground chambers. 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 hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper).

**CORRESPONDENCE:** As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners 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 Decision preparation, recommended conditions of approval were provided and are included with this Decision.

**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 the Project, the Development Advisory Board 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 Development Advisory Board, therefore, finds and determines that the Project, is 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
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

(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:**

- 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.

**Community Economics Element:**

- Goal CE-1 Complete Community: A complete community that provides for all incomes and stages of life.

- 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-2.7 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:

- Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field;

➤ 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.

➤ 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.

## **PART 2: RECITALS**

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; 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 Development Advisory Board (hereinafter referred to as "DAB") the responsibility and authority to review and act on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; 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 "ONT 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 December 18, 2023, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

### ***PART 3: THE DECISION***

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Development Advisory Board of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the decision-making body for the Project, the DAB has reviewed and considered the information contained

in 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 administrative record, including all written and oral evidence presented to the DAB, the DAB finds as follows:

(1) 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, which consists of:

a) *The 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 Industrial land use designation of the Policy Plan (general plan) Land Use Map, and the CC (Community Commercial) zoning district. The proposed Project is consistent with all applicable Policy Plan policies, as well as with the requirements of the CC (Community Commercial) zoning district.

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 0.99 acre of land, which is surrounded by established development on all sides and consists of a mix of industrial 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 and is currently vacant and has regularly been cleared and grubbed, 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 proposed industrial development is similar to, and of no greater impact than other allowed uses and development projects within the CC (Community Commercial) zoning district. The Project would not result in any significant impacts through implementation of required state, regional, and local development, performance standards and the Preliminary Water Quality Management Plan ("PWQMP") prepared for the Project.

e) *The site can be adequately served by all required utilities and public services.* All necessary wet and dry utilities exist or will be constructed within the public street and will be readily available for connection; and

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

(3) The determination of CEQA exemption reflects the independent judgment of the DAB.

SECTION 2: 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 DAB 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 contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 3: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 and 2, above, the DAB hereby concludes as follows:

(1) *The proposed development at the proposed location 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 proposed Project is located within the General Commercial land use district of the Policy Plan Land Use Map, and the CC (Community Commercial) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, 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; and

(2) *The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.* The Project has been designed consistent with the requirements of the City of Ontario Development Code and the CC (Community Commercial) zoning district, including standards relative to the particular land use proposed (fast food restaurant), as-well-as building intensity, building, and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls, and obstructions; and

(3) *The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the Project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project.* The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code 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; and

(4) *The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.* The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Development Code that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (fast food restaurant). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code.

SECTION 4: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 3, above, the DAB hereby APPROVES the Application subject to each and every condition set forth in the Conditions of Approval included as Attachment A of this Decision 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. The records are available for inspection by any interested person, upon request.

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APPROVED AND ADOPTED this 18th day of December 2023.

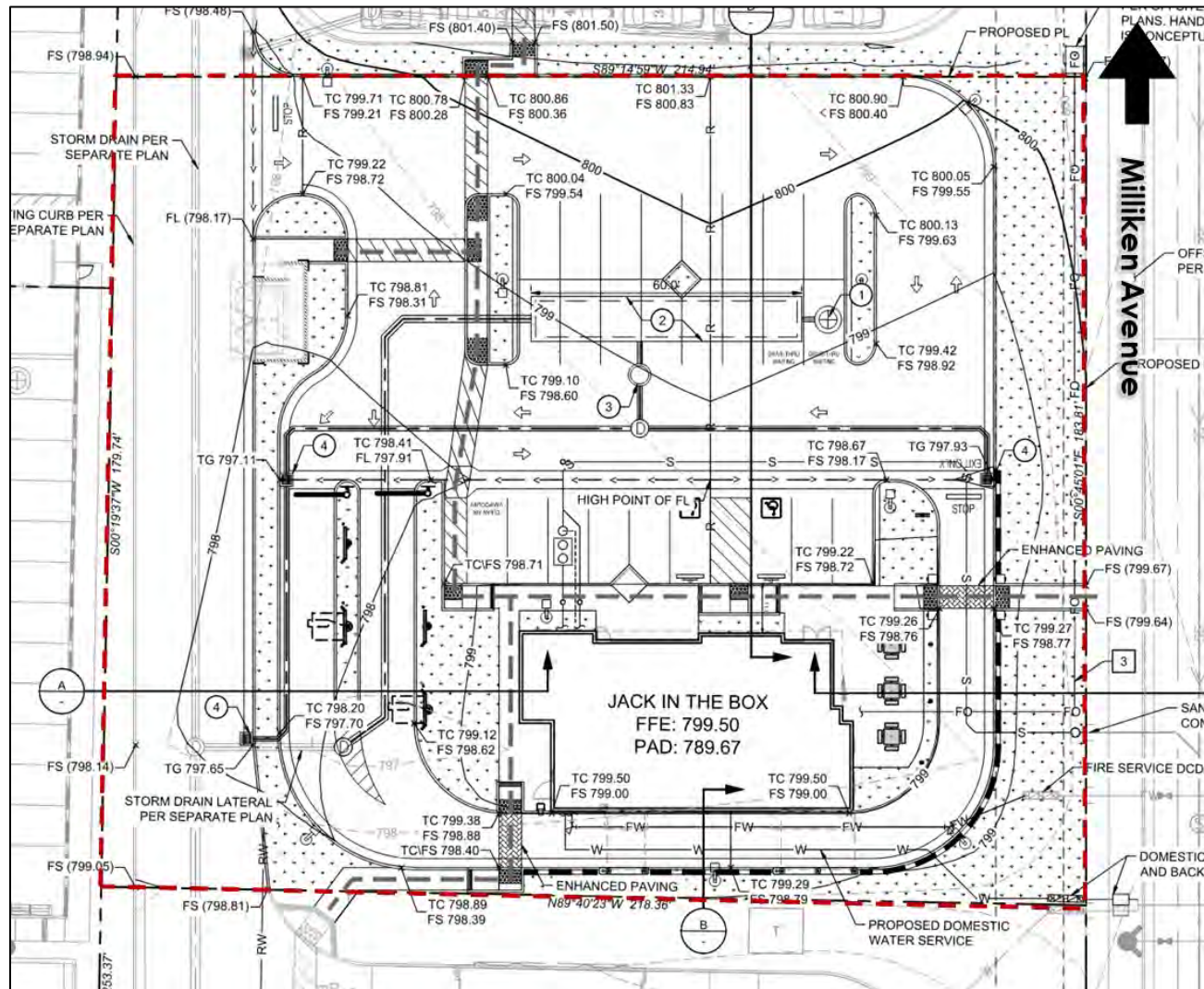
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Development Advisory Board Chairman

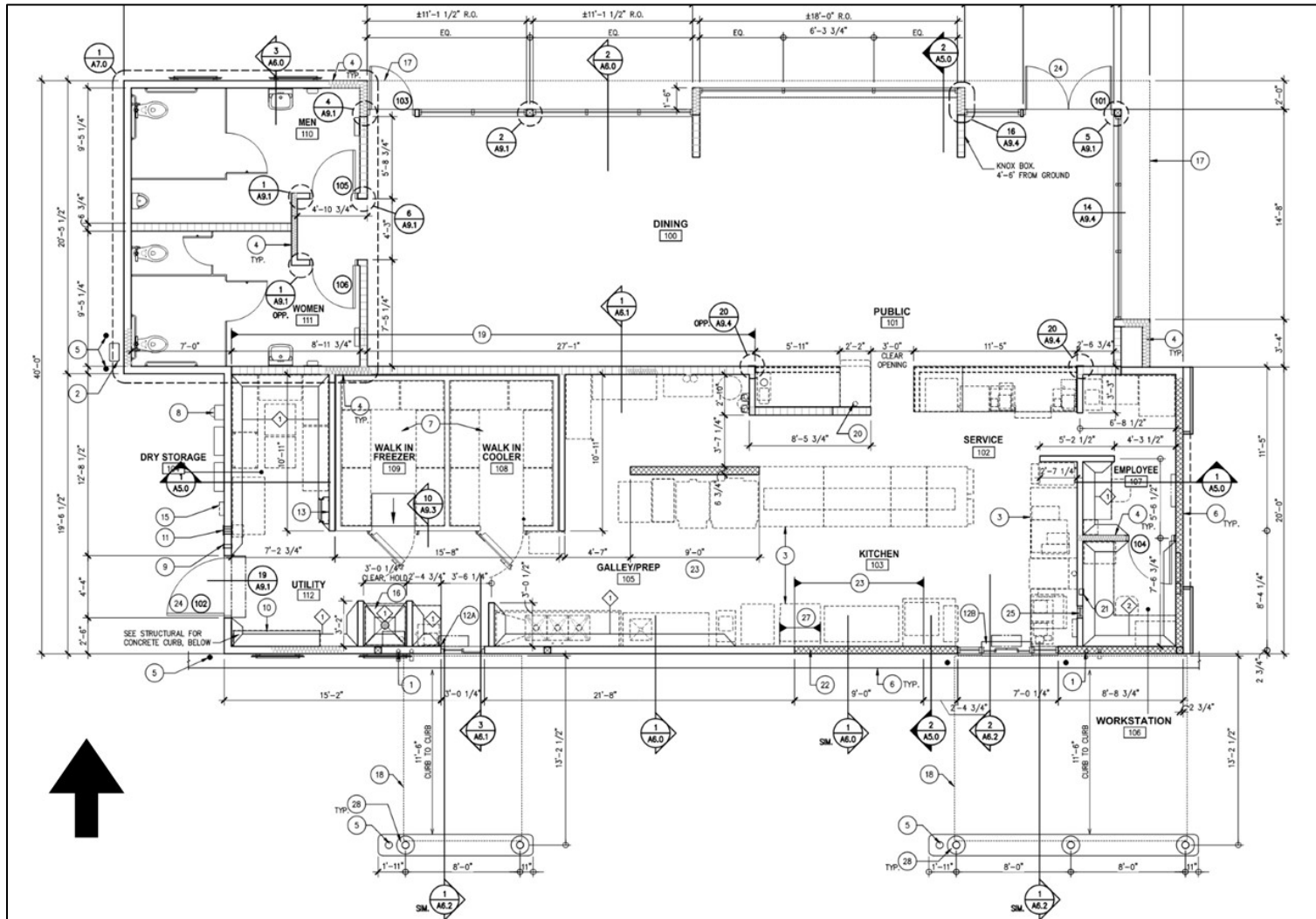
**Exhibit A: PROJECT LOCATION MAP**



**Exhibit B: SITE PLAN**

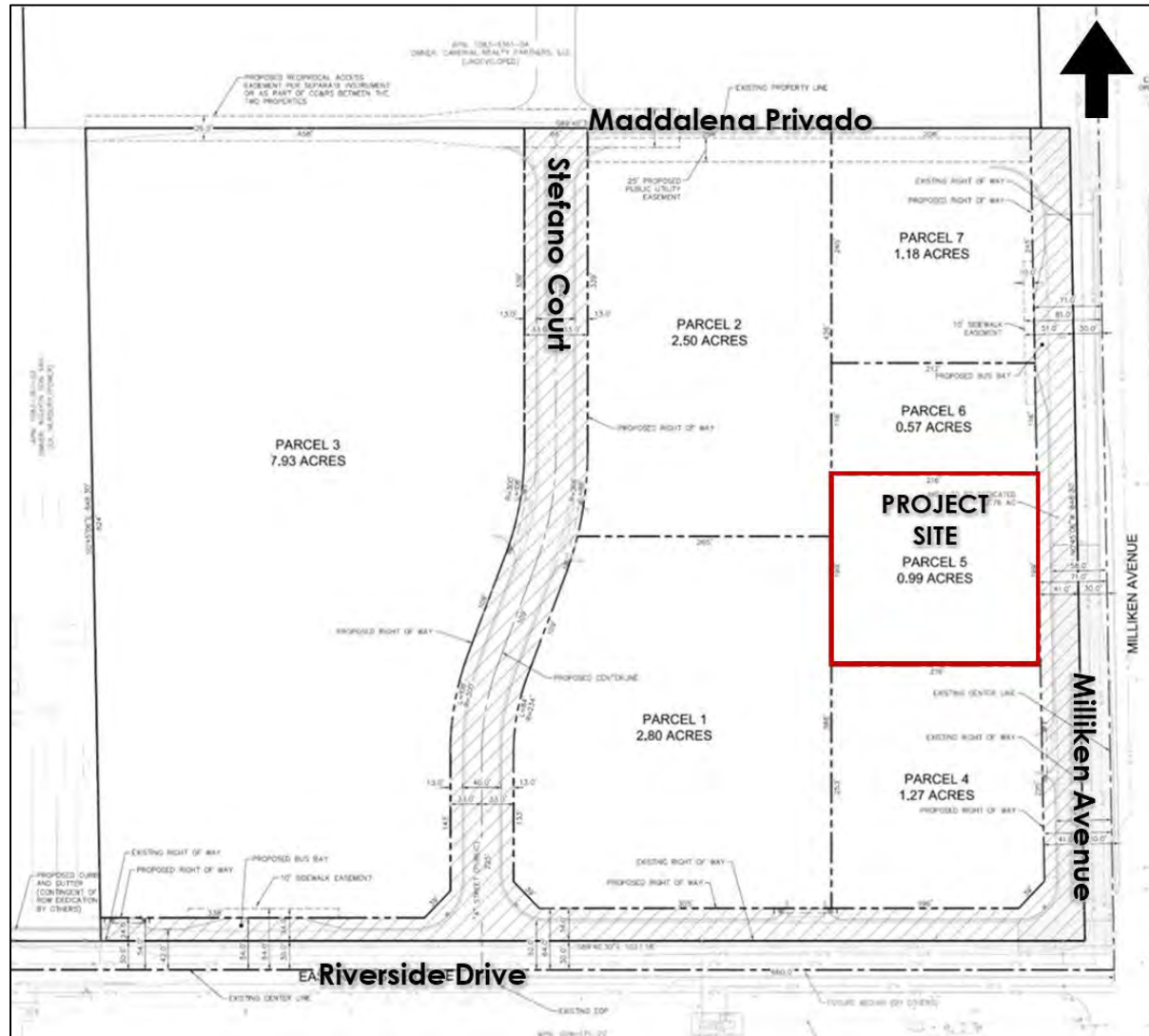


**Exhibit C: FLOOR PLAN**

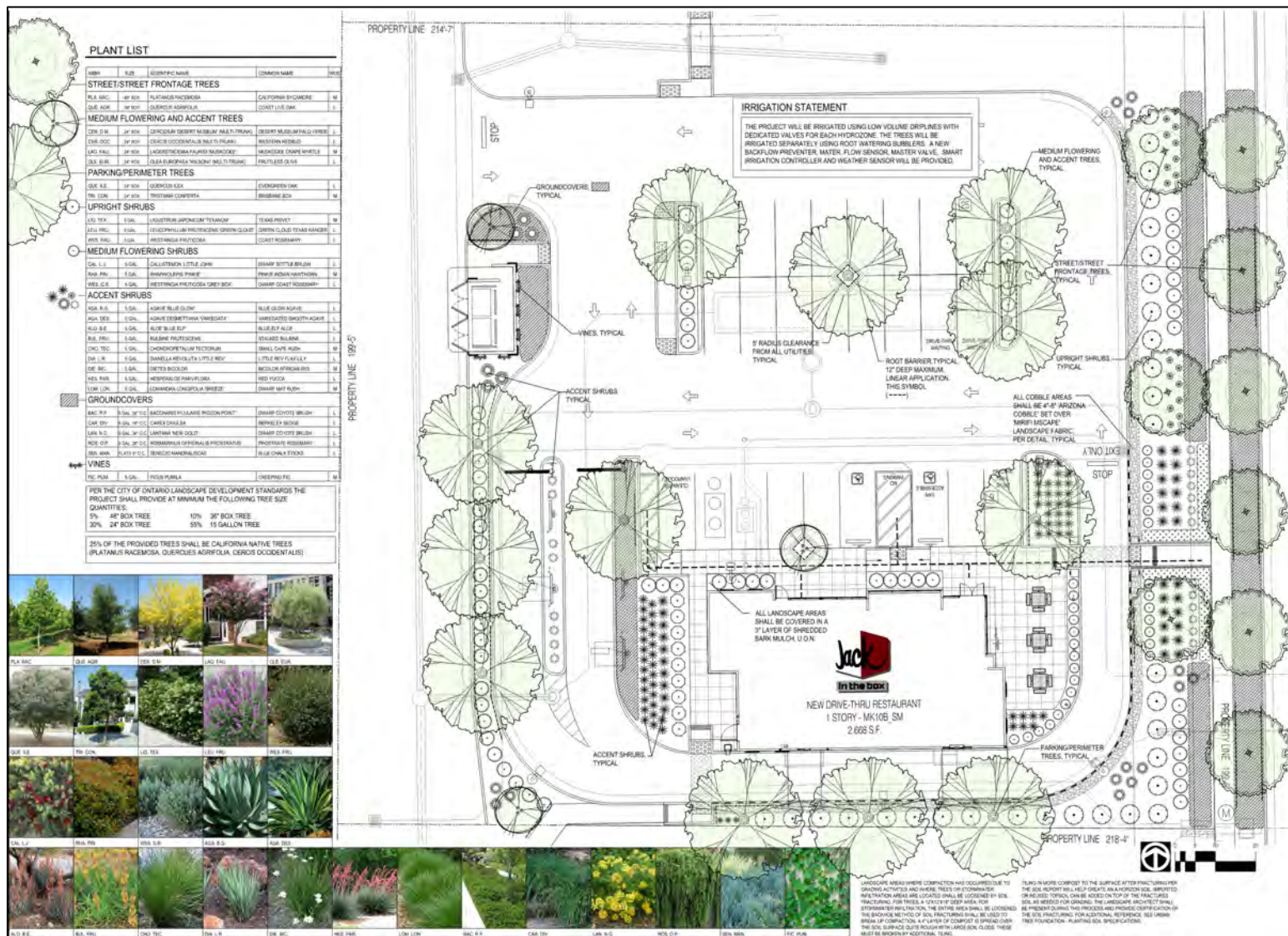




**Exhibit D: PARCEL MAP 20177**



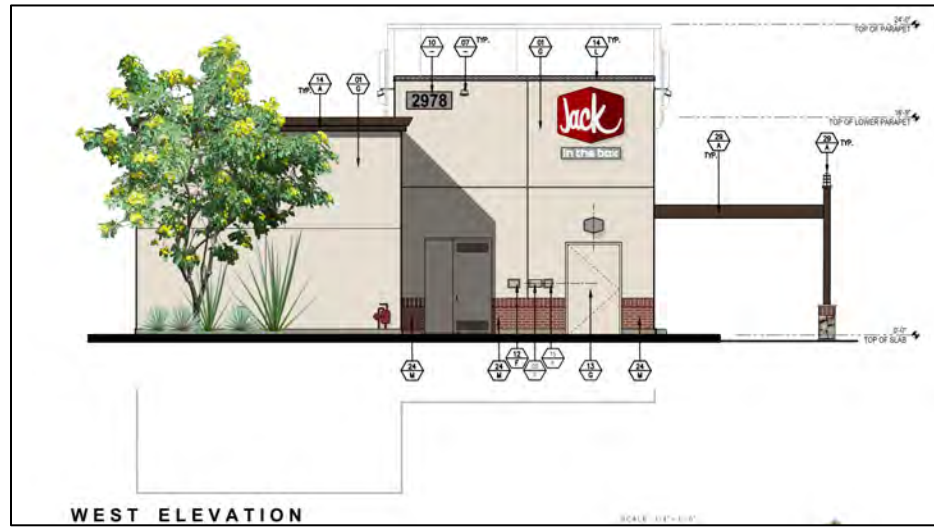
**Exhibit F: LANDSCAPE PLAN**



**Exhibit G: ELEVATIONS**



**Exhibit G: ELEVATIONS**



**Attachment A: Conditions of Approval**

*(Conditions of Approval follow this page)*



## LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 12/18/2023

**File No:** PDEV22-003

**Related Files:** PMTT19-018

**Project Description:** A Development Plan to construct a 2,668 square foot commercial building for a fast-food restaurant (Jack in the Box) with a drive-thru facility on 0.99 acre of land, located at 2958 South Milliken Avenue within the Community Commercial zoning district. (APN: 1083-361-21); **submitted by Jack in the Box.**

**Prepared By:** Lorena Mejia, Senior Planner  
Phone: 909.395.2276 (direct)  
Email: lmejia@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 Time Limits.**

**(a)** Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

### 2.3 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

2.4 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

### 2.5 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(c) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(d) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

(e) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

## 2.6 Site Lighting.

(a) All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

(b) Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

## 2.7 Mechanical and Rooftop Equipment.

(a) All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

2.8 Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

## 2.9 Signs.

(a) All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations). The comprehensive sign program will be amended to include the project site.

2.10 Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

## 2.11 Environmental Requirements.

(a) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required



investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(b) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.12 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 any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. 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.

**2.13 Additional Fees.**

(a) Within 5 days following final application approval, the Notice of Exemption (“NOE”) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the “Clerk of the Board of Supervisors”, which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (“CEQA”). The filing of a NOE is voluntary; however, failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(b) After the Project’s entitlement approval, and prior to issuance of final building permits, the Planning Department’s Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.14 Final Occupancy.** The Project Architect of record will certify that construction of each building site and the exterior elevations of each structure shall be completed in compliance with the approved plans. Any deviation to approved plans shall require a resubmittal to the Planning Department for review and approval prior to construction. The Occupancy Release Request Form/Architect Certificate of Compliance shall be provided prior to final occupancy. After the receipt of this Certification, the Planning Department will conduct a final site and exterior elevations inspection. The Owner’s Representative and Contractor shall be present.

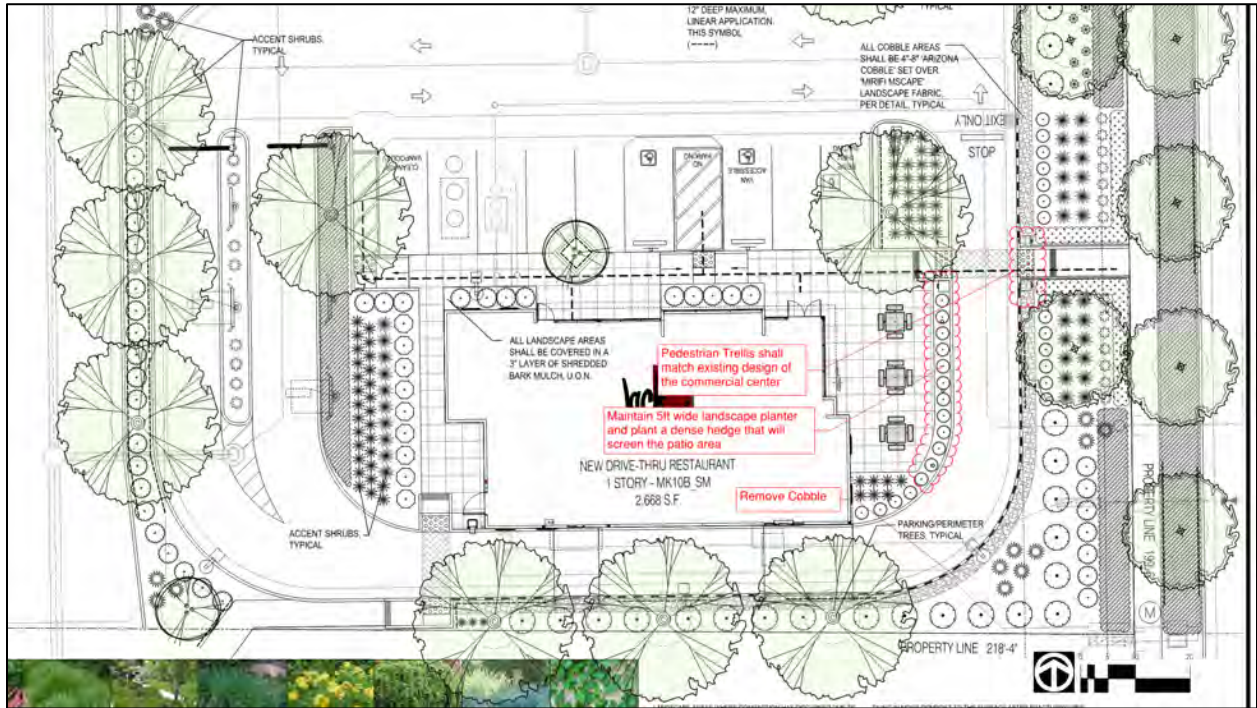
**2.15 Additional Requirements.**

(a) All applicable conditions of approval of Tentative Tract Map No. 20177 (File No. PMTT19-018) shall apply to this project.

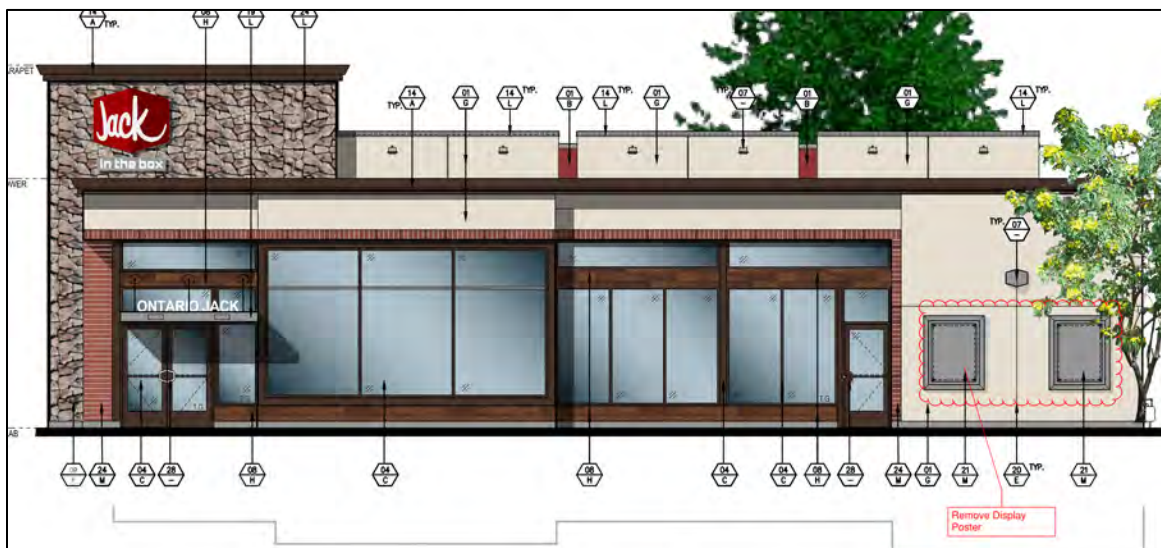
(b) The landscape plan and overall plant palette shall incorporate design features/elements that complement the existing winery and vineyard’s theme of the overall industrial/commercial center, remove agaves and aloes from landscape plan.

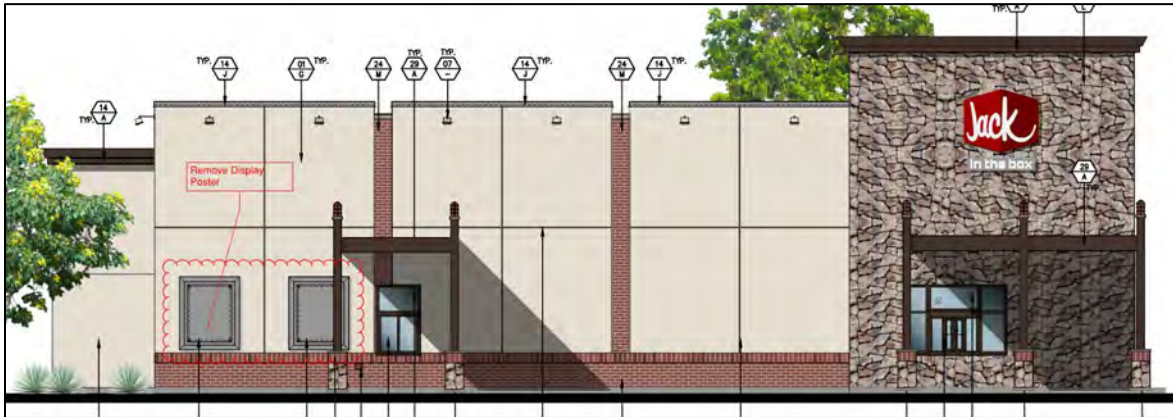
(c) The landscape planter located proposed between the patio area and drive-thru lane shall maintain a minimum 5-foot width and be planted with a dense hedge, see

redlines below. Remove the cobble stone from the landscape plan. The proposed pedestrian trellis located along Milliken Avenue will match the existing design of the trellis to the north adjacent to Starbucks. Eliminate the drive-thru pedestrian connection to the southern parcel.



(d) The outdoor patio area The display poster surrounds will be removed from the north and south elevations, see redlines below.







# CITY OF ONTARIO MEMORANDUM

## ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Land Development Division, Environmental Division, Traffic & Transportation Division, Ontario Municipal Utilities Company, and  
Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

**PROJECT ENGINEER:** Jeffrey Tang, P.E. (909) 395-2128


**PROJECT PLANNER:** Lorena Mejia, Senior Planner (909) 395-2416

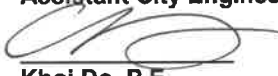
**DAB MEETING DATE:** December 18, 2023

**PROJECT NAME/DESCRIPTION:** PDEV22-003  
A Development Plan to construct a 2,668 square foot drive-thru restaurant (Jack in the Box) on 0.99 acres of land, located at 2978 Milliken Avenue, within the CC (Community Commercial) Zoning District. (APN: 1083-361-21)

**LOCATION:** Northwest corner of Milliken Avenue and Riverside Drive

**APPLICANT:** Ontario Riverside Drive Industrial, LLC

**REVIEWED BY:**   
Raymond Lee, P.E.  
Assistant City Engineer  
12/4/23  
Date

**APPROVED BY:**   
Khoi Do, P.E.  
City Engineer  
12-4-23  
Date

**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE LISTED BELOW. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT. SEE ATTACHED EXHIBIT 'A' FOR PLAN CHECK SUBMITTAL REQUIREMENTS.**

1. The Applicant/Developer shall comply with the Conditions of Approval for PM-20177 (PMTT19-018).
2. The Applicant/Developer shall provide (original document) Covenants, Conditions, and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino prior to issuance of any permits. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.
3. The Applicant/Developer shall submit a copy of a recorded reciprocal use agreement or easement prior to issuance of any permits. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
4. The Applicant/Developer shall pay all Development Impact Fees (DIF) to the Building Department prior to issuance of any permits. Storm Drain Development Impact Fee, approximately \$17,086.41, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan and the DIF rate at the time of payment.

5. The Applicant/Developer shall submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.
6. Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.
7. See attached Ontario Municipal Utilities Company (OMUC) Conditions of Approval.
8. See attached Broadband Operations Conditions of Approval

**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

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**Project Number: PDEV22-003**

**All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are to be included with the first plan check submittal:**

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **Project Conditions of Approval**
5.  Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  Public Street improvement plan with street cross-sections
7.  Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
8.  Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
9.  Public Sewer improvement plan
10.  Public Storm Drain improvement plan
11.  Public Street Light improvement plan
12.  Signing and Striping improvement plan
13.  Fiber Optic plan (include Auto CAD electronic submittal)
14.  HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
15.  CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
16.  Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
17.  Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
18.  **Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
19.  Hydrology/Drainage study
20.  Soils/Geology report
21.  Payment for Final Map/Parcel Map processing fee

- 22.  Final Map/Parcel Map
- 23.  Approved Tentative Map
- 24.  Preliminary Title Report (current within 30 days)
- 25.  Traverse Closure Calculations
- 26.  Set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.
- 27.  **Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use.**
- 28.  Other: \_\_\_\_\_



# CITY OF ONTARIO MEMORANDUM



**DATE:** November 1, 2023  
**TO:** Jeff Tang, Engineering Department  
**CC:** Lorena Mejia, Planning Department  
**FROM:** Eric Woosley, Utilities Engineering  
**SUBJECT:** DPR #2 - Utilities Engineering Conditions of Approval (9627)  
**PROJECT NO.:** PDEV22-003

## BRIEF DESCRIPTION

*A Development Plan to construct one commercial building totaling 2,668 square feet on 0.99 acres of land located at 2978 Milliken Avenue, within the commercial land use zoning district of the Tuscana Village Specific Plan (APN(s): 1083-361-21).*

## UTILITIES ENGINEERING DIVISION CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL:** *The Ontario Municipal Utilities Company (OMUC) recommends this application for approval subject to the conditions outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards.*

1. **Standard Conditions of Approval:** Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below.

***Prior to Issuance of Any Permits (Grading, Building, Demolition and Encroachment), unless other timeline milestones are specified by individual conditions below, the Applicant Shall:***

***General Conditions (Section 2.A, Other conditions): The Applicant shall comply with the following:***

2. **Inherited Requirements:** This project is subject to all the requirements set forth in the Conditions of Approval of Parcel Map 20177 and shall be shown on the Utilities Systems Map. Any conflict in Conditions of Approval, the Conditions for this Project will supersede.
3. **Final Utilities Systems Map (USM):** Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include showing and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See *Utility Systems Map (USM) Requirements* document for details.
  - a. The proposed utilities, utility alignments, and Public Rights-of-Way (ROW)/Public Utility Easements (PUE) shown on the Conceptual Utilities Systems Map (CUSM) and other Entitlement documents are not considered final and shall be revised during Final Design to meet all City Design Guidelines, Standards, City Requirements, and all the Conditions of Approval contained in this document.
4. **Note the following definitions and concepts for Public Utility Improvements and Private Utility Improvements:** Public Improvements shall be designed per City Public Design Guidelines and City Standards and constructed through a City Encroachment Permit; and Private Onsite Improvements shall be designed per Building Code and Plumbing Code and constructed through a City Building Permit.
  - a. Public Utility Improvements include the following: water main pipelines and sewer main pipelines; sewer laterals connecting to a Public Sewer Main up to the Cleanout (or Manhole) at PL/ROW; water services and connected appurtenances (Meters/Meter Boxes, Fire Hydrants, Airvacs, Blowoffs, etc.) connecting to a Public Water Main per City Standards; and Fire Services connecting to a Public Water Main from the Main up to the DCDA. Public Water Improvements and Public Sewer Improvements are required to be designed and constructed through Public Improvement Plans with Plan View and Profile View per City Standards, Guidelines, and Requirements.



- b. Private Utility Improvements include the following: onsite water plumbing lines after a Public Meter, or after the Fire DCDA and including the DCDA; Backflow Devices and other Cross-Connection Prevention; onsite sewer upstream of the Public Sewer Lateral, including the Cleanout (or Manhole) at PL/ROW/PUE Edge; Monitoring Manholes and other Wastewater Pretreatment Facilities. Private Onsite Utility Improvements are required to be designed and constructed per Building and Plumbing Plans with: the Backflows, DCDAs, Cleanout (or Manhole) at PL/ROW/PUE Edge, and Monitoring Manholes being designed and constructed through a Precise Grading Plan; and, the other Pretreatment Devices (Grease Interceptor, Sand, Oil Interceptors, etc.) and the connections to the buildings and structures through a building Plumbing Plan.
5. Public Utility Easements: Any City of Ontario Public Utilities that will not be installed within the public Right-of-Way (ROW), shall be installed within a Public Utility Easement (PUE) and shall comply with the following requirements (as applicable, these requirements also apply to utilities in Public ROW and Public ROW/PUE combinations):
- a. The PUE shall be a minimum of 20 feet wide, centered on the utility main contained within it with 10 feet of PUE on each side of each main;
  - b. The PUE shall be a minimum of 10 feet wide, centered on the utility services/laterals contained within it with 5 feet of PUE on each side of each service/lateral;
  - c. The PUE shall be a minimum of 5 feet behind and 5 feet on each side of a water meter box, and 5 feet on each side of water appurtenances (fire hydrants, blowoffs, airvacs, etc.);
  - d. The PUE shall not contain any storm water improvements (infiltration, detention, retention, bioswale, etc.), landscaping with thick or intrusive root structures, or any permanent structures or overhangs of permanent structures;
  - e. The PUE surface shall be designed to allow vehicle access over and along the full length and width of the utility main by any City maintenance vehicle.

***Sewer Conditions (Section 2.C): The Applicant shall comply with the following:***

- 6. Existing Sewer Laterals: There is an existing sewer lateral connected to the sewer main in Milliken Avenue for this development.
- 7. Public Sewer Improvements: Changes have been made to the required public sewer infrastructure. Sewer infrastructure conditions superseding previous conditions inherited by this project are as follows:
  - a. N/A
- 8. Monitoring Manhole: Per City of Ontario Standard Drawing Nos. 2201 and 2203:
  - a. Install a monitoring manhole on-site as part of the privately owned and maintained sewer system.
- 9. Grease Interceptor: Install a grease interceptor with a sample box downstream of the grease interceptor for the proposed fast-food restaurant. The grease interceptor and sample box shall be located onsite and be privately owned and maintained.
- 10. Wastewater Discharge: Each food service establishment occupant shall individually apply for a Wastewater Discharge Permit for their Establishment, and shall comply will all the requirements of the Wastewater Discharge Permit ([https://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/fse\\_wastewater\\_permit\\_application\\_fillable.pdf](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/fse_wastewater_permit_application_fillable.pdf)). Requirements of the Wastewater Discharge Permit may include, but not limited to: Installation of wastewater pretreatment equipment, such as a grease interceptor. For wastewater permit application questions, please contact:  
 Michael Birmelin, Environmental Programs Manager  
[omucenvironmental@ontarioca.gov](mailto:omucenvironmental@ontarioca.gov)  
 Phone: (909) 395-2661

***Potable Water Conditions (Section 2.D): The Applicant shall comply with the following:***

- 11. Existing Water Service and Manifold: There is an existing meter manifold cluster and water service connected to the water main in Milliken Avenue for this development located along the southerly property limits.
- 12. Public Water Improvements: Changes have been made to the required public potable water infrastructure. Potable water infrastructure conditions superseding previous conditions inherited by this project are as follows:
  - a. N/A

13. Fire System Double Check Detector Assembly (DCDA): Per City of Ontario Standard Drawing No. 4208:
  - a. Install a DCDA on private property connected to the existing fire service connected to the water main in Milliken Avenue.
14. Backflow Prevention Assembly Reduced Pressure Device: Per City of Ontario Standard Drawing No. 4206:
  - a. Install a backflow prevention assembly reduced pressure device downstream of the meter box located at the southerly property limits along Milliken Avenue per City of Ontario Standard Drawing No. 4206.

***Recycled Water Conditions (Section 2.E): The Applicant shall comply with the following:***

15. Recycled Water Improvements: Changes have been made to the required recycled water infrastructure. Recycled water infrastructure conditions superseding previous conditions inherited by this project are as follows:
  - a. N/A
16. City Ordinance 2689: This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscaping irrigation.
17. Engineering Report: Submit one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water to OMUC's Water Quality Programs at [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) for review and subsequent submittal to the California State Water Board (Division of Drinking Water) for final approval. Note: Review and approval process may take up to three (3) months. Contact the OMUC's Water Quality Programs at (909) 395-2678 or email [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) regarding this requirement.

***Recycled Water Conditions (Section 3): The Applicant shall comply with the following:***

18. Recycled Water Requirements: Complete all requirements for recycled water usage.
  - a. Procure from OMUC a copy of the letter of confirmation from the California State Water Board (Division of Drinking Water) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
  - b. Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
  - c. Complete Site Supervisor training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.



## UTILITIES SYSTEMS MAP (USM) REQUIREMENTS:

*The USM shall meet, at a minimum, the following requirements:*

1. **USM Content and Format:** The Utilities Systems Maps shall show all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' points of connection to the existing systems. This plan should include:
  - a. **Format:** The Utilities Systems plan at a minimum 1:100 scale (or large engineering scale as appropriate to show needed details) that clearly shows each existing and proposed utility and its relative location. This includes property lines, right-of-way, public utility easements, but should not include underlying existing topography, just proposed general grades. Use appropriate colors for each Utility type: blue for Potable Water; purple for Recycled Water; green for Sanitary Sewer; yellow-brown for storm Drain.
  - b. **Services and Laterals:** All Proposed Utility Service laterals for each parcel (potable water domestic, recycled water irrigation, potable/recycled water for process water, and sewer) and any associated appurtenances.
    - i. **Meter and Backflow Device Locations:** Show all proposed meters and required backflow devices located per City Standards (Water Services and Meters; Backflow Devices). Meters should be located in public rights-of-way or PUEs; either at the R/W (or PUE) line for curb adjacent sidewalks or at back of curb for all other cases. All water connections that serve more than one residential unit are required to have a backflow device installed behind the meter.
  - c. **Cross Sections (if applicable, for project construction new public mains):** Scaled cross sections showing the utility layout on the Utility Systems Map (Utility Plan) for each public street, private street and Public Utility Easement (PUE). The cross sections shall show the location and size of each utility and annotate the property/ROW lines, the type of finished surface material, the distance of each utility from centerline, the depth from finished surface to top of pipe, and the distance between utilities (outside wall to outside wall).
  - d. **Points of Connections:** The locations of the points of connections to the existing utility systems, which can include breaks between the map area and the connection points with descriptions of the pipe size, type, use (pressure zone for water), and distance. An inset map can be used in addition to this to help provide clarity.
  - e. **Water Demand Table (if applicable, for projects within Ontario Ranch/NMC):** Add a Water Demand Table to the Utility Systems Map (Utility Plan) that calculates the project's domestic water use based on land use category (residential, commercial, and OS-R/Parks) and the number of units. The table shall state demand in terms of Average Daily Demand (ADD from Table 4-8 of the Water Master Plan) and Water Demand Equivalents (WDE / Net MDD from Exhibit C-2R of the NMC Construction Agreement; WDEs only if NMC). It should also identify the quantity of units in each category and the specific lots that are included in that category. Please Note that master planned lines are designed using gross acreage densities for all projected water use from residential categories.
    - i. See Attached Sheet for WDT Example.
  - f. **Phasing Plan (if applicable):** As separate exhibits, provide a proposed phasing plan showing the phasing of the infrastructure and the number and type (TOP land use category) of units in each phase.
    - i. All phases must have: a connection to public sewer; a two separate looped connections to the potable water system, where no one closing of a main segment results in any part of any of any phase being without potable water.



- ii. For public water mains in all phases, dead-end water lines (temporary or permanent) are limited to serving 28 dwelling units or a maximum of 600 linear feet, whichever comes first. Otherwise a looped water system with at least two (2) points of connection to the primary public system is required.
- g. Private Onsite Systems versus Public Systems within PUEs for Residential Tract Map Project (***if applicable***): the following requirements apply when delineating between Private and Public Systems:
- i. Current Standard Drawing No. 1304 remains applicable and minimum health separation must be met.
  - ii. Public water mains will be accepted in longer alleys when it serves more than 6 meters.
  - iii. Public sewer mains will be accepted in alleys where the water is public.
  - iv. Public dead-end water mains will require a blow-off at the end and the alley should be designed to accommodate runoff from required water main flushing operations.
  - v. Public sewer mains in alleys will require a manhole at both ends of the main.
  - vi. Public meters serving more than one single family residential unit are considered as multifamily service with master meter and require: a backflow device after the meter, private HOA sub-metering for each unit, and a separate Fire Service with DCDA to provide private onsite fire service.

**CITY OF ONTARIO**  
**BROADBAND OPERATIONS**  
303 East "B" Street, Ontario, CA 91764

**CONDITIONS OF APPROVAL**

Sign Off  
  
**Broadband Operations**      1/25/22

Reviewer's Name

**Cameron Chadwick**

File #PDEV22-003

Phone

**909-395-2090**

Project Engineer:

**Mike**

Project Name and Location:

Sent to:

<input type="checkbox"/>	Plan does adequately address the departmental concerns at this time. <b>No Comments.</b>
<input checked="" type="checkbox"/>	Plan does adequately address the departmental concerns at this time. <b>Report below.</b>
<input type="checkbox"/>	Plan does not adequately address the departmental concerns. <b>The conditions contained below must be met prior to scheduling for Development Advisory Board.</b>

Req'd for Project	CONDITIONS OF APPROVAL -	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Project shall be designed and constructed to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole in the Right-of-Way (ROW) and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Contractor is responsible for locating and connecting conduit to existing OntarioNet hand holes on adjacent properties within a reasonable distance. There should be no "Gaps" in conduit between the contractor's development and the adjacent property. OntarioNet hand holes are typically located in the ROW at the extreme edge of a property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Where a joint telcom or street light street crossing is required, include (2) 2" hdpe sdr-11 conduits or (1) 4" schedule 80 conduit sleeve. Terminate the street crossing conduit(s) in a new HH-3/22 ontarionet hand hole in the right of way
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The City requires a public utility easement for fiber optics on all private aisles/alley ways.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Hand holes - Design and install OntarioNet fiber optic hand hole HH-2 (17x30x24), HH-2A (24x36x30), HH-3 (30x48x36) and/or HH-4 (36x60x36) as needed. Respectively Newbasis Part # PCA-173024-90116, PCA-243630-90064, PCA-304836-90244 and PCA-366036-90146 per City Standard 1316. Conduits sweeping into hand holes shall enter in flush with the cut-out mouse holes aligned parallel to the bottom of the box and come in perpendicular to the wall of the box. Conduits shall not enter at any angle other than parallel. Provide 5 foot minimum clearance from existing/proposed utilities. All hand holes will have ¼-inch galvanized wire between the hand holes and the gravel it is placed on.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. ROW Conduit – Design and install fiber optic conduit at a minimum depth of 36-inch. Trenching shall be per City Standard 1306. Install (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct and (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange with Black Stripe) duct. Conduit(s) between ROW hand holes and hand holes on private property shall be 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct.
<input type="checkbox"/>	<input type="checkbox"/>	7. Building Entrance (Single Family) – Design and install 0.75-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct from hand holes on property or hand holes in the ROW. Consult City's Fiber Team for design assistance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Building Entrance (Multi-family and Commercial) - From the nearest handhole to the building entrance, design and install fiber optic conduit at a minimum depth of 36-inches. Trenching shall be per City Standard for Commercial Buildings. (1) 2-inch HDPE SDR-11 (Smoothwall) roll pipe (Orange) duct. Install locate/tracer wires minimum 12AWG within conduit bank and fiber warning tape 18-inch above the uppermost duct

Req'd for Project	CONDITIONS OF APPROVAL -	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Multi-family and commercial properties shall terminate conduit in an electrical room adjacent to the wall no less than five inches above the finished floor. A 20" width X length 36" space shall be reserved on the plywood wall for OntarioNet equipment. This space shall be labeled "OntarioNet Only". Ontario Conduit shall be labeled "OntarioNet"
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10. A minimum 1.5-inch joint use telecommunications conduit with pull-rope from the multi-family or commercial building communal telecomm/electrical room/closet to each multi-family or commercial building unit shall be installed. See Structured Wiring Checklist on City's website for additional details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Warning Tape - Contractor shall supply and install an approved non-detectable warning tape 18-inch above the uppermost conduit when backfilling trenches, pits or excavations greater than 10' in length. Warning Tape shall be non-detectable, Orange in color, 4-inch minimum width, 4 mil, 500% minimum elongation, with bold printed black letters "CAUTION - BURIED FIBER OPTIC CABLE BELOW" printed in bold black lettering no less than 2-inch high.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. All hand holes, conduits, conduit banks, materials and installations are per the City's Fiber Optic Master Plan and City Fiber Optic Cable and Duct Standards. All hand holes, conduits and ducts shall be placed in the public right of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. All unused conduits/ducts/microducts shall be protected with duct plugs that provide a positive seal. Ducts that are occupied shall be protected with industry accepted duct seal compound.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Locate/Tracer Wire - Conduit bank requires (1) 12AWG high strength (minimum break load 452#) copper-clad steel with 30mil HDPE orange insulation for locate/tracer wire. Contact City's Fiber Team for tracer wire specifications and see note 8.
<input type="checkbox"/>	<input type="checkbox"/>	15. Developer to install 3 inch SCE conduit stub for future City fiber optic meter pedestal within an 8-foot wide, 5-foot deep reserved area for City fiber optic network cabinet. A 3-foot clearance must be maintained around the cabinet and the meter. HH4 shall be placed near the reserved area for cable entrance to network cabinet. The pedestal and network cabinet will be supplied and installed by the City. The service submittal to SCE will be coordinated by the City.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Multi-family dwellings are considered commercial property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Refer to the In-tract Fiber Network Design guideline on the City's website for additional in-tract conduit guidelines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	18. Please contact City's Fiber Team at <a href="mailto:OntarioNet@ontarioca.gov">OntarioNet@ontarioca.gov</a> for conduit design assistance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	19. For additional information please refer to the City's Fiber Optic Master Plan.
<input type="checkbox"/>	<input type="checkbox"/>	20. Please see attached corrections.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21. Please provide plans in digital format (PDF) on future revisions.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Senior Planner  
Planning Department

**FROM:** Paul Ehrman, Sr. Deputy Fire Chief/Fire Marshal  
Fire Department

**DATE:** January 25, 2022

**SUBJECT:** PDEV22-003 - A Development Plan to construct a 2,668 square feet drive-thru restaurant (Jack in the Box) on 0.99 acres of land located at 2958 Milliken Avenue, within the CC (Community Commercial) Zoning District (APN: 1083-361-21).

- 
- The plan **does** adequately address Fire Department requirements at this time.
- Report attached (1 copy and email 1 copy)
- 

### **SITE AND BUILDING FEATURES:**

- A. 2019 CBC Type of Construction: Type V-B
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): 2,668 Sq. Ft.
- D. Number of Stories: 1
- E. Total Square Footage: 2,668 Sq. Ft.
- F. 2019 CBC Occupancy Classification(s): B

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ontarioca.gov/Fire/Prevention](http://www.ontarioca.gov/Fire/Prevention).
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

### **3.0 WATER SUPPLY**

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 1500 gallons per minute (g.p.m.) for 2 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.



- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

#### **4.0 FIRE PROTECTION SYSTEMS**

- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finalized) before the building is enclosed.
- ☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- ☒ 4.8 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

#### **5.0 BUILDING CONSTRUCTION FEATURES**

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.

## **6.0 OTHER SPECIAL USES**

- 6.1 The storage, use, dispensing, or handling of any hazardous materials shall be approved by the Fire Department, and adequate fire protection features shall be required. If hazardous materials are proposed, a Fire Department Hazardous Materials Information Packet, including Disclosure Form and Information Worksheet, shall be completed and submitted with Material Safety Data Sheets to the Fire Department along with building construction plans.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Lorena Mejia, Senior Planner

**FROM:** Officer Tony Galban, Police Department

**DATE:** January 31, 2022

**SUBJECT:** PDEV22-003 – A DEVELOPMENT PLAN TO CONSTRUCT A 2,668 SQUARE FEET DRIVE -THRU RESTAURANT (JACK IN THE BOX) LOCATED AT 2978 MILLIKEN AVENUE.

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The “Standard Conditions of Approval” contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including but not limited to, the requirements listed below.

- Required lighting for all walkways, driveways, doorways, parking areas, and other areas used by the public shall be provided and operate on photosensor. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions.
- The applicant will be responsible for keeping the grounds of the business clean from debris and litter.
- 
- The Applicant shall install a video surveillance system on the site. Cameras shall cover at a minimum all entry doors, all cash registers, and at least one camera shall capture any vehicle utilizing the drive thru. Cameras shall be positioned to maximize the coverage of patrons and vehicles in these areas. Cameras shall record at least 15 frames per second and at a minimum of 720p of resolution. Recordings shall be stored for a minimum of 30 days and made available upon request to any member of the Ontario Police Department.
- Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 72 hours. Abatement shall take the form of removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or

management shall notify the City within 24 hours at (909) 395-2626 (graffiti hotline) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's graffiti team.

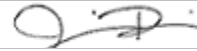
- Trash enclosure shall be fully secured by locks and screens/grates to reduce crime and encampment opportunities for homeless persons.

The Applicant is invited to contact Officer Tony Galban at (909) 408-1006 with any questions or concerns regarding these conditions.

**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**CONDITIONS OF APPROVAL**

Sign Off



10/19/2023

Jamie Richardson, Sr. Landscape Planner

Date

Reviewer's Name: **Jamie Richardson, Sr. Landscape Planner** Phone: **(909) 395-2615**

D.A.B. File No.: PDEV22-003 Case Planner: Lorena Mejia

Project Name and Location:  
 Jack In The Box  
 2978 Milliken Avenue

Applicant/Representative:  
 Toscana Square LLC (949) 929-9973 [jabriela@marksarchitects.com](mailto:jabriela@marksarchitects.com)  
 2643 Fourth Ave.  
 San Diego, CA 92103

- Preliminary Plans (dated 10/03/2023) meet the Standard Conditions for New Development and have been approved considering that the following conditions below be met upon submittal of the landscape construction documents.
- Preliminary Plans (dated) have not been approved. Corrections noted below are required before Preliminary Landscape Plan approval.

**A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED INCOMPLETE.**

Landscape construction plans with plan check number may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)

Civil/ Site Plans

1. Show and dimension transformers set back 5' from paving all sides. Coordinate with landscape plans.
2. Show and dimension backflow devices set back 4' from paving all sides. Locate on level grade.
3. Locate utilities including light standards, fire hydrants, water, drain, and sewer lines to not conflict with required tree locations—coordinate civil plans with landscape plans.
4. Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 1/2" below finished surfaces. Slopes to be maximum 3:1.
5. Dimension all planters to have a minimum 5' wide inside dimension.
6. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging.
7. Show parking lot island tree planters 1 for every ten parking spaces, and at each row end, one tree is required for every four spaces. Tree wells shall be 5' in width and length.
8. Add Note to Grading and Landscape Plans: 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.

Landscape Plans

9. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility, show as masses and duplicate masses in other locations at regular intervals.
10. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
11. Use cobble in limited accent areas; 5% of the required landscape area may be dedicated to hardscape materials such as cobble.
12. Landscape areas shall be designed to fill in to 100% at maturity; no bare soil. On plan check tighten up spacing of plant material.
13. Trees shall be irrigated with overhead stream sprays such as RainBird 5FB or 3QTR SQ Nozzles.
14. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
15. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council. Landscape construction plans with building permit number for plan check may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV22-003  
 Address: 2958 Milliken Avenue  
 APN: 1083-361-21  
 Existing Land Use: Vacant  
 Proposed Land Use: A Development Plan to construct a 2,668 SF drive-thru restaurant (Jack in the Box)  
 Site Acreage: 0.99 Proposed Structure Height: 25 FT  
 ONT-IAC Project Review: N/A  
 Airport Influence Area: ONT

Reviewed By: Lorena Mejia  
 Contact Info: 909-395-2276  
 Project Planner: Lorena Mejia  
 Date: 12/06/2023  
 CD No.: 2022-081  
 PALU No.: N/A

### The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input type="checkbox"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="checkbox"/> Zone 4		Allowable Height: <u>200 FT +</u>	
<input type="checkbox"/> Zone 5			

### The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6  
 Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP   
 Consistent   
 Consistent with Conditions   
 Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: \_\_\_\_\_



# DEVELOPMENT ADVISORY BOARD DECISION

December 18, 2023

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**DECISION NO.:** [insert #]

**FILE NO.:** PDEV22-042 (Related File No. PUD22-006) – SEIR Addendum

**DESCRIPTION:** A public hearing to consider the use of an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (“Certified SEIR”) for 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; (APNs: 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03) **submitted by JAT Land Development, LLC. Planning Commission action is required.**

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## ***PART 1: BACKGROUND & ANALYSIS***

JAT LAND DEVELOPMENT, LLC, (herein after referred to as "Applicant") has filed a request to consider the use of an Addendum to The Ontario Plan 2050 (“TOP 2050”) Supplemental Environmental Impact Report (“Certified SEIR”) for the approval of a Development Plan, File No. PDEV22-042, as described in the subject of this Decision (herein after referred to as "Application" or "Project"). The Project has been submitted in conjunction with the Watermarke Ontario Planned Unit Development (“PUD”, File No. PUD22-006) to establish the development standards and design guidelines for an overall 5.81-acre Project site (subject to recommendation by the Planning Commission to the City Council).

The Development Advisory Board is only tasked with making a recommendation to the Planning Commission for the Addendum and the Development Plan application.

**PROJECT SETTING:** The Project site is comprised of 5.81 acres of land located at the northeast corner of Mountain Avenue and Fourth Street. Existing land uses, Policy Plan (general plan) and zoning designations, and specific plan land uses on and surrounding the Project site are as follows:



	<i>Existing Land Use</i>	<i>Policy Plan Land Use Designation</i>	<i>Zoning Designation</i>
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)
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)
South	Commercial	Neighborhood Commercial, 0.4 FAR (NC)	Neighborhood Commercial (CN)
East	Single Family Residential	Low-Density Residential, 2.1-5.0 du/ac (LDR)	Low-Density Residential (LDR-5)
West	Commercial	Neighborhood Commercial, 0.4 FAR (NC)	Neighborhood Commercial (CN)

**PROJECT DESCRIPTION:**

The Project to be analyzed by the Development Advisory Board under the Addendum to TOP 2050 Subsequent Environmental Impact Report (“Certified SEIR”) consists of a Development Plan application to construct 357 dwelling units and 3,800 square feet of ground-floor commercial space on 5.81 acres of the Project site outlined in the PUD.

The Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”) and an Initial Study/Addendum has been prepared to determine possible environmental impacts. Although the proposed project could have a significant effect on the environment, because all potentially significant effects have been analyzed adequately in an earlier Certified EIR, and have been avoided or mitigated pursuant to that earlier Certified EIR, including revisions or mitigation measures that are imposed on the proposed project, nothing further is required. The Project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Environmental Impact Report are a condition of project approval and are incorporated in the Addendum (see Attachment A—Addendum).

**ENVIRONMENTAL REVIEW:** The Addendum prepared for the Project included studies and assessments (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 and distribution, future traffic growth, and an assessment of project-related effects on the transportation system. The report concludes that 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 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.

## **PART 2: RECITALS**

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, 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 Development Advisory Board (hereinafter referred to as "DAB") is the recommending authority for the requested approval to construct and otherwise undertake the Project; and

WHEREAS, the DAB has reviewed and considered the SEIR Addendum and related documents for the Project, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the SEIR Addendum and related documents are on file in the City of Ontario Planning Department, located at 303 East B Street, Ontario, CA 91764, and are available for inspection by any interested person at that location and are, by this reference, incorporated into this Decision as if fully set forth herein; and

WHEREAS, City of Ontario Development Code Table 2.02-1 (Review Matrix) grants the DAB the responsibility and authority to review and act, or make recommendation to the Planning Commission on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which the public notification of environmental actions shall be provided and hearing procedures to be followed, and all such notifications and procedures have been accomplished pursuant to Development Code requirements; and

WHEREAS, on December 18, 2023, the DAB of the City of Ontario conducted a hearing on the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the hearing and adoption of this Decision have occurred.

### ***PART 3: THE DECISION***

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Development Advisory Board of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the DAB 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 DAB, the DAB 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 EIR 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 Development Advisory Board; 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 DAB, and the specific findings set forth in Section 1, above, the DAB 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 DAB 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 contained in Tables B-1 and B-2 (Housing Element Sites Inventory) 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.

(1) 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 recommending body for the Project, the DAB 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 DAB, 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 5: Development Advisory Board Action. The DAB does hereby find 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 recommend the Planning Commission recommend the adoption of the SEIR Addendum to the Certified SEIR, included as Attachment A of this Decision.

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 records are available for inspection by any interested person, upon request.

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APPROVED AND ADOPTED this 18th day of December 2023.

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Development Advisory Board Chairman

**Attachment A**

**Addendum to The Ontario Plan 2050 Supplemental  
Environmental Impact Report**

*(EIR Addendum follows 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.<sup>1</sup> 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.<sup>2</sup>

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<sup>3</sup>

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.

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<sup>1</sup> 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](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf)

<sup>2</sup> 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](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf)

<sup>3</sup> 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.<sup>4</sup>

### 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.

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<sup>4</sup> 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 northwestern 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.<sup>5</sup>

### 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.

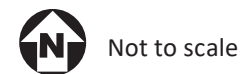
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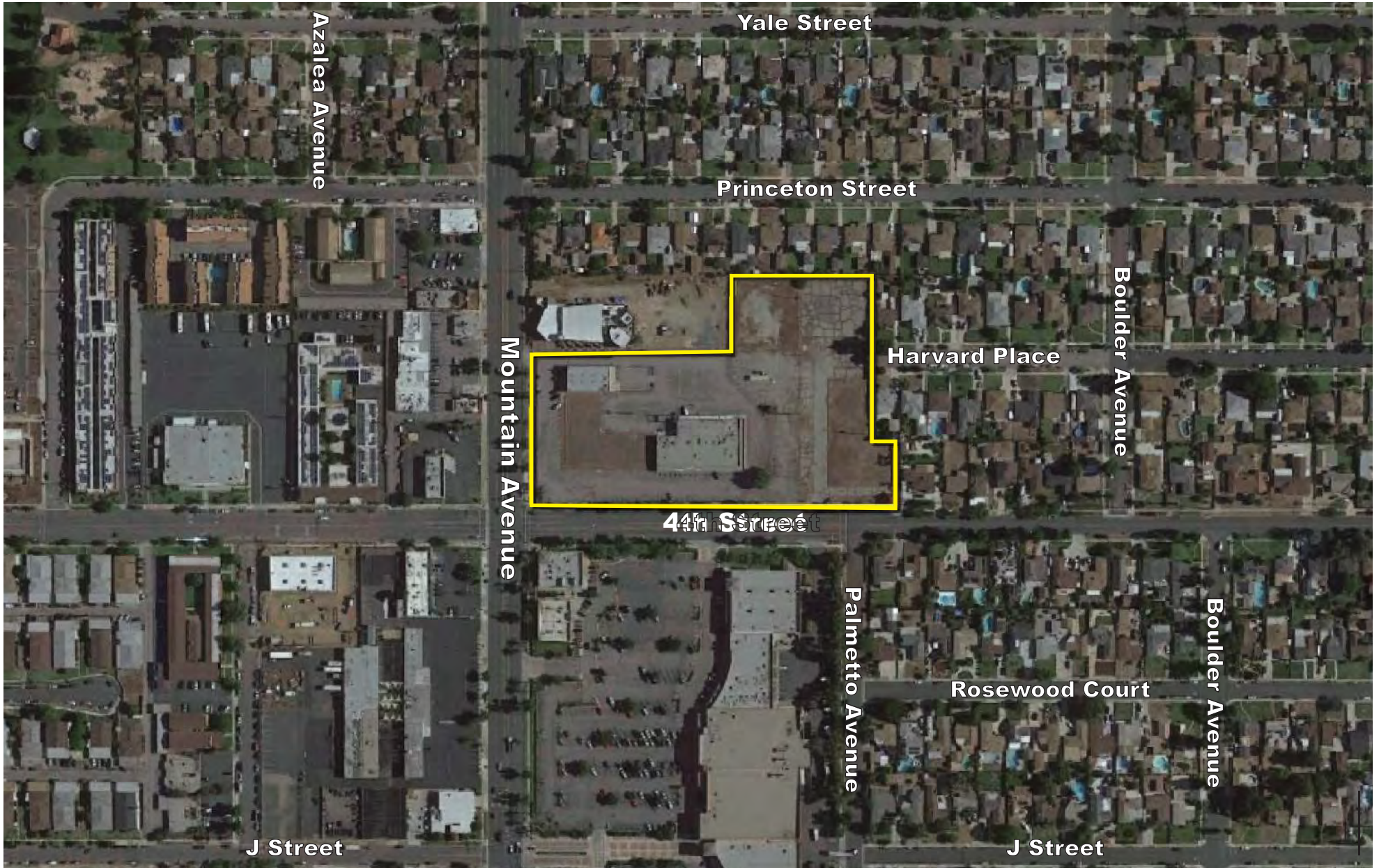
<sup>5</sup> City of Ontario. 2020. Ontario Development Code – Chapter 8.0 Sign Regulations. Retrieved from: [https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/Documents/Development%20Code/Development%20Code%202021%20Updates/Chapter%208.0%20-%20Sign%20Regulations\\_Rev%2012-01-2020.pdf](https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/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

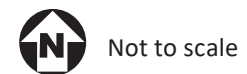
**Figure 1:** Regional Vicinity  
*Watermarke Ontario Planned Unit Development Project*

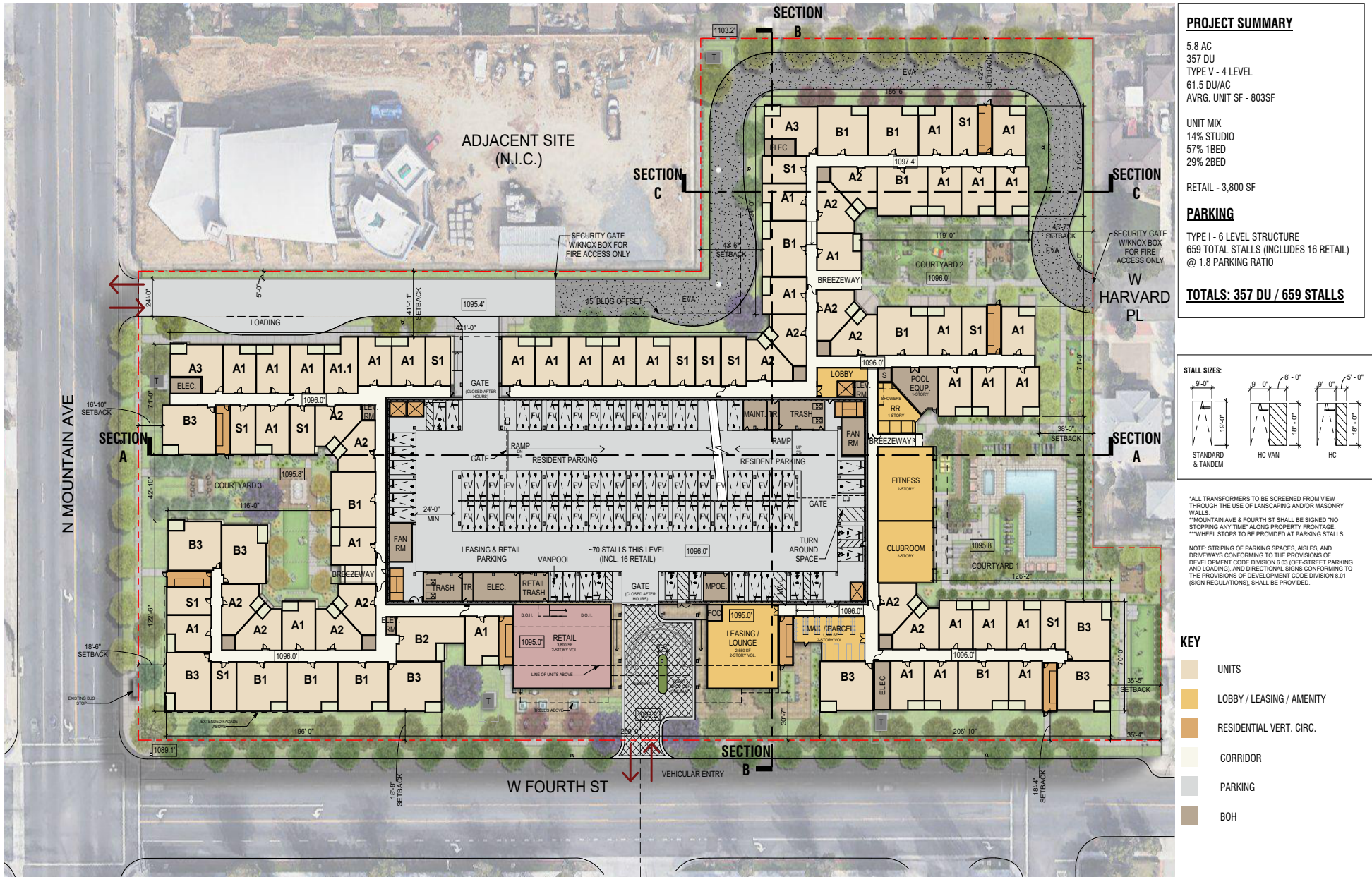




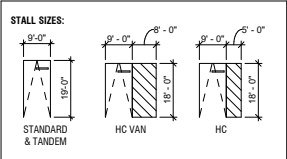
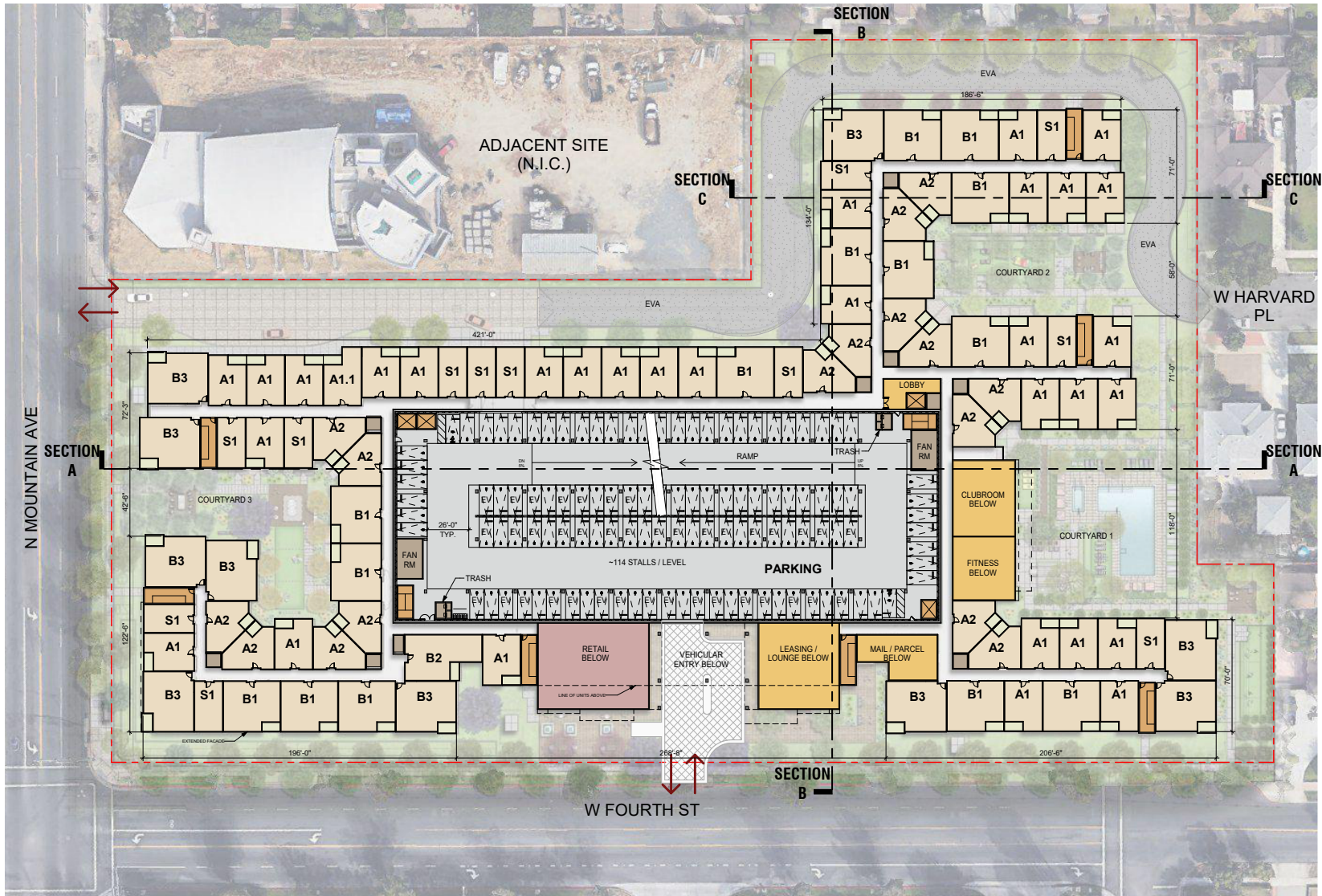
Source: Google Earth

**Figure 2:** Local Vicinity  
*Watermarke Ontario Planned Unit Development Project*



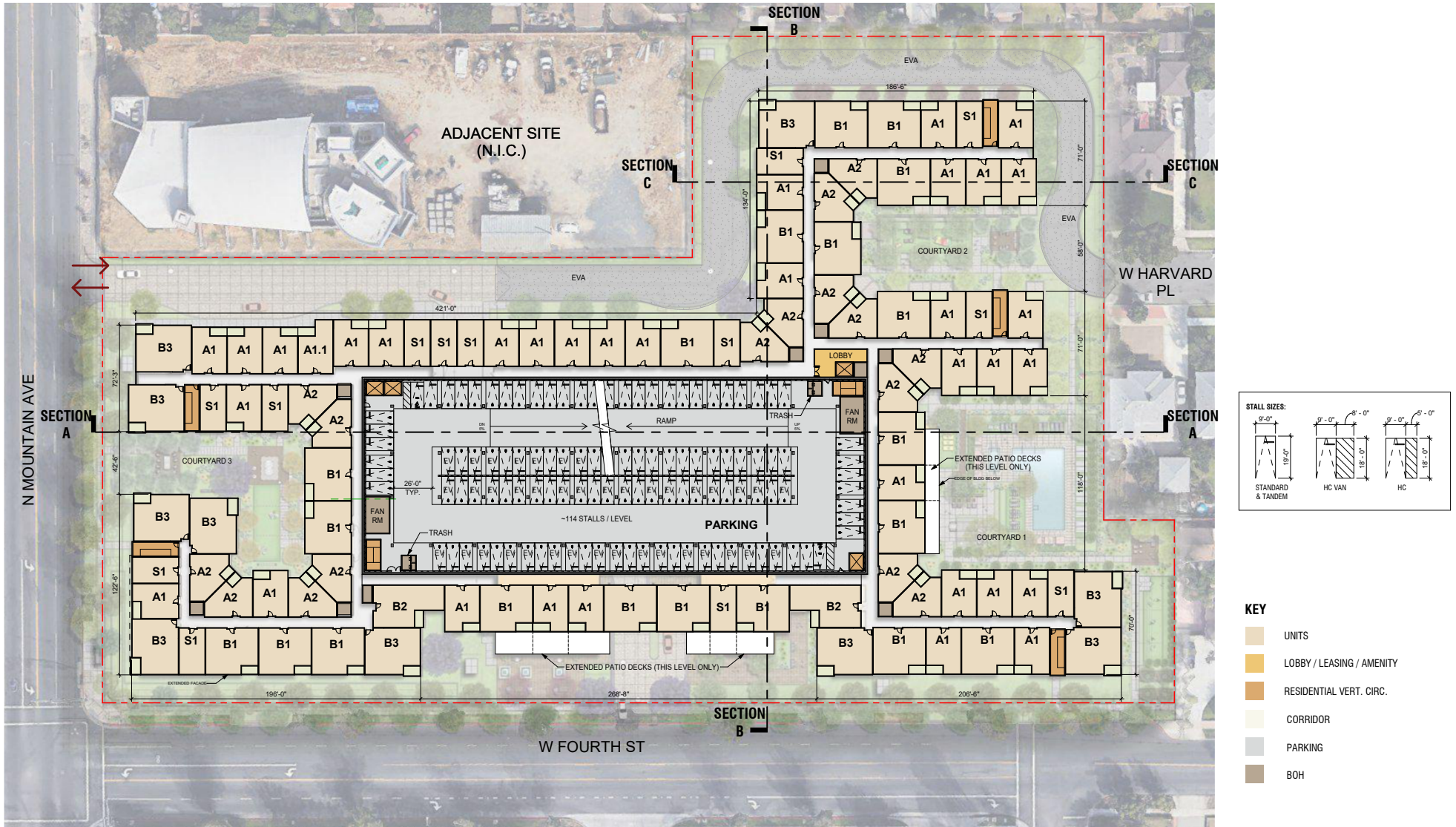


**FIGURE 3:** Ground Level Floor Plan  
*Watermarke Ontario Planned Unit Development Project*



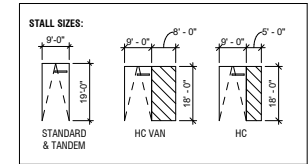
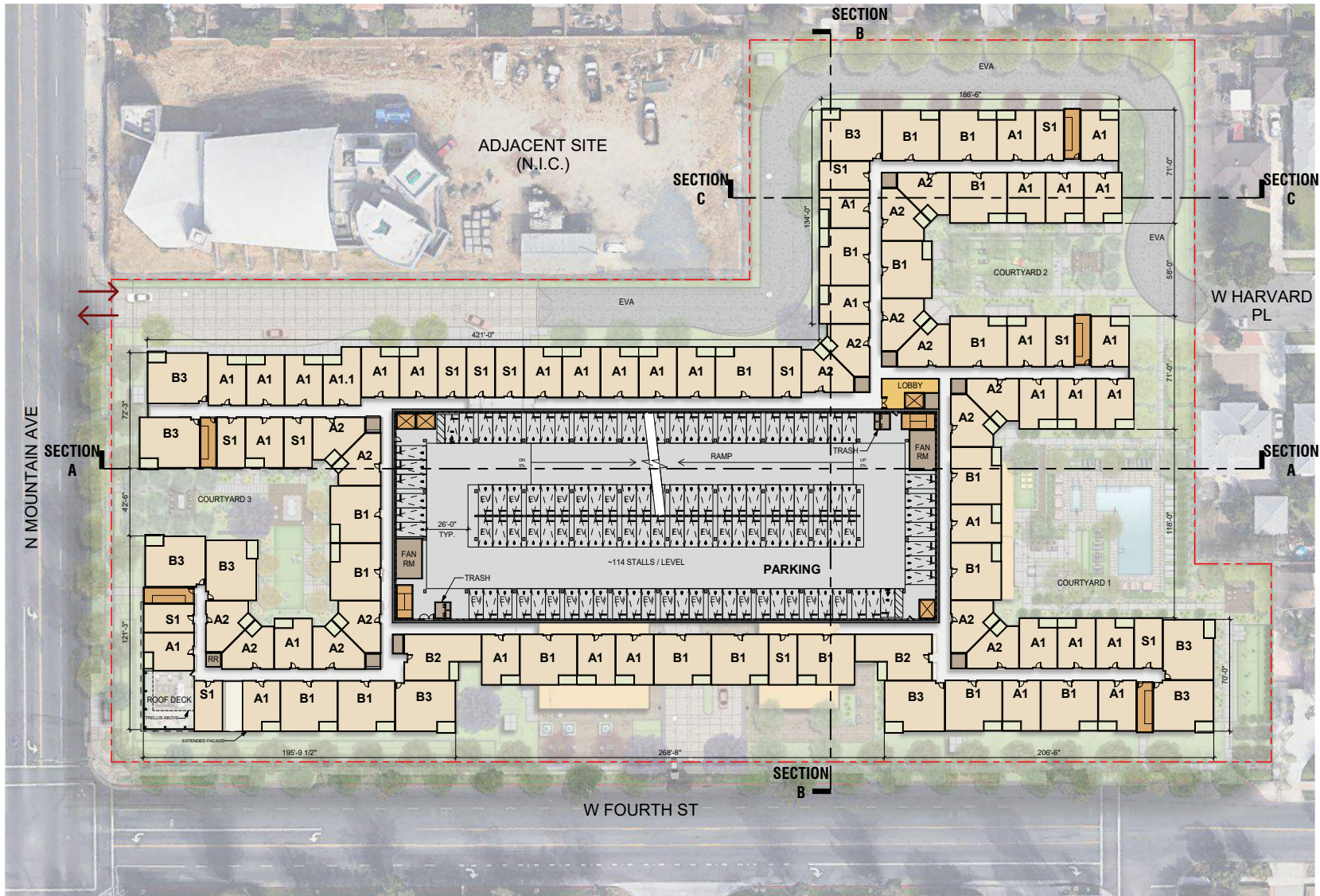
- KEY**
- UNITS
  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - CORRIDOR
  - PARKING
  - BOH

**FIGURE 4:** Second Level Floor Plan  
 Watermarke Ontario Planned Unit Development Project



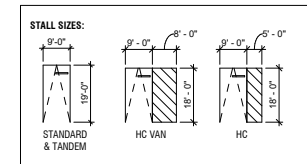
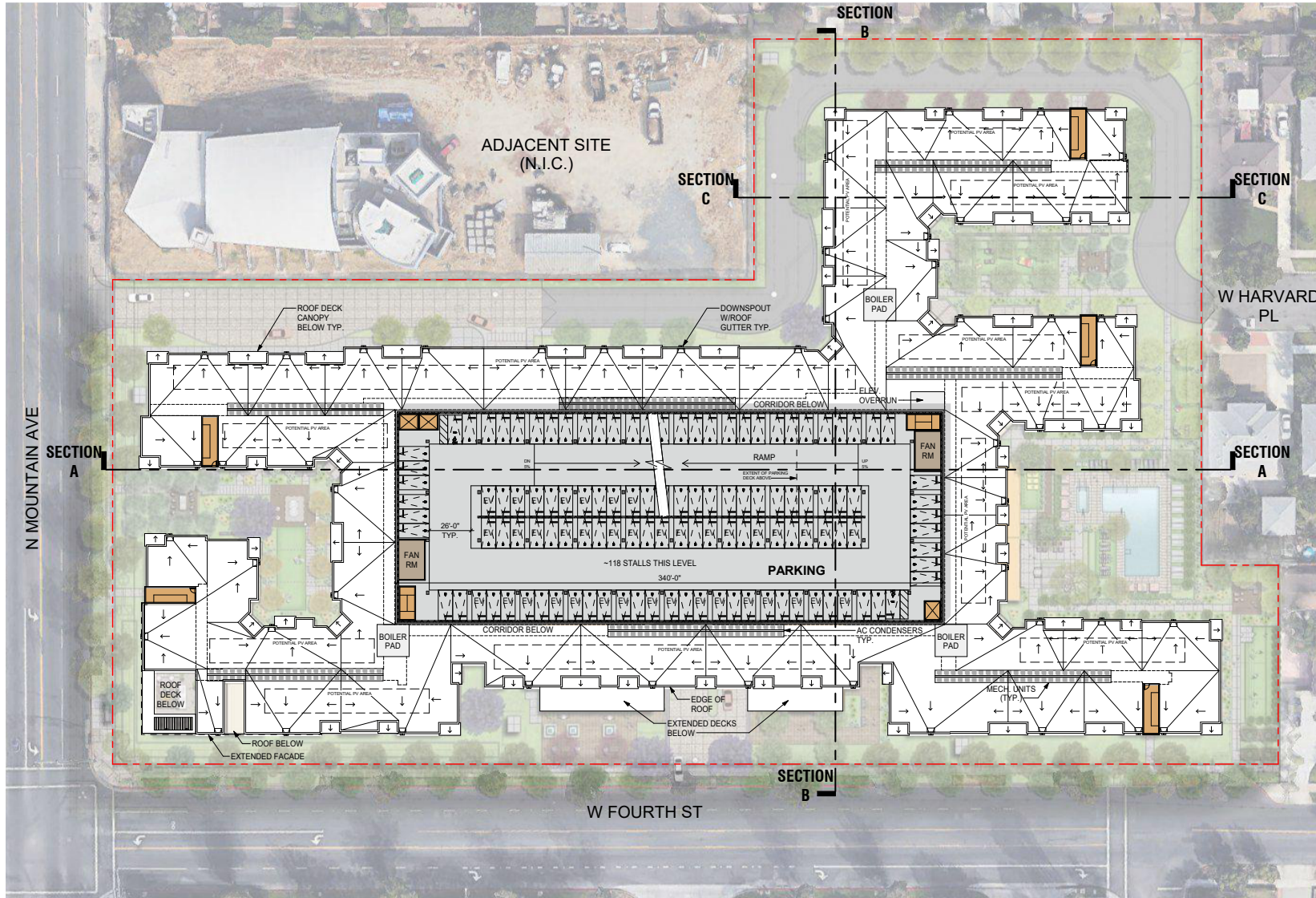
**FIGURE 5:** Third Level Floor Plan  
 Watermarke Ontario Planned Unit Development Project





- KEY**
- UNITS
  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - CORRIDOR
  - PARKING
  - BOH

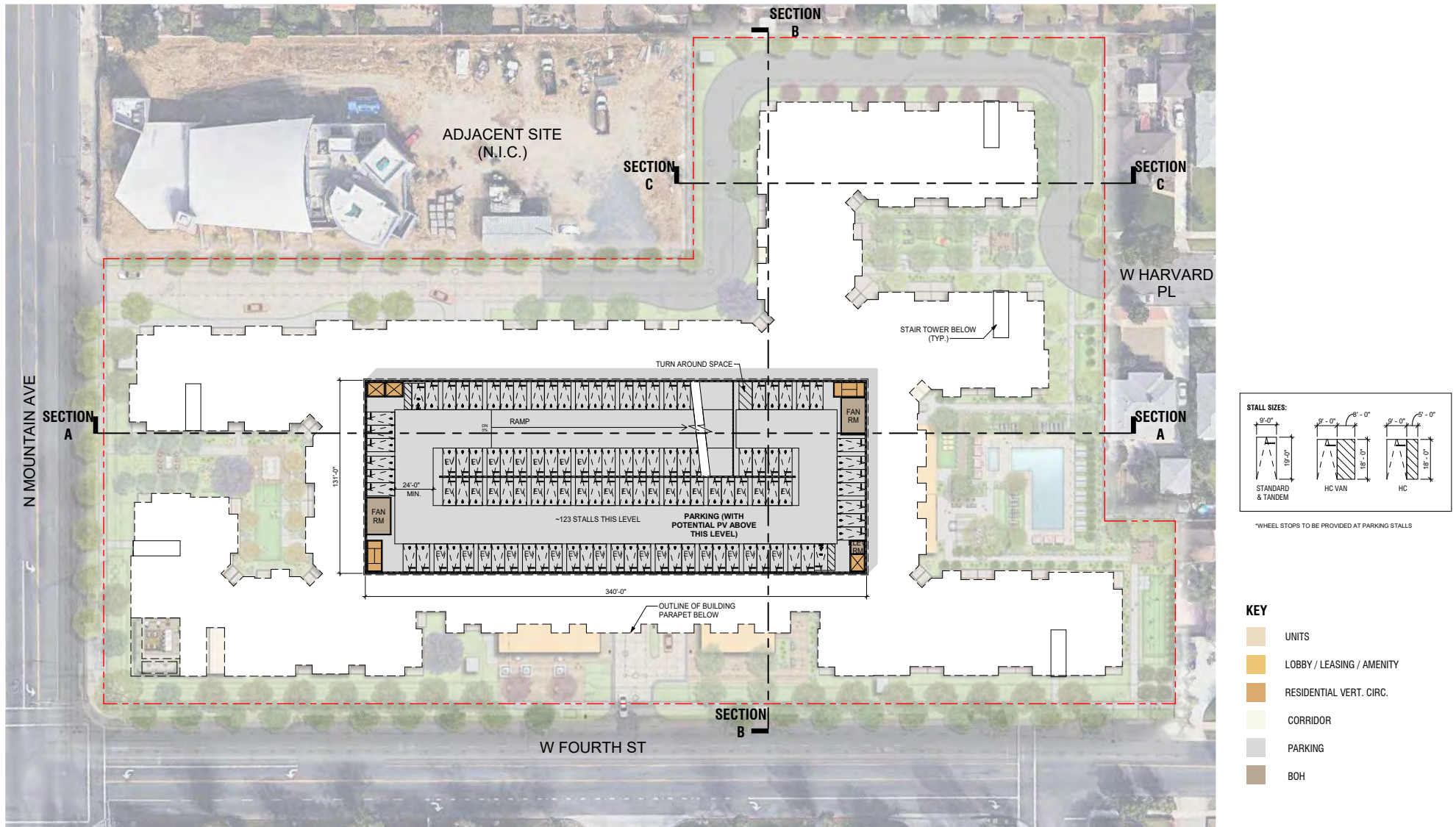
**FIGURE 6:** Fourth Level Floor Plan  
*Watermarke Ontario Planned Unit Development Project*



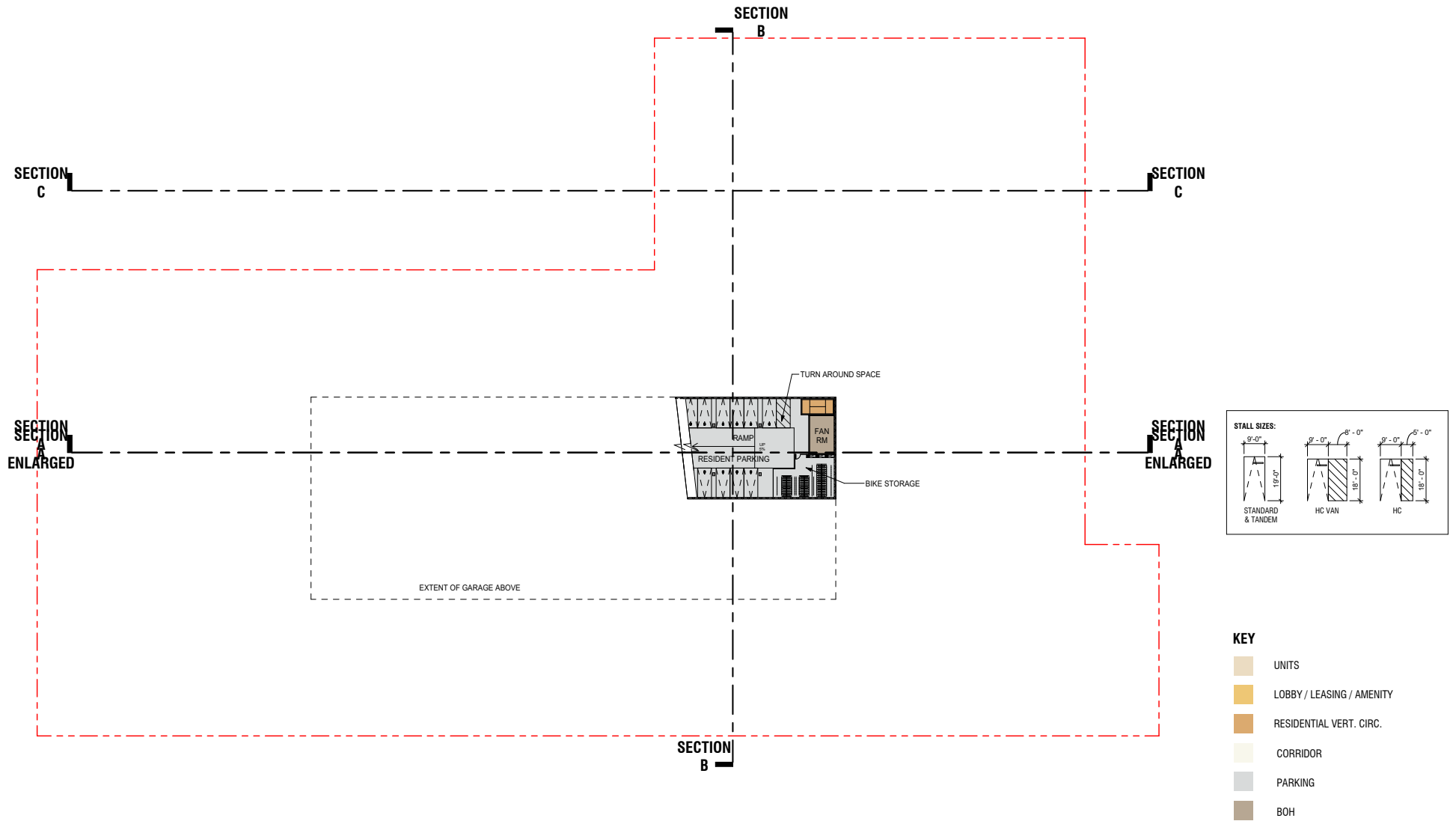
NOTE: ROOFING MATERIAL TO BE SINGLE PLY TPO.

- KEY**
- UNITS
  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - CORRIDOR
  - PARKING
  - BOH

**FIGURE 7:** Fifth Level Floor Plan  
*Watermarke Ontario Planned Unit Development Project*



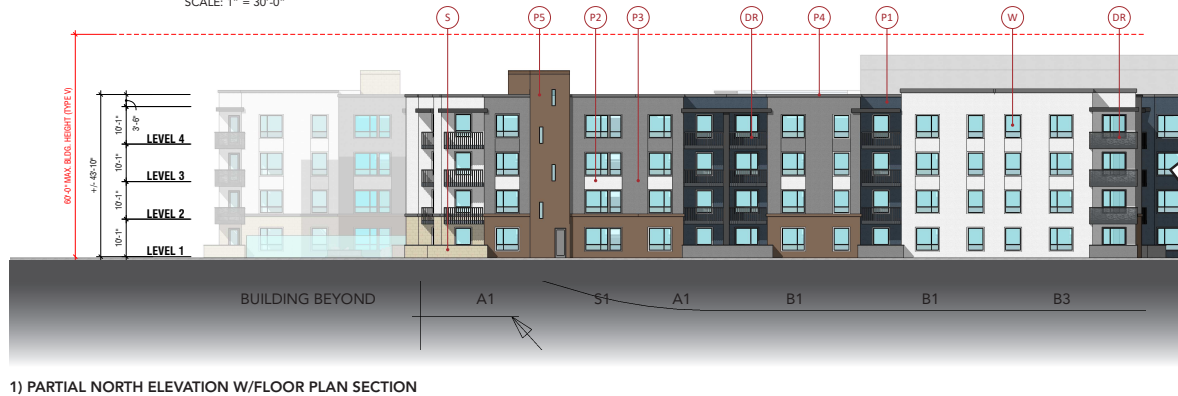
**FIGURE 8:** Sixth Level Floor Plan  
*Watermarke Ontario Planned Unit Development Project*



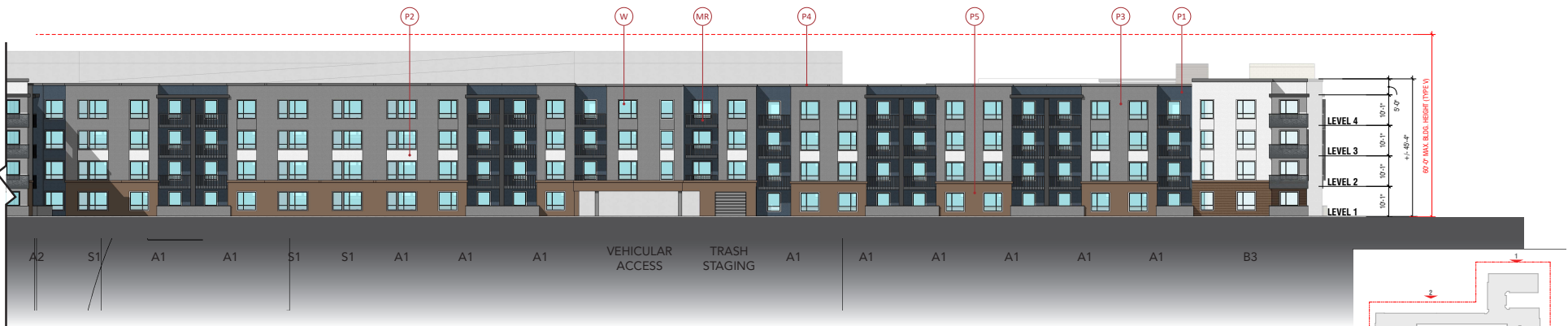
**FIGURE 9:** Basement Floor Plan  
Watermarke Ontario Planned Unit Development Project



1) & 2) FULL NORTH ELEVATION  
SCALE: 1" = 30'-0"



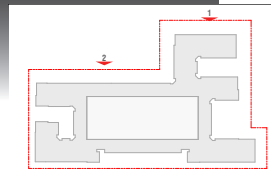
1) PARTIAL NORTH ELEVATION W/FLOOR PLAN SECTION



2) PARTIAL NORTH ELEVATION W/FLOOR PLAN SECTION

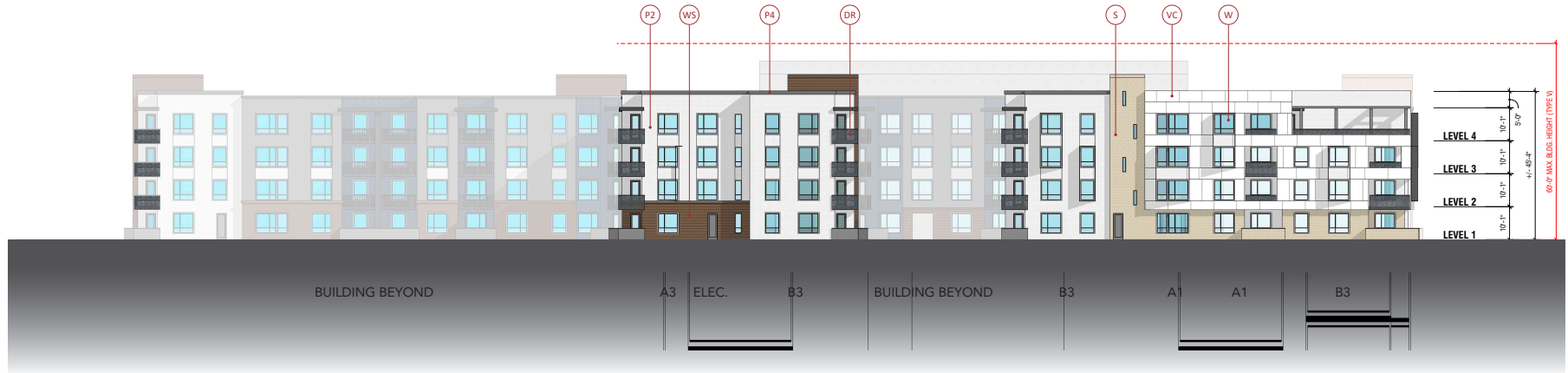
**MATERIAL LEGEND**

- |                                    |                             |
|------------------------------------|-----------------------------|
| 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             |

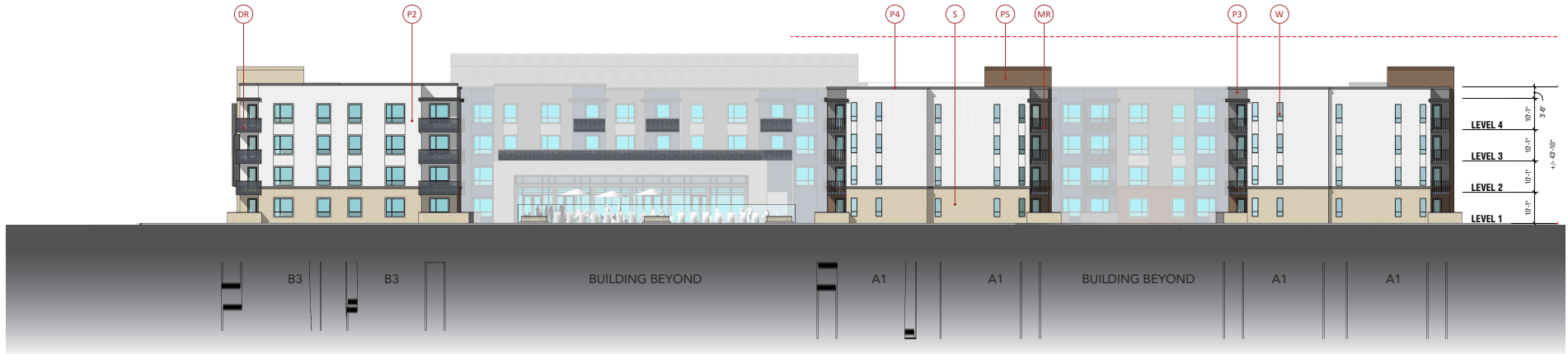


KEY MAP

**FIGURE 10: North Elevation**  
*Watermarke Ontario Planned Unit Development Project*



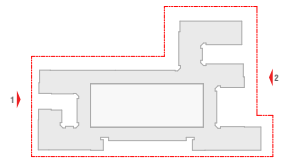
1) WEST ELEVATION W/FLOOR PLAN SECTION



2) EAST ELEVATION W/FLOOR PLAN SECTION

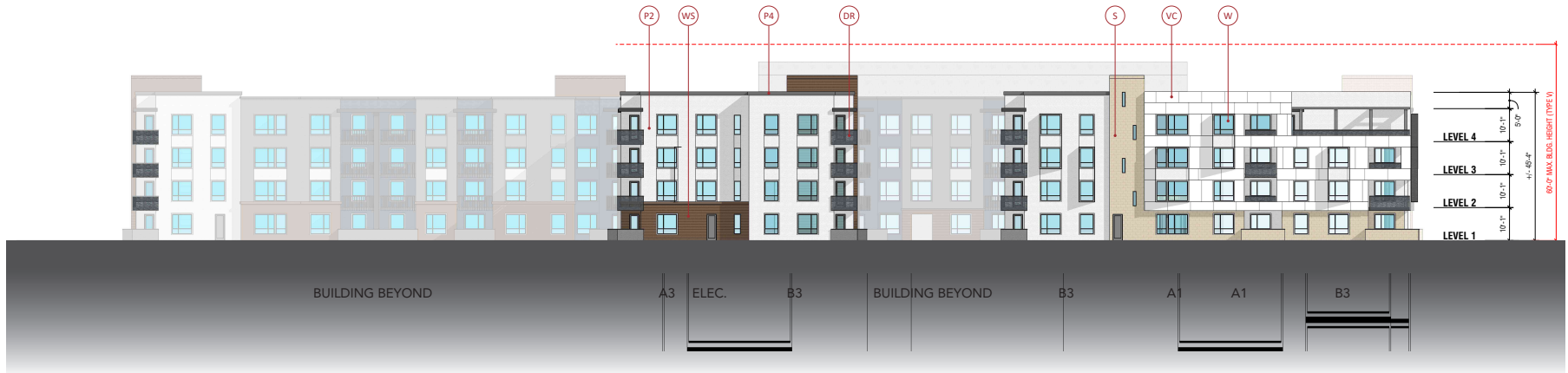
**MATERIAL LEGEND**

- |                                    |                             |
|------------------------------------|-----------------------------|
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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             |

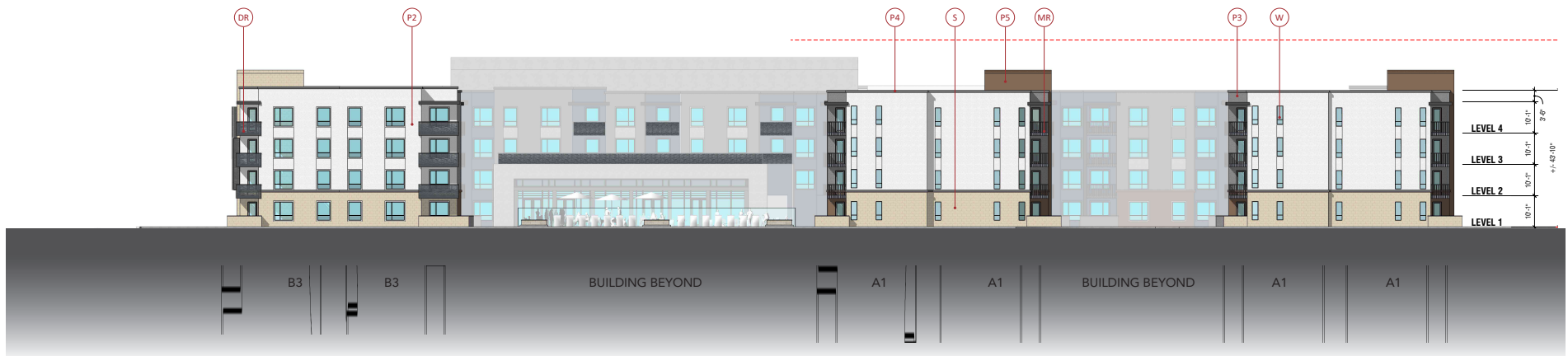


**KEY MAP**

**FIGURE 11: South Elevation**  
*Watermarke Ontario Planned Unit Development Project*



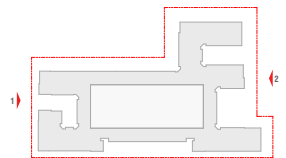
1) WEST ELEVATION W/FLOOR PLAN SECTION



2) EAST ELEVATION W/FLOOR PLAN SECTION

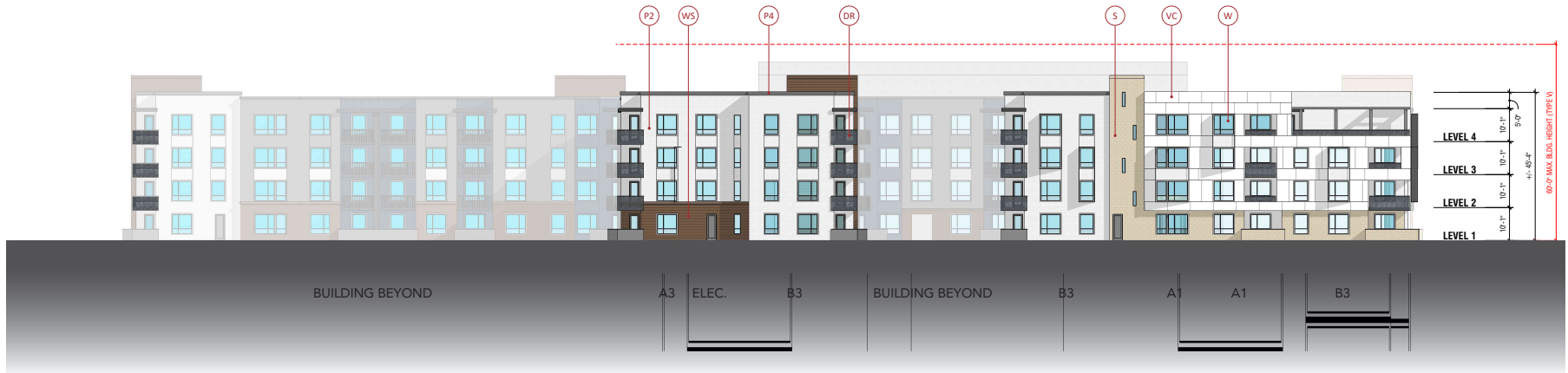
**MATERIAL LEGEND**

- |                                    |                             |
|------------------------------------|-----------------------------|
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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             |

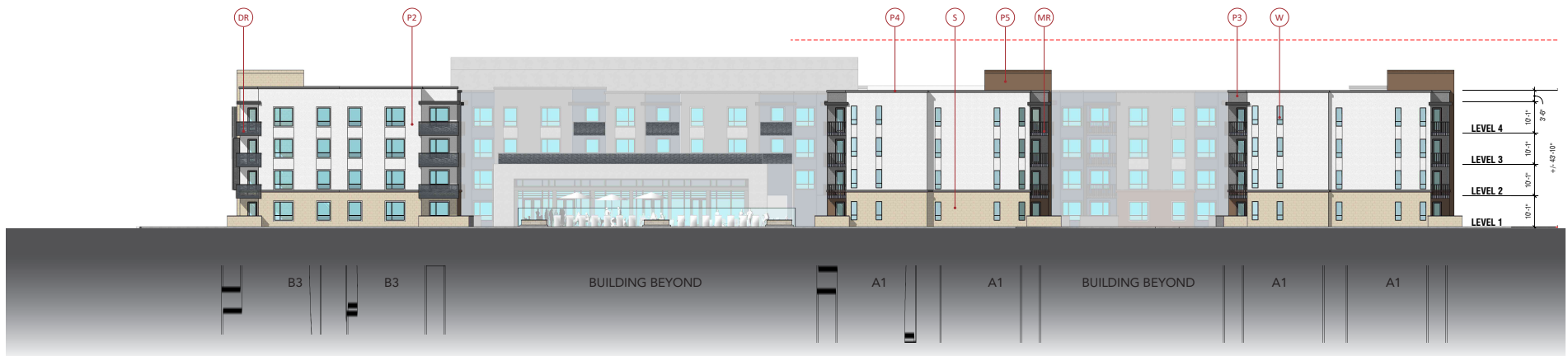


KEY MAP

**FIGURE 12: East Elevation**  
*Watermarke Ontario Planned Unit Development Project*



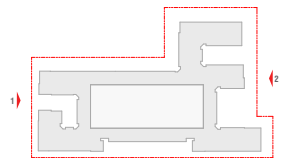
1) WEST ELEVATION W/FLOOR PLAN SECTION



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             |



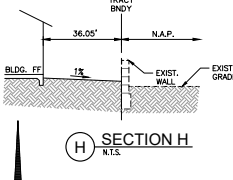
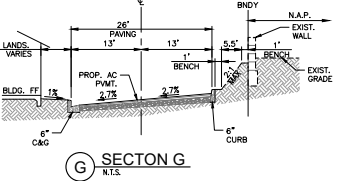
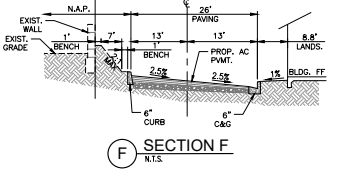
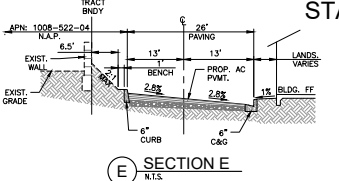
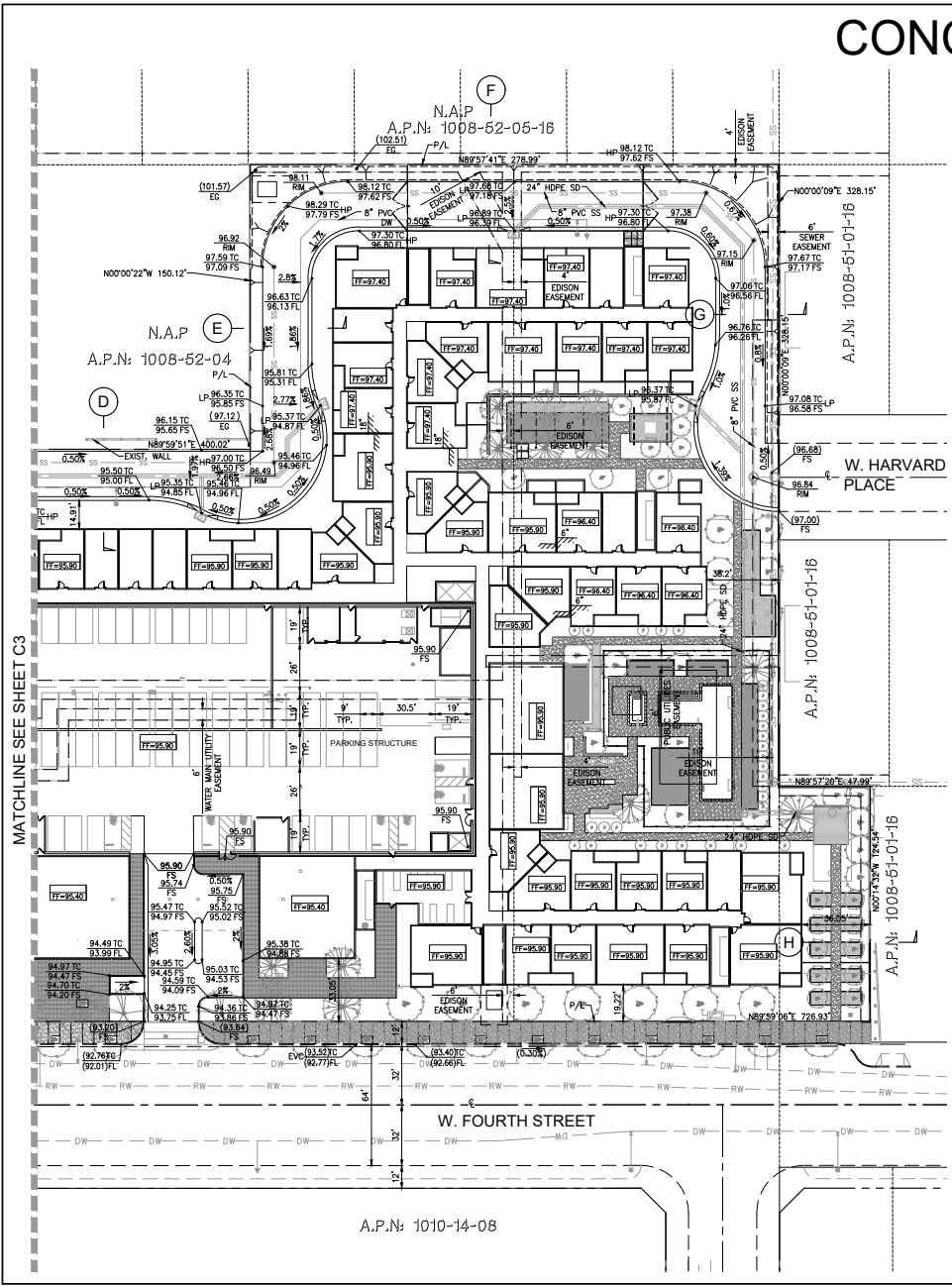
KEY MAP

**FIGURE 13: West Elevation**  
Watermarke Ontario Planned Unit Development Project

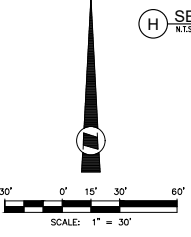


# CONCEPTUAL GRADING AND DRAINAGE PLAN DEVELOPMENT PLAN

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA

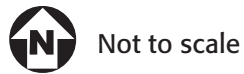


**NOTE:**  
ADD 1000 FEET TO ALL TWO DIGIT ELEVATIONS STARTING WITH ZERO TO OBTAIN CURRENT DATUM. (I.E. 89.67 IS 1000.67)



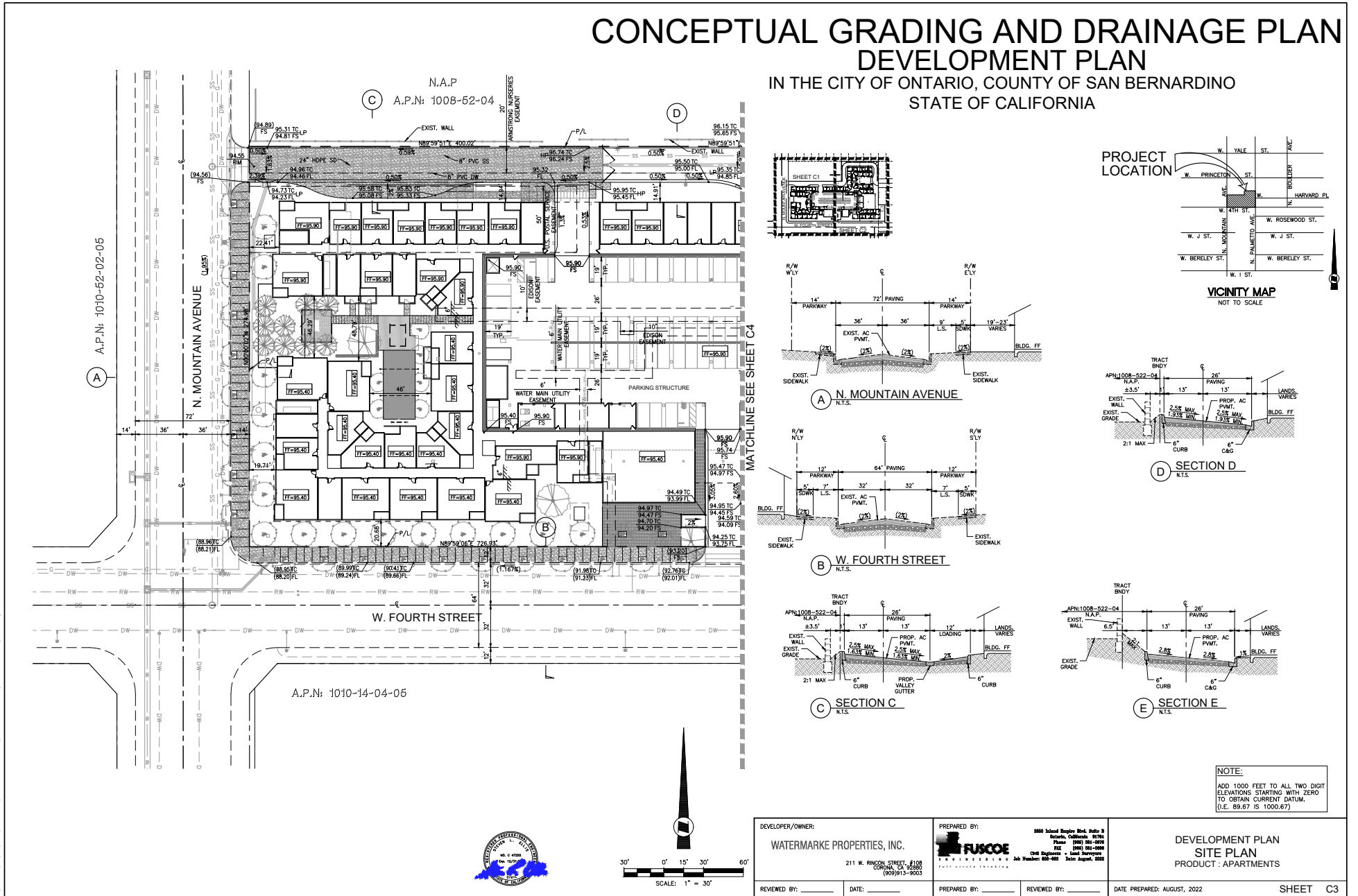
<p>DEVELOPER/OWNER: <b>WATERMARKE PROPERTIES, INC.</b> 211 W. RINCON STREET, #108 ONTARIO, CA 91765 (909)913-9503</p>	<p>PREPARED BY: <b>FUSCOE</b> 2050 Inland Empire Blvd., Suite B Ontario, California 91764 Phone: (909) 981-0900 Fax: (909) 981-0909 City Engineer &amp; Land Surveyor Lic. Number: 558-003 Ex. No. 98901, 2022</p>	<p>DEVELOPMENT PLAN <b>SITE PLAN</b> PRODUCT : APARTMENTS</p>
<p>REVIEWED BY: _____ DATE: _____</p>	<p>PREPARED BY: _____ REVIEWED BY: _____</p>	<p>DATE PREPARED: AUGUST, 2022 <span style="float: right;">SHEET C4</span></p>

**FIGURE 14: Conceptual Grading Plan East**  
Watermarke Ontario Planned Unit Development Project



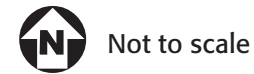
# CONCEPTUAL GRADING AND DRAINAGE PLAN DEVELOPMENT PLAN


IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO  
STATE OF CALIFORNIA



P:\PROJECTS\1010-14-04-05\1010-14-04-05\CONCEPTUAL GRADING PLAN\1010-14-04-05-CONCEPTUAL GRADING PLAN.dwg - 10/10/2014 10:00 AM - 10/10/2014 10:00 AM

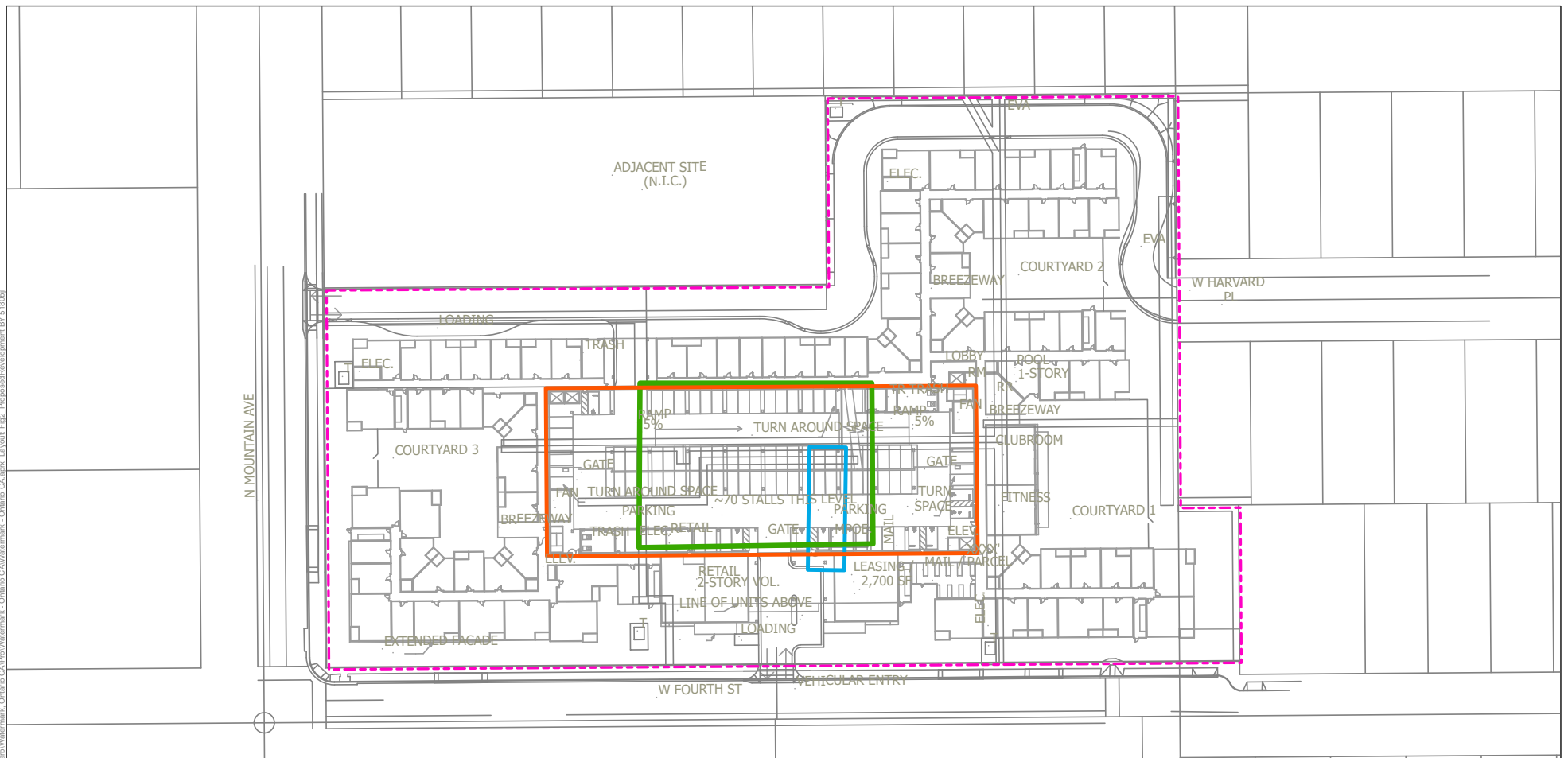
**FIGURE 15: Conceptual Grading Plan West**  
Watermarke Ontario Planned Unit Development Project



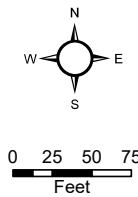
DEVELOPER/OWNER: <b>WATERMARKE PROPERTIES, INC.</b> 211 W. RINCON STREET, #108 CORONA, CA 92605 (949) 913-9053	PREPARED BY:  3800 Inland Empire Blvd., Suite B Ontario, California 91764 Phone (909) 881-5095 Fax (909) 881-0066 Civil Engineers • Land Surveyors License Number 800-000 Date August, 2002	DEVELOPMENT PLAN SITE PLAN PRODUCT : APARTMENTS REVIEWED BY: _____ DATE: _____ PREPARED BY: _____ REVIEWED BY: _____ DATE PREPARED: AUGUST, 2022 <span style="float: right;">SHEET C3</span>
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**NOTE:**  
ADD 1000 FEET TO ALL TWO DIGIT ELEVATIONS STARTING WITH ZERO TO OBTAIN CURRENT DATUM. (I.E. 09.67 IS 1009.67)

C:\Users\15101\OneDrive - SCS Engineers\Documents\projects - Bath\Watermark - Ontario CA\Info\Watermark - Ontario CA.aprx - Layout\_Ep12\_Proposed\Revelopment BY 4.1826j



- 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

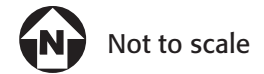


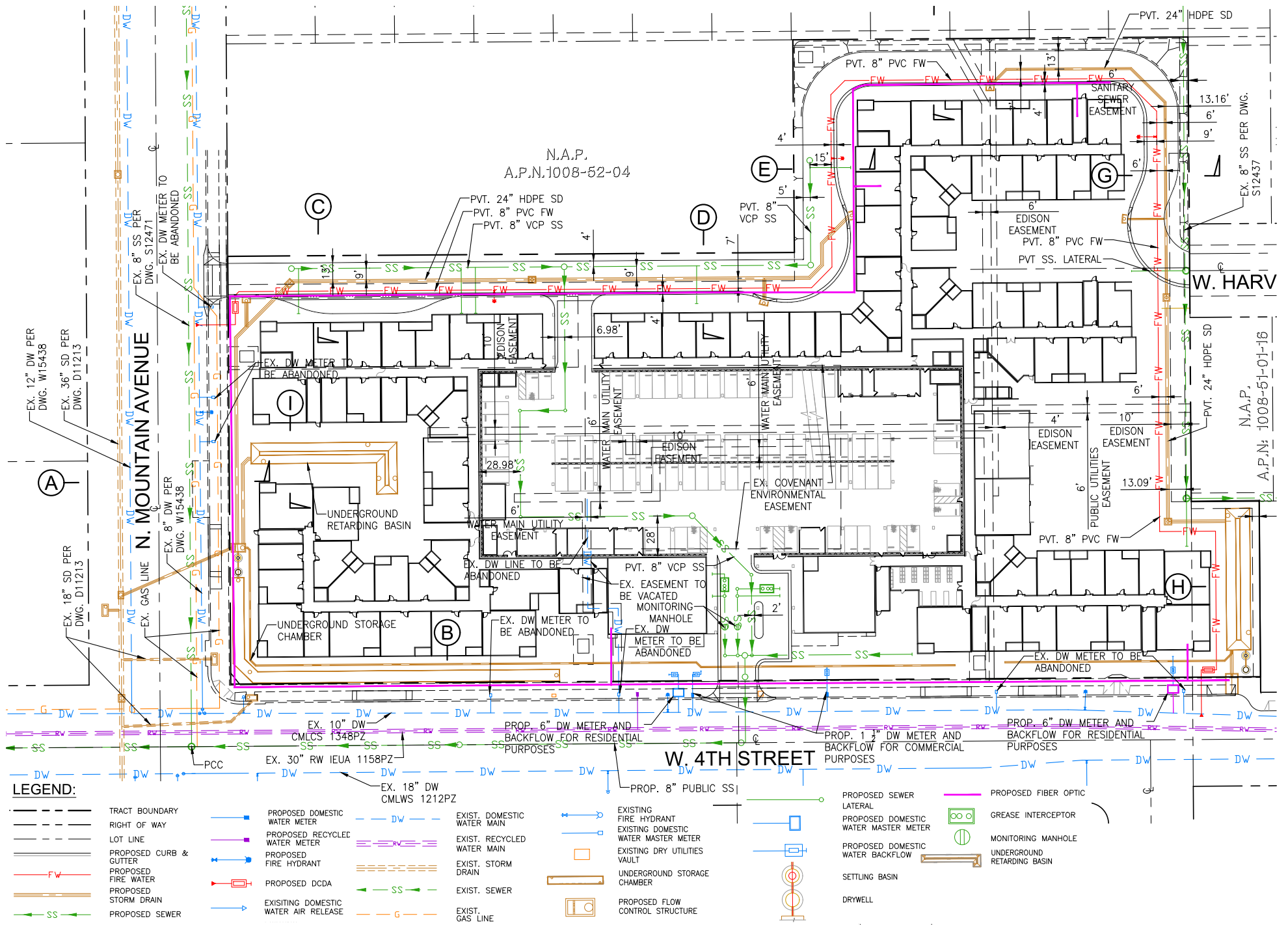
<b>Proposed Redevelopment Plans</b>	
<b>JAFAM Corporation 1028 West Fourth Street Ontario, California</b>	
<b>Figure 2</b>	<b>Jan 2023</b>
<b>SCS ENGINEERS</b>	

TCA Architects Yield Study (#2021-079) dated 05-26-2022 for Watermarke Properties, Inc.

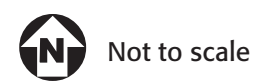
1 inch = 75 feet

**FIGURE 1: Deed Restriction Overlay**  
Watermarke Ontario Planned Unit Development Project





**FIGURE 17: Project Utility Layout**  
 Watermarke Ontario Planned Unit Development Project



### **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.<sup>6</sup> 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.<sup>7</sup>

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

<sup>6</sup> City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page 5.1-5 Retrieved from: [https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final\\_DraftSEIR\\_TOP2050.pdf](https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf). (Accessed September 2023).

<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup> 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.<sup>10</sup>

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.

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<sup>8</sup> City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.1-6 Retrieved from: [https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final\\_DraftSEIR\\_TOP2050.pdf](https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf). (Accessed September 2023).

<sup>9</sup> Ibid.

<sup>10</sup> California State Scenic Highway System Map. 2023. Retrieved from: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. (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.<sup>11</sup>

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.

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<sup>11</sup> 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](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.<sup>12</sup> The Approved SEIR resulted in the cancellation or nonrenewal of Williamson Acts contracts, and therefore there were no further impacts to Williamson Act lands.<sup>13</sup> 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.<sup>14</sup> 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.

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<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> 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<sub>3</sub>)-precursor pollutants (i.e., Reactive Organic Gases (ROG) and Nitrogen Oxides (NO<sub>x</sub>)) and Particulate Matter 10 microns or less (PM<sub>10</sub>) and Particulate Matter 2.5 microns or less (PM<sub>2.5</sub>). 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) <sup>1</sup>					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
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
<i>SCAQMD Threshold</i>	75	100	550	150	150	55
<b>Exceed SCAQMD Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
ROG = Reactive Organic Gases; NO <sub>x</sub> = Nitrogen Oxides; CO = Carbon Monoxide; SO <sub>2</sub> = Sulfur Dioxide; PM <sub>10</sub> = Particulate Matter 10 microns in diameter or less; PM <sub>2.5</sub> = 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 <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
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
<b>Total Emissions</b>	15.69	10.18	68.04	0.12	7.33	2.29
<i>SCAQMD Threshold</i>	55	55	550	150	150	55
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<small>ROG = Reactive Organic Gases; NO<sub>x</sub> = Nitrogen Oxides; CO = Carbon Monoxide; SO<sub>2</sub> = Sulfur Dioxide; PM<sub>10</sub> = Particulate Matter 10 microns in diameter or less; PM<sub>2.5</sub> = Particulate Matter 2.5 microns in diameter or less</small>						
<small>Source: CalEEMod version 2020.4.0. Refer to Appendix B for model outputs.</small>						

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<sub>3</sub>), Particulate Matter 10 microns in diameter or less (PM<sub>10</sub>), and Particulate Matter 2.5 microns in diameter or less (PM<sub>2.5</sub>) for state standards and nonattainment for O<sub>3</sub> and PM<sub>2.5</sub> 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 NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. 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
	<b>Total Acres Graded per Day</b>				

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) <sup>1</sup>			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
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
<b>Maximum Daily Emissions</b>	<b>36.0</b>	<b>32.9</b>	<b>6.7</b>	<b>4.1</b>
<i>SCAQMD Localized Screening Threshold (adjusted for 3.5 acres at 25 meters)</i>	220	1,713	11	7
<b>Exceed SCAQMD Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
NO <sub>x</sub> = Nitrogen Oxides; CO = Carbon Monoxide; PM <sub>10</sub> = Particulate Matter 10 microns in diameter or less; PM <sub>2.5</sub> = 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 <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
On-Site Emissions	6.3	34.7	0.5	0.5
<i>SCAQMD Localized Screening Threshold (adjusted for 5 acres at 25 meters)</i>	220	1,713	3	2
<b>Exceed SCAQMD Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
NO <sub>x</sub> = Nitrogen Oxides; CO = Carbon Monoxide; PM <sub>10</sub> = Particulate Matter 10 microns in diameter or less; PM <sub>2.5</sub> = 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.5<sup>th</sup> 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme O<sub>3</sub> 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<sup>15</sup> 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<sub>x</sub> and ROG are precursor emissions that form O<sub>3</sub> 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<sub>3</sub> may be formed at a distance downwind from the sources. Breathing ground-level O<sub>3</sub> 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<sub>3</sub> 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<sub>3</sub> 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<sub>x</sub> emissions (an O<sub>3</sub> 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<sub>x</sub> 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-

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<sup>15</sup> 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.”<sup>16</sup>

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).

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<sup>16</sup> 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.<sup>17</sup> 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.<sup>18</sup> 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

<sup>17</sup> City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.4-29 Retrieved from: [https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final\\_DraftSEIR\\_TOP2050.pdf](https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf). (Accessed September 2023).

<sup>18</sup> Ibid, Page 30.

mulefat and willow.<sup>19</sup> 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.<sup>20</sup> 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.<sup>21</sup> 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

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<sup>19</sup> Ibid.

<sup>20</sup> Ibid, Page 5.4-33

<sup>21</sup> 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).<sup>22</sup> 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.

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<sup>22</sup> 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.<sup>23</sup> 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;

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<sup>23</sup> 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 qualify as a historical resource under Section 15064.5.<sup>24</sup> 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.).

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<sup>24</sup> 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 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.

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 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, 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
<b>Total</b>	<b>195,564</b>	<b>164,741</b>
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	<b>Conservation Strategy:</b> Require conservation as the first strategy to be employed to meet applicable energy saving standards.	<b>Consistent:</b> 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	<b>Green Development – Communities:</b> Encourage the use of LEED Neighborhood Development rating system, or similar mechanism, to guide the planning and development of all new communities.	<b>Consistent:</b> 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	<b>Building and Site Design:</b> 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.	<b>Consistent:</b> 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	<b>Green Development – Public Buildings:</b> 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.	<b>Not Applicable:</b> This policy is applicable to City-owned buildings.
Policy ER3-5	<b>Fuel Efficient and Alternative Energy Vehicles and Equipment:</b> 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.	<b>Not Applicable:</b> This policy is applicable to City-owned vehicles and equipment.
Source: City of Ontario. 2022. <i>TOP 2050, Environmental Resources Element</i> . <a href="https://www.ontarioca.gov/about-ontario-ontario-plan-policy-plan/environmental-resources">https://www.ontarioca.gov/about-ontario-ontario-plan-policy-plan/environmental-resources</a> . (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.<sup>25</sup> Achieving 100 percent renewable energy would be feasible with continued technical advances including the following:<sup>26</sup>

- 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.

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<sup>25</sup> Southern California Edison. 2023. Carbon Neutrality by 2045. Retrieved from: <https://www.edison.com/our-perspective/pathway-2045>. (Accessed August 2023).

<sup>26</sup> 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.<sup>27</sup> 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).<sup>28</sup> 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.<sup>29</sup> 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.<sup>30</sup> 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,

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<sup>27</sup> 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](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf). (Accessed September 2023).

<sup>28</sup> Ibid.

<sup>29</sup> 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

<sup>30</sup> 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](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.<sup>31</sup> 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

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<sup>31</sup> 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](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.<sup>32</sup> However, compliance with CBC and review of grading plans for individual projects by the City Building Official would ensure that impacts would be minimal.<sup>33</sup> The young sediments underlying the City are generally dry and loose in the upper few feet, and are susceptible to compression.<sup>34</sup> Therefore, projects approved pursuant to TOP 2050 could expose persons or structures to potentially significant hazards from compressible soils.<sup>35</sup> 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.

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<sup>32</sup> 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](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf). (Accessed September 2023).

<sup>33</sup> Ibid.

<sup>34</sup> Ibid, Page 5.7-21

<sup>35</sup> 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<sub>2</sub>), Nitrous Oxide (N<sub>2</sub>O), and Methane (CH<sub>4</sub>) 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 cease once construction is complete. The total GHG emissions (in Carbon Dioxide Equivalent [CO<sub>2</sub>e]) generated during construction are shown in **Table 12: Construction-Related Greenhouse Gas Emissions**.

**Table 12: Construction-Related Greenhouse Gas Emissions**

Category	MTCO <sub>2</sub> e	30-Year Amortized MTCO <sub>2</sub> e
Construction Year 2024	587	19.57
Construction Year 2025	1,245	41.50
Construction Year 2026	1,118	37.27
<i>Total Construction Emissions</i>	<i>2,950</i>	<i>98.33<sup>1</sup></i>
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<sub>2</sub>e) 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<sub>2</sub>e 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<sub>2</sub>e annually from both construction and operations.

**Table 13: Operational Greenhouse Gas Emissions**

Emissions Source	Annual Emissions
	MTCO <sub>2</sub> e 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
<b>Total</b>	<b>2,186.85</b>
Emissions per Dwelling Unit	6.13
2022 CCAP Update Threshold for residential developments completed between 2020 and 2030, emissions per Dwelling Unit	5.85
<b>Exceeds Threshold?</b>	<b>Yes</b>

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 MTCO<sub>2</sub>e per unit, exceeding the 5.85 MTCO<sub>2</sub>e 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	6
		Electric Water Heater	8
		Electric Stove	5
		Electric Dryer	1
<i>Total for measure</i>			<b>20</b>
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
<i>Total for measure</i>			<b>10</b>
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
<i>Total for measure</i>			<b>10</b>
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
<i>Total for measure</i>			<b>6</b>
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
<i>Total for measure</i>			<b>33</b>

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
<i>Total for measure</i>			<b>7</b>
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
<i>Total for measure</i>			<b>15</b>
<b>TOTAL POINTS</b>			<b>101</b>
Source: City of Ontario, <i>Ontario Community Climate Action Plan: Greenhouse Gas Emissions Screening Tables</i> , Table 3, page 10. <a href="https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP_Screening-Tables-MARCH%202023.pdf">https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP_Screening-Tables-MARCH%202023.pdf</a> . (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	
<b>Energy</b>			
Energy – Strategy 1	<b>Building electrification.</b> 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	<b>Onsite solar energy for existing residential development.</b> 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	<b>Onsite Solar Energy Systems for Nonresidential Development:</b> 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: <ul style="list-style-type: none"> <li>New commercial and office buildings, or existing commercial and office building expansions greater or equal to 45,000 sq ft in size.</li> <li>New industrial or existing industrial buildings expansions greater or equal to 100,000 sq ft in size.</li> </ul>	N/A:	The Project Proposes the development of a large residential structure with smaller (3,800 sq ft) of retail uses.
Energy – Strategy 4	<b>Green roofs.</b> 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	<b>Urban Cooling:</b> 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	<b>Energy efficiency retrofits for low-income households.</b> 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	<b>Energy efficiency retrofits.</b> 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	<b>Smart Growth and Infill.</b> 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.
<b>Transportation</b>			
Transportation – Strategy 9	<b>Transit-Oriented Development:</b> 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	<b>Increase Transportation Ridership.</b> 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	<b>Traffic signal synchronization and roadway management.</b> 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	<b>Community vehicle electrification.</b> 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	<b>Active Transportation Networks:</b> 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	<b>Vehicle Idling:</b> 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	<b>Parking policy and event parking.</b> 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.
<b>Off-road Equipment</b>			
Off-Road Equipment – Strategy 16	<b>Electrification of construction and landscaping equipment.</b> 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	<b>Idling Ordinance for Construction Equipment:</b> 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.
<b>Waste</b>			
Waste – Strategy 18	<b>Methane capture at landfills.</b> Support efforts to reduce methane emissions from regional landfills.	N/A:	This measure is not applicable to the proposed Project.
Waste – Strategy 19	<b>Waste Diversion:</b> 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	<b>Construction and Demolition Waste Recovery Ordinance:</b> 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 <b>PPP GHG-3</b> .
<b>Water</b>			
Water – Strategy 21	<b>Indoor water efficiency.</b> 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	<b>Water Efficient Landscapes and Water Recycling:</b> 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	<b>Water system and wastewater operations efficiency.</b> 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	<b>Methane capture for wastewater treatment.</b> 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.
<b>Other</b>			
Strategy 25	<b>Methane capture for dairy operations.</b> 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	<b>Climate change awareness and education.</b> 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	<b>Carbon sequestration.</b> Establish a citywide carbon sequestration project and sequestration goal of 5,000 MT CO <sub>2</sub> per year.	N/A:	This measure is to be taken at the City level.
Strategy 28	<b>Green jobs.</b> 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. <i>Ontario Community Climate Action Plan</i> . Retrieved from: <a href="https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/CCAP/Ontario-CCAP_Adopted_20220816.pdf">https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/CCAP/Ontario-CCAP_Adopted_20220816.pdf</a> . (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
<p>GOAL 9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.</p>	<p>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.</p>
<p>GOAL 10: Promote conservation of natural and agricultural lands and restoration of habitats.</p>	<p>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.</p>
<p>Source: Southern California Association of Governments, <i>Connect SoCal (2020 - 2045 Regional Transportation Plan/Sustainable Communities Strategy, 2020.</i></p>	

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.<sup>36</sup> CARB specifically states that Appendix D does not address other land uses (e.g., industrial).<sup>37</sup> However, CARB plans to explore new approaches for other land use types in the future.<sup>38</sup>

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

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<sup>36</sup> California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 21, November 2022.

<sup>37</sup> California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 4, November 2022.

<sup>38</sup> 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.<sup>39</sup>

- **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.<sup>40</sup> 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

<sup>39</sup> California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions*, Page 23, November 2022.

<sup>40</sup> 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.<sup>41</sup> 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]**

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<sup>41</sup> 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](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 (PCE) 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.<sup>42</sup>

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

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<sup>42</sup> 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.<sup>43</sup> 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).<sup>44</sup> The Chino Airport is predominantly a recreational airport.<sup>45</sup> 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.<sup>46</sup> Additionally, the Project site is outside of any of the ONT ALUCP safety zones.<sup>47</sup> 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.

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<sup>43</sup> 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).

<sup>44</sup> 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](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf). (Accessed September 2023).

<sup>45</sup> Ibid, Page 5.9-40.

<sup>46</sup> Ibid.

<sup>47</sup> 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.<sup>48</sup> 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.<sup>49</sup> 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.<sup>50</sup> 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

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<sup>48</sup> 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](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf). (Accessed September 2023).

<sup>49</sup> Ibid.

<sup>50</sup> 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.<sup>51</sup>

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.

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<sup>51</sup> 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.<sup>52</sup> 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.<sup>53</sup> 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

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<sup>52</sup> City of Ontario. 2021. *The Ontario Plan 2050 Draft Supplemental Environmental Impact Report*. Page. 5.10-22. Retrieved from: [https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final\\_DraftSEIR\\_TOP2050.pdf](https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf). (Accessed September 2023).

<sup>53</sup> 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.<sup>54</sup> 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.<sup>55</sup>

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

<sup>54</sup> FEMA's National Flood Hazard Layer. 06071C8608H. Retrieved at: <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>. (Accessed July 2023)

<sup>55</sup> 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 Basin 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.<sup>56</sup>

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.

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<sup>56</sup> 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](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 Impact 5.13-1 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 <sup>1</sup>
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:  $dBA_2 = dBA_1 + 20\log(d_1/d_2)$   
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,<sup>57</sup> 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.

<sup>57</sup> 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.<sup>58</sup> 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.<sup>59</sup> 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 $L_{eq}$ ) <sup>1</sup>	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 <sup>4</sup>
Site Preparation	72.7		No		72.8	No <sup>4</sup>
Grading	72.3		No		72.4	No <sup>4</sup>
Combined Building Construction and Paving <sup>2</sup>	71.8		No		71.9	No <sup>4</sup>
Combined Building Construction and Architectural Coating <sup>3</sup>	71.1		No		71.3	No <sup>4</sup>

1. Federal Transit Administration noise threshold of 80 dBA for residences.

<sup>58</sup> Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-2, Page 179, September 2018.

<sup>59</sup> 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 <sub>eq</sub> )	Noise Threshold (dBA L <sub>eq</sub> ) <sup>1</sup>	Exceed Threshold?	Ambient Noise Level (dBA L <sub>eq</sub> )	Construction + Ambient Combined Noise Level (dBA L <sub>eq</sub> )	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, <i>Roadway Construction Noise Model</i> , 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<sup>60</sup>. 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.<sup>61</sup> 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.<sup>62</sup> It should be noted that parking lot noises are instantaneous noise levels compared to noise standards in the hourly L<sub>eq</sub> metric, which are averaged over the entire duration

<sup>60</sup> Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, July 6, 2010.

<sup>61</sup> Kariel, H. G., *Noise in Rural Recreational Environments*, Canadian Acoustics 19(5), 3-10, 1991.

<sup>62</sup> 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<sup>63</sup> 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.

<sup>63</sup> 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 4<sup>th</sup> 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 <sup>1</sup>	ADT	dBA CNEL <sup>1</sup>		
Mountain Avenue	North of 4 <sup>th</sup> Street	25,605	66.4	26,035	66.5	0.1	No
	South of 4 <sup>th</sup> Street	21,715	65.7	21,845	65.7	0.0	No
4 <sup>th</sup> 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 4 <sup>th</sup> 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: <i>Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario</i> , 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) <sup>1</sup>	Peak Particle Velocity at 100 Feet (in/sec) <sup>1</sup>
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.<sup>64</sup> 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.

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<sup>64</sup> 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 accommodate 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.<sup>65</sup> 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.<sup>66</sup> 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.

<sup>65</sup> 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](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/Land%20Use/Figure%20LU-03%20Future%20Buildout%20Table_5.pdf).

<sup>66</sup> 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](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 consistent 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 (CJUHS) and Ontario-Montclair School District (OMSD) area. As discussed in the Approved SEIR, the CJUHS 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 the 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 than 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.<sup>67</sup> 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.<sup>68</sup> 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

<sup>67</sup> 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.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final\\_DraftSEIR\\_TOP2050.pdf](https://www.ontario.ca/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf) (Accessed September 2023)

<sup>68</sup> 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.<sup>69</sup> 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.

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<sup>69</sup> 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](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.<sup>70</sup>

The California Department of Finance (DOF) estimated the City's average household size in 2023 to be 3.33 persons per household.<sup>71</sup> 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.<sup>72</sup> 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.<sup>73</sup> 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.

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<sup>70</sup> 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](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf) (Accessed September 2023).

<sup>71</sup> 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).

<sup>72</sup> Southern California Association of Governments. 2001. *Employment Density Study Summary Report*. Page 4. Retrieved from: <https://www.mwcog.org/file.aspx?A=QTTITR24POOOUIw5mPNzK8F4d8dJdJe4LF9Exj6IXOU%3D> (Accessed September 2023).

<sup>73</sup> 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](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).<sup>74</sup> The Project, being a multifamily residential use, per IEUA, would generate wastewater using a scale of 0.7 EDU per housing unit.<sup>75</sup> 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.<sup>76</sup> **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: <a href="https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf">https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf</a> (Accessed September 2023)		

<sup>74</sup> Ibid Page 5.19-11

<sup>75</sup> Inland Empire Utilities Agency. 2023. Explanation of Fees. Retrieved from: <https://www.ieua.org/view-fees-rates/> (Accessed September 2023)

<sup>76</sup> 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.<sup>77</sup> 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.<sup>78</sup>

<sup>77</sup> 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).

<sup>78</sup> 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).<sup>79</sup> 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,

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<sup>79</sup> 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)
<b>AIR QUALITY</b>				
<p><b>MM 3-1:</b> 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:</p> <ul style="list-style-type: none"> <li>• Requiring fugitive dust control measures that exceed South Coast Air Quality Management District’s Rule 403, such as:                             <ul style="list-style-type: none"> <li>• Requiring use of nontoxic soil stabilizers to reduce wind erosion.</li> <li>• Applying water every four hours to active soil disturbing activities.</li> <li>• Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.</li> </ul> </li> <li>• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.</li> <li>• Ensuring construction equipment is properly serviced and maintained to the manufacturer’s standards.</li> </ul>	Project Applicant	Prior to individual project approvals and during construction activities	City of Ontario Planning/Building Department	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> <li>Limiting nonessential idling of construction equipment to no more than five consecutive minutes.</li> <li>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: <a href="http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf">http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf</a>.</li> </ul> <p>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.</p>				
<p><b>MM 3-2:</b> 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).</p>	Project Applicant	Prior to individual project approvals	City of Ontario Building Department	
<p><b>AQ-1:</b> 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:</p> <ul style="list-style-type: none"> <li>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.</li> <li>Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate</li> </ul>	Project Applicant	Prior to individual project approvals	City of Ontario Building Department	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>applications to optimize renewable energy generation systems and avoid peak energy use.</p> <ul style="list-style-type: none"> <li>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).</li> <li>Provide changing/shower facilities as specified in Section A5.106.4.3 of CALGreen (Nonresidential Voluntary Measures).</li> <li>Provide bicycle parking facilities per Section A4.106.9 of CALGreen (Residential Voluntary Measures).</li> <li>Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per Section A5.106.5.1 of CALGreen (Nonresidential Voluntary Measures).</li> <li>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).</li> <li>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.</li> </ul>				
<b>CULTURAL RESOURCES</b>				
<p><b>MM 5-1:</b> 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:</p> <ul style="list-style-type: none"> <li>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,</li> </ul>	Project Applicant	Prior to individual project approvals.	City of Ontario Building Department	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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.).</p> <p>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.</p> <p>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.</p> <p>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.</p>				
<p><b>MM 5-2:</b> 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:</p>	Project Applicant	Prior to individual project approvals and during ground disturbing activities	City of Ontario Planning Department	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>a) Archaeologists and/or paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.</p> <p>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.</p> <p>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.</p>				
<b>NOISE</b>				
<p><b>MM 12-1:</b> 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)</p>	Project Applicant	Prior to issuance of building permits	City of Ontario Planning Department	
<p><b>MM 12-2:</b> 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</p>	Project Applicant	Prior and during construction	City of Ontario Planning Department	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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.</p>				
<p><b>MM 12-4:</b> 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.</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• Saturdays and Sundays, as prescribed in Municipal Code Section 5-29.09.</li> <li>• 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).</li> <li>• 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.</li> <li>• Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.</li> <li>• Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.</li> <li>• Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City's Engineering Department.</li> </ul>	Project Applicant	Prior and during construction	City of Ontario Planning Department	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>				
<b>TRIBAL CULTURAL RESOURCES</b>				
<p><b>MM 5-4:</b> 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,</p>	Project Applicant	Prior to issuance of grading permit(s)	City of Ontario Planning Department	



Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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.</p>				
<p><b>TRC-1:</b> 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:</p> <ol style="list-style-type: none"> <li>1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling;</li> <li>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);</li> <li>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.</li> </ol> <p>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.</p>	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)
<p><b>TRC-2:</b> 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:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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:                         <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project</li> </ol> </li> </ol>	Project Applicant	During construction	City of Ontario Planning Department	

Mitigation Monitoring and Reporting Program

Mitigation Measures	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>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;</p> <p>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.</p>				

## **APPENDIX B – AIR QUALITY AND GREENHOUSE GAS ASSESSMENTS**

## **APPENDIX B1 – AIR QUALITY ASSESSMENT**

Air Quality Assessment  
Watermarke Ontario Planned Unit Development Project  
City of Ontario, California

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**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 <sub>2</sub> H <sub>3</sub> Cl	vinyl chloride
DPM	diesel particulate matter
FCAA	Federal Clean Air Act
H <sub>2</sub> S	hydrogen sulfide
Pb	lead
LST	local significance threshold
µg/m <sup>3</sup>	micrograms per cubic meter
mg/m <sup>3</sup>	milligrams per cubic meter
NAAQS	National Ambient Air Quality Standards
NO <sub>2</sub>	nitrogen dioxide
NO <sub>x</sub>	nitrogen oxide
O <sub>3</sub>	ozone
PM <sub>10</sub>	particulate matter less than 10 microns in diameter
PM <sub>2.5</sub>	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 <sub>4-2</sub>	sulfates
SO <sub>2</sub>	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

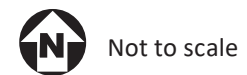
**Exhibit 1:** Regional Location Map  
*Watermark Ontario Planned Unit Development Project, City of Ontario*





Source: Google Earth

**Exhibit 2: Project Vicinity Map**  
*Watermarke Ontario Planned Unit Development Project, City of Ontario*





Source: TCA Architects

**Exhibit 3: Conceptual Site Plan**  
*Watermarke Ontario Planned Unit Development Project, City of Ontario*



## 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<sup>1</sup>. 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

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<sup>1</sup> 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<sub>x</sub>), sulfur dioxide (SO<sub>2</sub>), coarse particulate matter (PM<sub>10</sub>), fine particulate matter (PM<sub>2.5</sub>), and lead are primary air pollutants. Of these, CO, NO<sub>x</sub>, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> are criteria pollutants. ROG and NO<sub>x</sub> are criteria pollutant precursors and form secondary criteria pollutants through chemical and photochemical reactions in the atmosphere. For example, the criteria pollutant ozone (O<sub>3</sub>) is formed by a chemical reaction between ROG and NO<sub>x</sub> in the presence of sunlight. O<sub>3</sub> and nitrogen dioxide (NO<sub>2</sub>) 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](#).

<b>Pollutant</b>	<b>Major Man-Made Sources</b>	<b>Human Health Effects</b>
Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> )	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 <sub>3</sub> )	Formed by a chemical reaction between reactive organic gases/volatile organic compounds (ROG or VOC) <sup>1</sup> and nitrogen oxides (NO <sub>x</sub> ) 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 <sub>2</sub> )	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 <sub>2</sub> )	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 <sub>3</sub> . 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,

<b>Pollutant</b>	<b>Major Man-Made Sources</b>	<b>Human Health Effects</b>
	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.
<sup>1</sup> 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 ROG and VOCs. Both ROG 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), <i>Health Effects</i> , <a href="http://www.capcoa.org/health-effects/">http://www.capcoa.org/health-effects/</a> , 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<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. 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.

<b>Table 2: Ambient Air Quality Data</b>			
<b>Criteria Pollutant</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>Ozone (O<sub>3</sub>)<sup>1</sup></b>			
1-hour Maximum Concentration (ppm)	0.131	0.158	0.124
8-hour Maximum Concentration (ppm)	0.107	0.123	0.100
<i>Number of Days Standard Exceeded</i>			
CAAQS 1-hour (>0.09 ppm)	31	82	42
NAAQS 8-hour (>0.070 ppm)	52	116	78
<b>Carbon Monoxide (CO)<sup>1</sup></b>			
1-hour Maximum Concentration (ppm)	1.45	1.54	0.89
<i>Number of Days Standard Exceeded</i>			
NAAQS 1-hour (>35 ppm)	0	0	0
CAAQS 1-hour (>20 ppm)	0	0	0
<b>Nitrogen Dioxide (NO<sub>2</sub>)<sup>1</sup></b>			
1-hour Maximum Concentration (ppm)	0.0579	0.0554	0.0646
<i>Number of Days Standard Exceeded</i>			
NAAQS 1-hour (>0.100 ppm)	0	0	0
CAAQS 1-hour (>0.18 ppm)	0	0	0
<b>Particulate Matter Less Than 10 Microns (PM<sub>10</sub>)<sup>1</sup></b>			
National 24-hour Maximum Concentration	125.9	174.8	124.3
State 24-hour Maximum Concentration	—	—	—
State Annual Average Concentration (CAAQS=20 µg/m <sup>3</sup> )	—	—	—
<i>Number of Days Standard Exceeded</i>			
NAAQS 24-hour (>150 µg/m <sup>3</sup> )	0	1	0
CAAQS 24-hour (>50 µg/m <sup>3</sup> )	0	0	0
<b>Particulate Matter Less Than 2.5 Microns (PM<sub>2.5</sub>)<sup>1</sup></b>			
National 24-hour Maximum Concentration	—	—	—
State 24-hour Maximum Concentration	91.1	74.0	83.8
<i>Number of Days Standard Exceeded</i>			
NAAQS 24-hour (>35 µg/m <sup>3</sup> )	—	—	—
NAAQS = National Ambient Air Quality Standards; CAAQS = California Ambient Air Quality Standards; ppm = parts per million. µg/m <sup>3</sup> = micrograms per cubic meter; — = not measured			
<sup>1</sup> 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 ( <a href="https://www.arb.ca.gov/adam">https://www.arb.ca.gov/adam</a> ) except for CO, which were retrieved from the CARB Air Quality and Meteorological Information System ( <a href="https://www.arb.ca.gov/aqmis2/aqdselect.php">https://www.arb.ca.gov/aqmis2/aqdselect.php</a> ).			



## 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](#).

<b>Receptor Description</b>	<b>Distance and Direction from the Project</b>
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<sub>3</sub>, NO<sub>2</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, 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<sub>3</sub> 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](#).

<b>Table 4: State and Federal Ambient Air Quality Standards</b>			
<b>Pollutant</b>	<b>Averaging Time</b>	<b>State Standards<sup>1</sup></b>	<b>Federal Standards<sup>2</sup></b>
Ozone (O <sub>3</sub> ) <sup>2, 5, 7</sup>	8 Hour	0.070 ppm (137 µg/m <sup>3</sup> )	0.070 ppm
	1 Hour	0.09 ppm (180 µg/m <sup>3</sup> )	NA
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m <sup>3</sup> )	9 ppm (10 mg/m <sup>3</sup> )
	1 Hour	20 ppm (23 mg/m <sup>3</sup> )	35 ppm (40 mg/m <sup>3</sup> )
Nitrogen Dioxide (NO <sub>2</sub> )	1 Hour	0.18 ppm (339 µg/m <sup>3</sup> )	0.10 ppm <sup>11</sup>
	Annual Arithmetic Mean	0.030 ppm (57 µg/m <sup>3</sup> )	0.053 ppm (100 µg/m <sup>3</sup> )
Sulfur Dioxide (SO <sub>2</sub> ) <sup>8</sup>	24 Hour	0.04 ppm (105 µg/m <sup>3</sup> )	0.14 ppm (365 µg/m <sup>3</sup> )
	1 Hour	0.25 ppm (655 µg/m <sup>3</sup> )	0.075 ppm (196 µg/m <sup>3</sup> )
	Annual Arithmetic Mean	NA	0.03 ppm (80 µg/m <sup>3</sup> )
Particulate Matter (PM <sub>10</sub> ) <sup>1, 3, 6</sup>	24-Hour	50 µg/m <sup>3</sup>	150 µg/m <sup>3</sup>
	Annual Arithmetic Mean	20 µg/m <sup>3</sup>	NA
Fine Particulate Matter (PM <sub>2.5</sub> ) <sup>3, 4, 6, 9</sup>	24-Hour	NA	35 µg/m <sup>3</sup>
	Annual Arithmetic Mean	12 µg/m <sup>3</sup>	12 µg/m <sup>3</sup>
Sulfates (SO <sub>4-2</sub> )	24 Hour	25 µg/m <sup>3</sup>	NA
Lead (Pb) <sup>10, 11</sup>	30-Day Average	1.5 µg/m <sup>3</sup>	NA
	Calendar Quarter	NA	1.5 µg/m <sup>3</sup>
	Rolling 3-Month Average	NA	0.15 µg/m <sup>3</sup>
Hydrogen Sulfide (H <sub>2</sub> S)	1 Hour	0.03 ppm (42 µg/m <sup>3</sup> )	NA
Vinyl Chloride (C <sub>2</sub> H <sub>3</sub> Cl) <sup>10</sup>	24 Hour	0.01 ppm (26 µg/m <sup>3</sup> )	NA

Notes:

ppm = parts per million; µg/m<sup>3</sup> = micrograms per cubic meter; mg/m<sup>3</sup> = milligrams per cubic meter; – = no information available.

<sup>1</sup> California standards for O<sub>3</sub>, carbon monoxide (except Lake Tahoe), sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, suspended particulate matter - PM<sub>10</sub>, 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<sub>10</sub> 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.

<sup>2</sup> National standards shown are the "primary standards" designed to protect public health. National standards other than for O<sub>3</sub>, particulates and those based on annual averages are not to be exceeded more than once a year. The 1-hour O<sub>3</sub> 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<sub>3</sub> standard is attained when the 3-year average of the 4<sup>th</sup> highest daily concentrations is 0.070 ppm or less. The 24-hour PM<sub>10</sub> standard is attained when the 3-year average of the 99<sup>th</sup> percentile of monitored concentrations is less than 150 µg/m<sup>3</sup>. The 24-hour PM<sub>2.5</sub> standard is attained when the 3-year average of 98<sup>th</sup> percentiles is less than 35 µg/m<sup>3</sup>.

<sup>3</sup> 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<sub>10</sub> is met if the 3-year average falls below the standard at every site. The annual PM<sub>2.5</sub> 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.

<sup>4</sup> On October 1, 2015, the national 8-hour O<sub>3</sub> 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<sub>3</sub> 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<sub>3</sub> level in the area.

<sup>5</sup> The national 1-hour O<sub>3</sub> standard was revoked by the EPA on June 15, 2005.

<sup>6</sup> In June 2002, CARB established new annual standards for PM<sub>2.5</sub> and PM<sub>10</sub>.

<sup>7</sup> The 8-hour California O<sub>3</sub> standard was approved by the CARB on April 28, 2005 and became effective on May 17, 2006.

<sup>8</sup> On June 2, 2010, the EPA established a new 1-hour SO<sub>2</sub> standard, effective August 23, 2010, which is based on the 3-year average of the annual 99<sup>th</sup> percentile of 1-hour daily maximum concentrations. The existing 0.030 ppm annual and 0.14 ppm 24-hour SO<sub>2</sub> NAAQS however must continue to be used until one year following EPA initial designations of the new 1-hour SO<sub>2</sub> NAAQS.

<sup>9</sup> In December 2012, EPA strengthened the annual PM<sub>2.5</sub> NAAQS from 15.0 to 12.0 µg/m<sup>3</sup>. In December 2014, the EPA issued final area designations for the 2012 primary annual PM<sub>2.5</sub> 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.

<sup>10</sup> 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.

<sup>11</sup> 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<sub>2.5</sub> air quality standard, and to provide an update to the SCAQMD's commitments towards meeting the federal 8-hour O<sub>3</sub> standards. Specifically, the 2016 AQMP covers the following federal standards: 1979 1-hour O<sub>3</sub> NAAQS, 1997 8-hour O<sub>3</sub> NAAQS, 2006 24-hour PM<sub>2.5</sub> NAAQS, 2008 8-hour O<sub>3</sub> NAAQS, and the 2012 annual PM<sub>2.5</sub> NAAQS.

On October 1, 2015, the U.S. EPA strengthened the NAAQS for ground-level O<sub>3</sub>. 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<sub>3</sub> 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<sub>x</sub> 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<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> standards, as well as the federal 8-hour O<sub>3</sub> and PM<sub>2.5</sub> standards. The SCAB is designated as attainment or unclassified for the remaining state and federal standards.

<b>Pollutant</b>	<b>State</b>	<b>Federal</b>
Ozone (O <sub>3</sub> ) (1 Hour Standard)	Non-Attainment	Non-Attainment (Extreme)
Ozone (O <sub>3</sub> ) (8 Hour Standard)	Non-Attainment	Non-Attainment (Extreme)
Particulate Matter (PM <sub>2.5</sub> ) (24 Hour Standard)	–	Non-Attainment (Serious)
Particulate Matter (PM <sub>2.5</sub> ) (Annual Standard)	Non-Attainment	Non-Attainment (Moderate)
Particulate Matter (PM <sub>10</sub> ) (24 Hour Standard)	Non-Attainment	Attainment (Maintenance)
Particulate Matter (PM <sub>10</sub> ) (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 <sub>2</sub> ) (1 Hour Standard)	Attainment	Unclassifiable/Attainment
Nitrogen Dioxide (NO <sub>2</sub> ) (Annual Standard)	Attainment	Attainment (Maintenance)
Sulfur Dioxide (SO <sub>2</sub> ) (1 Hour Standard)	Attainment	Unclassifiable/Attainment
Sulfur Dioxide (SO <sub>2</sub> ) (24 Hour Standard)	Attainment	–
Lead (Pb) (30 Day Standard)	–	Unclassifiable/Attainment
Lead (Pb) (3 Month Standard)	Attainment	–
Sulfates (SO <sub>4-2</sub> ) (24 Hour Standard)	Attainment	–
Hydrogen Sulfide (H <sub>2</sub> S) (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<sub>10</sub> emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. PM<sub>10</sub> 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:

#### The Ontario Plan 2050, Environmental Resources Element

*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](#).

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 <sub>x</sub> )	100	55
Sulfur Oxides (SO <sub>x</sub> )	150	150
Coarse Particulates (PM <sub>10</sub> )	150	150
Fine Particulates (PM <sub>2.5</sub> )	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 through 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<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> 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.

Project Size	(Maximum Pounds Per Day)			
	Nitrogen Oxide (NO <sub>x</sub> )	Carbon Monoxide (CO)	Coarse Particulates (PM <sub>10</sub> )	Fine Particulates (PM <sub>2.5</sub> )
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<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> are all pollutants of regional concern. NO<sub>x</sub> and ROG react with sunlight to form O<sub>3</sub>, known as photochemical smog. Additionally, wind currents readily transport PM<sub>10</sub> and PM<sub>2.5</sub>. 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<sub>3</sub>-precursor pollutants (i.e. ROG and NO<sub>x</sub>) and PM<sub>10</sub> and PM<sub>2.5</sub>. 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 [Table 8: Construction-Related Emissions](#).

<b>Table 8: Construction-Related Emissions</b>						
Construction Year	Emissions (Maximum Pounds Per Day) <sup>1</sup>					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
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
<i>SCAQMD Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<b>Exceed SCAQMD Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
ROG = Reactive Organic Gases; NO <sub>x</sub> = Nitrogen Oxides; CO = Carbon Monoxide; SO <sub>2</sub> = Sulfur Dioxide; PM <sub>10</sub> = Particulate Matter 10 microns in diameter or less; PM <sub>2.5</sub> = 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](#).

<b>Table 9: Operational Emissions</b>						
Source	Emissions (Maximum Pounds Per Day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
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
<b>Total Emissions</b>	15.69	10.18	68.04	0.12	7.33	2.29
<i>SCAQMD Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
ROG = Reactive Organic Gases; NO <sub>x</sub> = Nitrogen Oxides; CO = Carbon Monoxide; SO <sub>2</sub> = Sulfur Dioxide; PM <sub>10</sub> = Particulate Matter 10 microns in diameter or less; PM <sub>2.5</sub> = 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<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> for State standards and nonattainment for O<sub>3</sub> and PM<sub>2.5</sub> 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<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. 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.

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
	<b>Total Acres Graded per Day</b>				

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.

<b>Table 11: Localized Significance of Construction Emissions</b>				
Construction Activity	Emissions (Maximum Pounds Per Day) <sup>1</sup>			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
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
<b>Maximum Daily Emissions</b>	<b>36.0</b>	<b>32.9</b>	<b>6.7</b>	<b>4.1</b>
<i>SCAQMD Localized Screening Threshold (adjusted for 3.5 acres at 25 meters)</i>	220	1,713	11	7
<b>Exceed SCAQMD Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
NO <sub>x</sub> = Nitrogen Oxides; CO = Carbon Monoxide; PM <sub>10</sub> = Particulate Matter 10 microns in diameter or less; PM <sub>2.5</sub> = 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.

<b>Table 12: Localized Significance of Operational Emissions</b>				
Activity	Emissions (Maximum Pounds Per Day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
On-Site Emissions	6.3	34.7	0.5	0.5
<i>SCAQMD Localized Screening Threshold (adjusted for 5 acres at 25 meters)</i>	220	1,713	3	2
<b>Exceed SCAQMD Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
NO <sub>x</sub> = Nitrogen Oxides; CO = Carbon Monoxide; PM <sub>10</sub> = Particulate Matter 10 microns in diameter or less; PM <sub>2.5</sub> = 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.5<sup>th</sup> 502). The SCAQMD has set its CEQA significance thresholds based on the FCAA, which defines a major stationary source (in extreme O<sub>3</sub> 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<sup>2</sup> 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<sub>x</sub> and ROG are precursor emissions that form O<sub>3</sub> 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<sub>3</sub> may be formed at a distance downwind from the sources. Breathing ground-level O<sub>3</sub> 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<sub>3</sub> 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<sub>3</sub> 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<sub>x</sub> emissions (an O<sub>3</sub> 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<sub>x</sub> 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<sub>x</sub> technologies and (2) developing new ZE and ultra-low NO<sub>x</sub> 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<sub>x</sub> 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.

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<sup>2</sup> 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<sub>x</sub> reductions prove to be much more effective in reducing O<sub>3</sub> levels and will also lead to significant improvement in PM<sub>2.5</sub> concentrations. NO<sub>x</sub>-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<sub>3</sub> 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<sub>3</sub> 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."<sup>3</sup>

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<sub>x</sub> 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<sub>3</sub>. Based on its recent

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<sup>3</sup> 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<sub>x</sub> 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."<sup>4</sup> 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<sub>x</sub> or 89,190 pounds per day of ROG (VOC) emissions, which SCAQMD stated was a large enough emission to quantify O<sub>3</sub>-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<sub>x</sub>, 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.<sup>5</sup> 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.

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<sup>4</sup> Ibid. Page 34.

<sup>5</sup> 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

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# 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
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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
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## 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	19,031

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	—	39.4

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

## 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	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
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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	0.00

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

### 3.5. 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	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	0.00

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

### 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	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	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
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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
Unenclos ed 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113
Unenclos ed 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	—	3.83



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
<b>Total</b>	<b>0.02</b>	<b>0.01</b>	<b>0.19</b>	<b>0.08</b>	<b>&lt; 0.005</b>	<b>0.01</b>	<b>—</b>	<b>0.01</b>	<b>0.01</b>	<b>—</b>	<b>0.01</b>	<b>—</b>	<b>213</b>	<b>213</b>	<b>0.02</b>	<b>&lt; 0.005</b>	<b>—</b>	<b>213</b>

#### 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
<b>Total</b>	<b>0.12</b>	<b>0.06</b>	<b>1.01</b>	<b>0.44</b>	<b>0.01</b>	<b>0.08</b>	<b>—</b>	<b>0.08</b>	<b>0.08</b>	<b>—</b>	<b>0.08</b>	<b>—</b>	<b>1,286</b>	<b>1,286</b>	<b>0.11</b>	<b>&lt; 0.005</b>	<b>—</b>	<b>1,289</b>
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
Unenclos ed 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts 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
Unenclos ed 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
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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
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## 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
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### 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
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## 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  $\frac{3}{4}$  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	—

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



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:



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August 2023

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**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 <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalent
CFC	Chlorofluorocarbon
CCAP	Community Climate Action Plan
cy	cubic yard
FAAA	Federal Clean Air Act
FR	Federal Register
GHG	greenhouse gas
HCFC	Hydrochlorofluorocarbon
HFC	Hydrofluorocarbon
LCFS	Low Carbon Fuel Standard
CH <sub>4</sub>	Methane
MMTCO <sub>2</sub> e	million metric tons of carbon dioxide equivalent
MTCO <sub>2</sub> e	metric tons of carbon dioxide equivalent
NHTSA	National Highway Traffic Safety Administration
NF <sub>3</sub>	nitrogen trifluoride
N <sub>2</sub> O	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 <sub>6</sub>	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](#).

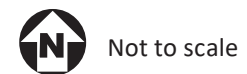
## 1.2 Project Description

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 Location Map  
*Watermark Ontario Planned Unit Development Project, City of Ontario*

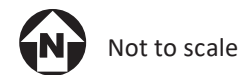


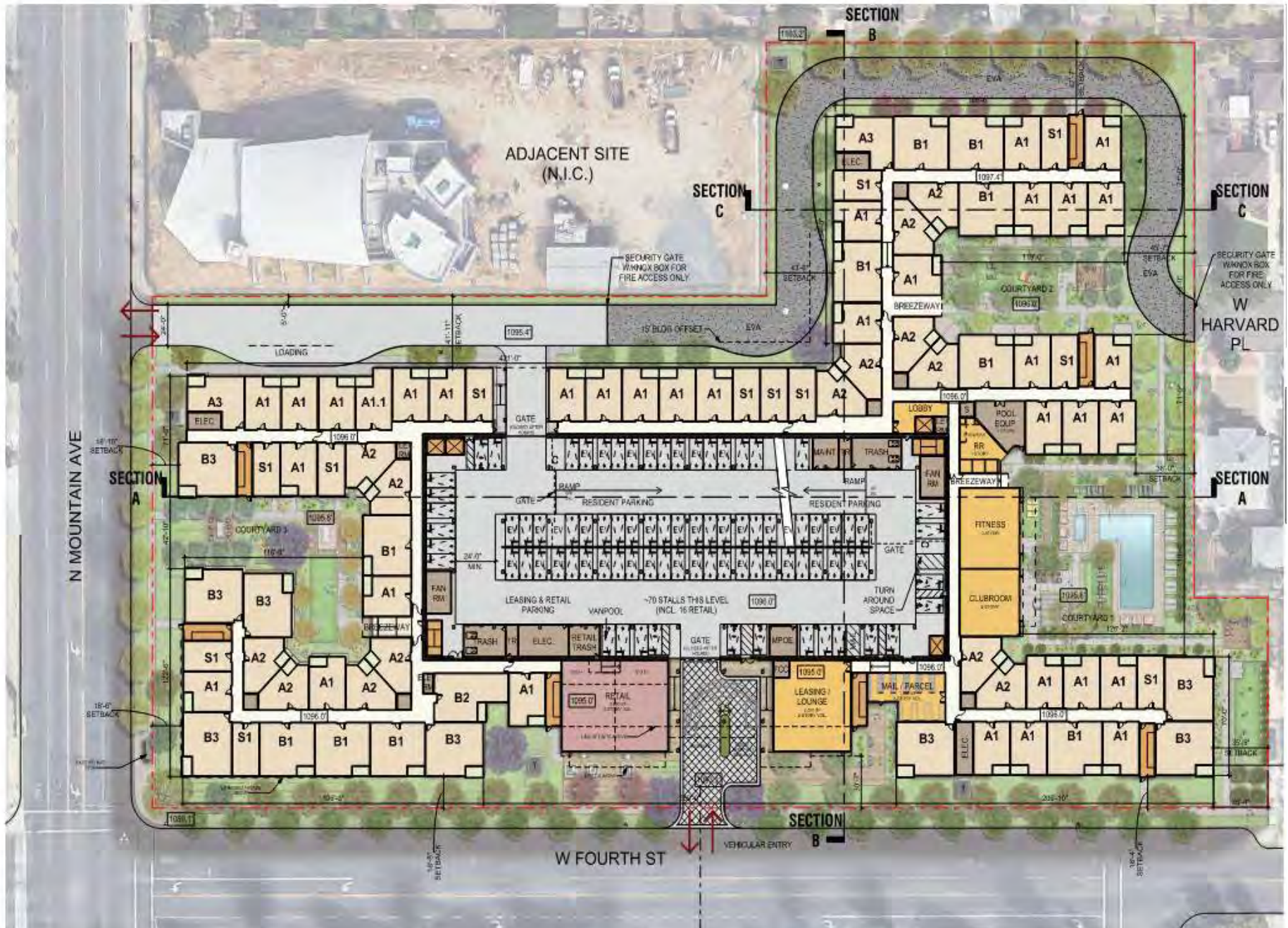




Source: Google Earth

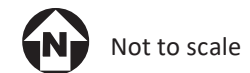
**Exhibit 2: Project Vicinity Map**  
*Watermarke Ontario Planned Unit Development Project, City of Ontario*





Source: TCA Architects

**Exhibit 3: Conceptual Site Plan**  
 Watermarke Ontario Planned Unit Development Project, City of Ontario



## 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<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). 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<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>); 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<sub>2</sub> 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<sub>2</sub> 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<sub>2</sub> emissions remains stored in the atmosphere<sup>1</sup>. [Table 1: Description of Greenhouse Gases](#) describes the primary GHGs attributed to global climate change, including their physical properties.

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<sup>1</sup> 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](http://www.climatechange2013.org/images/report/WG1AR5_ALL_FINAL.pdf).

<b>Greenhouse Gas</b>	<b>Description</b>
Carbon Dioxide (CO <sub>2</sub> )	CO <sub>2</sub> 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 <sub>2</sub> 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 <sub>2</sub> is variable because it is readily exchanged in the atmosphere. CO <sub>2</sub> 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 <sub>2</sub> O)	N <sub>2</sub> O is largely attributable to agricultural practices and soil management. Primary human-related sources of N <sub>2</sub> O include agricultural soil management, sewage treatment, combustion of fossil fuels, and adipic and nitric acid production. N <sub>2</sub> O is produced from biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N <sub>2</sub> O is approximately 120 years. The Global Warming Potential of N <sub>2</sub> O is 298.
Methane (CH <sub>4</sub> )	CH <sub>4</sub> , 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 <sub>4</sub> include wetlands, gas hydrates, termites, oceans, freshwater bodies, non-wetland soils, and wildfires. The atmospheric lifetime of CH <sub>4</sub> 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 <sub>6</sub> )	SF <sub>6</sub> 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 <sub>6</sub> is 23,900.
Hydrochlorofluorocarbons (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 <sub>3</sub> )	NF <sub>3</sub> 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, <i>Overview of Greenhouse Gases</i> , ( <a href="https://www.epa.gov/ghgemissions/overview-greenhouse-gases">https://www.epa.gov/ghgemissions/overview-greenhouse-gases</a> ), accessed 2-5-2020; U.S. EPA, <i>Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2016</i> , 2018; Intergovernmental Panel on Climate Change, <i>Climate Change 2007: The Physical Science Basis</i> , 2007; National Research Council, <i>Advancing the Science of Climate Change</i> , 2010; U.S. EPA, <i>Methane and Nitrous Oxide Emission from Natural Sources</i> , 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<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, HFCs, PFCs, and SF<sub>6</sub>) 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<sub>2</sub> 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<sub>2</sub> 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<sub>2</sub> 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<sup>2</sup> 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<sub>2</sub> equivalents (CO<sub>2</sub>e) in the world and produced 369 million metric tons of carbon dioxide equivalent (MMTCO<sub>2</sub>e) in 2020.<sup>3</sup> The transportation sector is the State's largest emitter of GHGs, followed by industrial operations such as manufacturing and oil and gas extraction.

<sup>2</sup> 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.

<sup>3</sup> 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")<sup>4</sup>. 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<sup>5</sup>. 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

<sup>4</sup> 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.

<sup>5</sup> 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<sub>2</sub>e to 545 MMTCO<sub>2</sub>e. 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<sup>6</sup>. 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

<sup>6</sup> California Air Resources Board, *California's 2017 Climate Change Scoping Plan*, [https://www.arb.ca.gov/cc/scopingplan/scoping\\_plan\\_2017.pdf](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.<sup>7</sup> CARB specifically states that Appendix D does not address other land uses (e.g., industrial).<sup>8</sup> However, CARB plans to explore new approaches for other land use types in the future.<sup>9</sup>

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

<sup>7</sup> 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).

<sup>8</sup> California Air Resources Board, 2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions, Page 4, November 2022.

<sup>9</sup> 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<sub>2</sub>e 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<sub>2</sub> 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<sup>2</sup> 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 MMTCO<sub>2e</sub>. 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<sub>2</sub>e (MTCO<sub>2</sub>e) per year for industrial projects and a 3,000 MTCO<sub>2</sub>e 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<sub>2</sub>e 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<sub>2</sub>e/year for industrial projects and 3,000 MTCO<sub>2</sub>e/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).<sup>10</sup>

### **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,

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<sup>10</sup> 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.



<b>Project Type</b>	<b>Project Size Threshold</b>
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.ontario.ca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP\\_Screening-Tables-MARCH%202023.pdf](https://www.ontario.ca.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<sub>2</sub>e/dwelling unit.
- For residential development completed after 2030, the project shall not produce GHG emissions greater than 1.53 MTCO<sub>2</sub>e/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<sub>2</sub>e/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<sub>2</sub>e/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<sup>11</sup>.

#### 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<sub>2</sub>e/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

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<sup>11</sup> 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<sub>2</sub>/year to nearly 49 GtCO<sub>2</sub>/year.<sup>12</sup> 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

<sup>12</sup> 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.<sup>13</sup> 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

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<sup>13</sup> 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.<sup>14</sup>

- **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<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> are all pollutants of regional concern. NO<sub>x</sub> and ROG react with sunlight to form O<sub>3</sub>, known as photochemical smog. Additionally, wind currents readily transport PM<sub>10</sub> and PM<sub>2.5</sub>. 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.

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<sup>14</sup> 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<sub>2</sub>, N<sub>2</sub>O, and CH<sub>4</sub> 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<sub>2</sub>e) generated during construction are shown in [Table 3: Construction-Related Greenhouse Gas Emissions](#).

<b>Table 3: Construction-Related Greenhouse Gas Emissions</b>		
<b>Category</b>	<b>MTCO<sub>2</sub>e</b>	<b>30-Year Amortized MTCO<sub>2</sub>e</b>
Construction Year 2024	587	19.57
Construction Year 2025	1,245	41.50
Construction Year 2026	1,118	37.27
<i>Total Construction Emissions</i>	<i>2,950</i>	<i>98.33<sup>1</sup></i>
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<sub>2</sub>e 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<sup>15</sup>. The amortized Project construction emissions would be 98.33 MTCO<sub>2</sub>e 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

<sup>15</sup> 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<sub>2</sub>e annually from both construction and operations.

<b>Table 4: Operational Greenhouse Gas Emissions</b>	
<b>Emissions Source</b>	<b>Annual Emissions</b>
	<b>MTCO<sub>2</sub>e per Year</b>
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
<b>Total</b>	<b>2,186.85</b>
Emissions per Dwelling Unit	6.13
2022 CCAP Update Threshold for residential developments completed between 2020 and 2030, emissions per Dwelling Unit	5.85
<b>Exceeds Threshold?</b>	<b>Yes</b>

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<sub>2</sub>e per unit, exceeding the 5.85 MTCO<sub>2</sub>e 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](#).

Reduction Measure	Description	Feature	Points
Measure 1: Building Electrification	Replacement of gas appliance with efficient electric appliance	Electric Space Heater	6
		Electric Water Heater	8
		Electric Stove	5
		Electric Dryer	1
<i>Total for measure</i>			<b>20</b>
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
<i>Total for measure</i>			<b>10</b>
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
<i>Total for measure</i>			<b>10</b>
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
<i>Total for measure</i>			<b>6</b>
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



<b>Table 5: Example of GHG Performance Standards for Multi-Family Development</b>			
<b>Reduction Measure</b>	<b>Description</b>	<b>Feature</b>	<b>Points</b>
<i>Total for measure</i>			<b>33</b>
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
<i>Total for measure</i>			<b>7</b>
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
<i>Total for measure</i>			<b>15</b>
<b>TOTAL POINTS</b>			<b>101</b>
Source: City of Ontario, <i>Ontario Community Climate Action Plan: Greenhouse Gas Emissions Screening Tables</i> , Table 3, page 10. <a href="https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP_Screening-Tables-MARCH%202023.pdf">https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/CCAP/Screening%20Table/Ontario-CCAP_Screening-Tables-MARCH%202023.pdf</a> 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	
<b>Energy</b>			
Energy – Strategy 1	<b>Building electrification.</b> 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	<b>Onsite solar energy for existing residential development.</b> 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	<b>Onsite Solar Energy Systems for Nonresidential Development:</b> 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: <ul style="list-style-type: none"> <li>• New commercial and office buildings, or existing commercial and office building expansions greater or equal to 45,000 square feet in size.</li> <li>• New industrial or existing industrial buildings expansions greater or equal to 100,000 square feet in size.</li> </ul>	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	<b>Green roofs.</b> 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.

<b>Table 6: Community Climate Action Plan Consistency</b>			
<b>CCAP Measure Name</b>	<b>Measure Description</b>	<b>Consistency</b>	
Energy – Strategy 5	<b>Urban Cooling:</b> 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	<b>Energy efficiency retrofits for low-income households.</b> 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	<b>Energy efficiency retrofits.</b> 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	<b>Smart Growth and Infill.</b> 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.
<b>Transportation</b>			
Transportation – Strategy 9	<b>Transit-Oriented Development:</b> 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	<b>Increase Transportation Ridership.</b> 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	<b>Traffic signal synchronization and roadway management.</b> 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	<b>Community vehicle electrification.</b> 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.

<b>Table 6: Community Climate Action Plan Consistency</b>			
<b>CCAP Measure Name</b>	<b>Measure Description</b>	<b>Consistency</b>	
Transportation – Strategy 13	<b>Active Transportation Networks:</b> 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 served by OmniTrans.
Transportation – Strategy 14	<b>Vehicle Idling:</b> 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	<b>Parking policy and event parking.</b> 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.
<b>Off-road Equipment</b>			
Off-Road Equipment – Strategy 16	<b>Electrification of construction and landscaping equipment.</b> 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	<b>Idling Ordinance for Construction Equipment:</b> 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.
<b>Waste</b>			
Waste – Strategy 18	<b>Methane capture at landfills.</b> Support efforts to reduce methane emissions from regional landfills.	N/A:	This measure is not applicable to the proposed Project.
Waste – Strategy 19	<b>Waste Diversion:</b> 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	<b>Construction and Demolition Waste Recovery Ordinance:</b> 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 <b>PPP GHG-3</b> .
<b>Water</b>			
Water – Strategy 21	<b>Indoor water efficiency.</b> 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	<b>Water Efficient Landscapes and Water Recycling:</b> 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	<b>Water system and wastewater operations efficiency.</b> 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	<b>Methane capture for wastewater treatment.</b> 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.
<b>Other</b>			
Strategy 25	<b>Methane capture for dairy operations.</b> 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	<b>Climate change awareness and education.</b> 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	<b>Carbon sequestration.</b> Establish a citywide carbon sequestration project and sequestration goal of 5,000 MT CO <sub>2</sub> per year.	N/A:	This measure is to be taken at the City level.
Strategy 28	<b>Green jobs.</b> 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. <i>Ontario Community Climate Action Plan</i> . <a href="https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/CCAP/Ontario-CCAP_Adopted_20220816.pdf">https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/CCAP/Ontario-CCAP_Adopted_20220816.pdf</a> . (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 (CAA) 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](#).

<b>SCAG Goals</b>	<b>Compliance</b>
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.

<b>SCAG Goals</b>	<b>Compliance</b>
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 service.
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.<sup>16</sup> CARB specifically states that Appendix D does not address other land uses (e.g., industrial).<sup>17</sup> However, CARB plans to explore new approaches for other land use types in the future.<sup>18</sup>

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.

<sup>16</sup> California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions*, Page 21, November 2022.

<sup>17</sup> California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions*, Page 4, November 2022.

<sup>18</sup> 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.<sup>19</sup>

- 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.<sup>20</sup> The Project includes a mix of a residential and

<sup>19</sup> California Air Resources Board, *2022 Scoping Plan for Achieving Carbon Neutrality, Appendix D: Local Actions*, Page 23, November 2022.

<sup>20</sup> 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**

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# Watermarke Detailed Report

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#### 4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.2. Unmitigated

4.3.1. Mitigated

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

4.4.1. Mitigated

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

4.5.1. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated



4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

## 5. Activity Data

### 5.1. Construction Schedule

### 5.2. Off-Road Equipment

#### 5.2.1. Unmitigated

#### 5.2.2. Mitigated

### 5.3. Construction Vehicles

#### 5.3.1. Unmitigated

#### 5.3.2. Mitigated

### 5.4. Vehicles

#### 5.4.1. Construction Vehicle Control Strategies

### 5.5. Architectural Coatings

### 5.6. Dust Mitigation

#### 5.6.1. Construction Earthmoving Activities

#### 5.6.2. Construction Earthmoving Control Strategies

### 5.7. Construction Paving

### 5.8. Construction Electricity Consumption and Emissions Factors

### 5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

# 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
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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
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## 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	19,031

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	—	39.4

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

## 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	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	0.00

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

### 3.5. 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	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	0.00

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

### 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	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	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
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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
Unenclos ed 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,461	1,461	0.14	0.02	—	1,470
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	113	113	0.01	< 0.005	—	113
Unenclos ed 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
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## 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	—	3.83

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
<b>Total</b>	<b>0.02</b>	<b>0.01</b>	<b>0.19</b>	<b>0.08</b>	<b>&lt; 0.005</b>	<b>0.01</b>	<b>—</b>	<b>0.01</b>	<b>0.01</b>	<b>—</b>	<b>0.01</b>	<b>—</b>	<b>213</b>	<b>213</b>	<b>0.02</b>	<b>&lt; 0.005</b>	<b>—</b>	<b>213</b>

#### 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
<b>Total</b>	<b>0.12</b>	<b>0.06</b>	<b>1.01</b>	<b>0.44</b>	<b>0.01</b>	<b>0.08</b>	<b>—</b>	<b>0.08</b>	<b>0.08</b>	<b>—</b>	<b>0.08</b>	<b>—</b>	<b>1,286</b>	<b>1,286</b>	<b>0.11</b>	<b>&lt; 0.005</b>	<b>—</b>	<b>1,289</b>
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
Unenclos ed 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Apartme nts 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
Unenclos ed 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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
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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
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## 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
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### 5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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## 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
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### 5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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### 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
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## 5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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## 5.18.1. Biomass Cover Type

## 5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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## 5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres
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## 5.18.2. Sequestration

## 5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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## 5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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## 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  $\frac{3}{4}$  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	—



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

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 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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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).

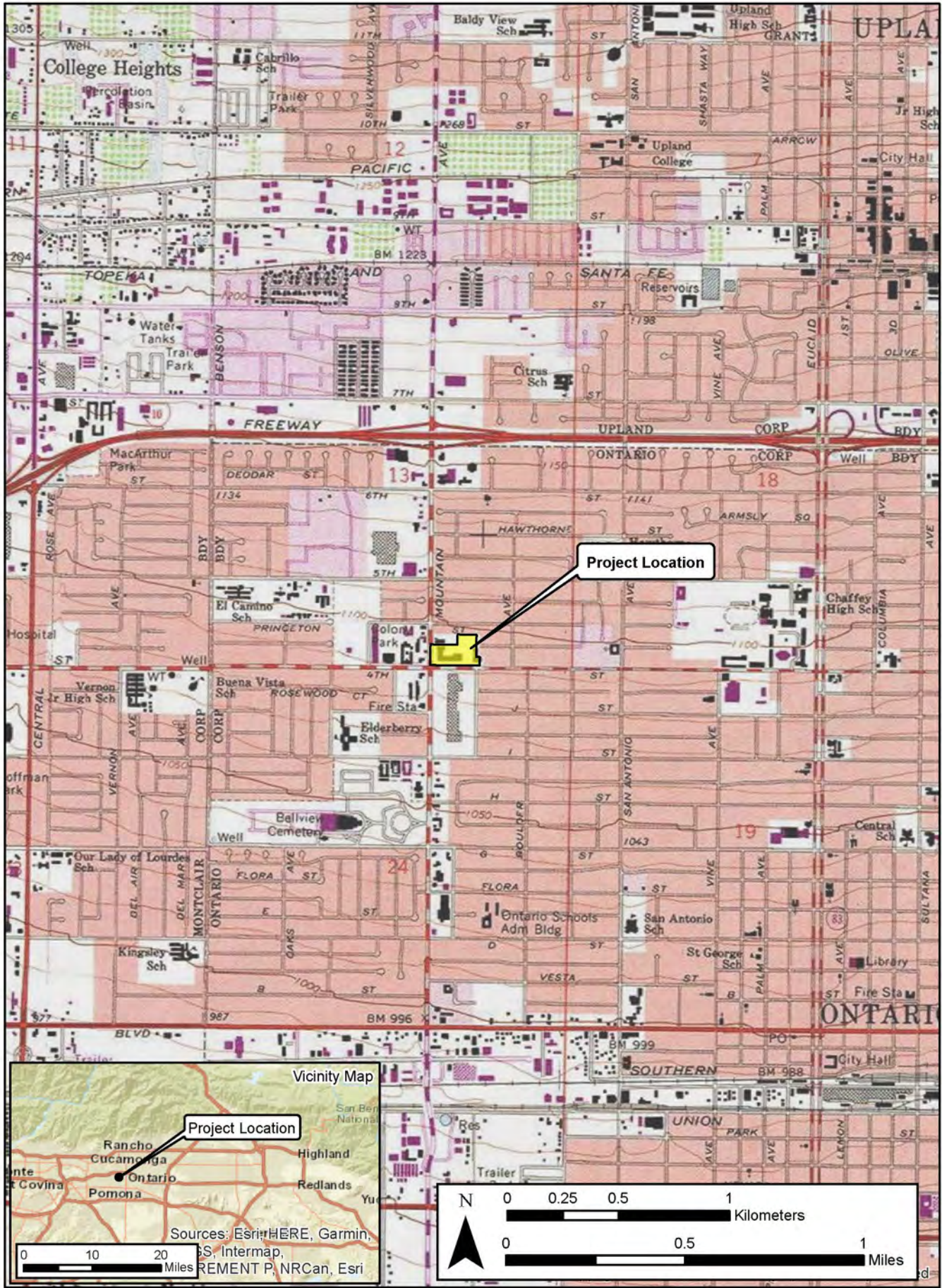
### Regulatory Setting

**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



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Project Location Site  
 Watermark Project

Figure 1

Kimley-Horn

Reference: ESRI; USGS Quad: Ontario, California (1981)

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 19<sup>th</sup> 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 Chaffey brothers 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 Chaffey brothers 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 Chaffey brothers' "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 17<sup>th</sup>, 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
<i>Ontario</i> (1981), <i>California</i>	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 4<sup>th</sup> Street.** The existing commercial complex, located at 1028-1044 W 4<sup>th</sup> 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 Laundromatic 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 4<sup>th</sup> Street to the south. The extant section of the subject property (which faces 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> Street was Hazel's Fashions clothing store and 1038 W 4<sup>th</sup> Street was Ontario Beauty Supply (Upland News 1968; Montclair Tribune 1968). In 1969, 1034 W 4<sup>th</sup> Street housed Stella's Italian Kitchen (Montclair Tribune 1969). In 1975, 1038 W 4<sup>th</sup> Street housed Complete Office Outfitters (Montclair Tribune 1975). In 1986, 1044 W 4<sup>th</sup> 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 4<sup>th</sup> Street (Daily Press 1990). In 2001, Quality Drinking Water was located at 1034 W 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> Street California Register Evaluation.** Criterion 1: The Ontario Plaza Shopping Center at 1028-1044 W 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 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 Addition 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**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9

\*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 4<sup>th</sup> 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**

Page 2 of 9

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder) 1126 N Mountain Ave

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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**\*B14. Evaluator:** Kara Brunzell

**\*Date of Evaluation:** 10/2/20



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Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1126 N Mountain Ave  
\*Date:  Continuation  Update

\*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.

**CONTINUATION SHEET**

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Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1126 N Mountain Ave  
\*Date:  Continuation  Update



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.

**CONTINUATION SHEET**

Page 6 of 9  
Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1126 N Mountain Ave  
\*Date:  Continuation  Update

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

**CONTINUATION SHEET**

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Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1126 N Mountain Ave

\*Date:  Continuation  Update

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).

**CONTINUATION SHEET**

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Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1126 N Mountain Ave

\*Date:  Continuation  Update



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

**CONTINUATION SHEET**

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Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1126 N Mountain Ave

\*Date:  Continuation  Update

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".

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

\*Resource Name or #: 1028-1044 W 4<sup>th</sup> Street

**P1. Other Identifier:** Ontario Plaza Shopping Center

**\*P2. Location:**  Not for Publication  Unrestricted  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*a. County:** San Bernardino

**\*b. USGS 7.5' Quad:** Ontario, CA **Date:** 1981

**T 1S; R 8W; Section 13; SBBM**

c. Address: 1028-1044 W 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 Watermark 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**

Page 2 of 8

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder) 1028-1044 W 4<sup>th</sup> Street

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 4<sup>th</sup> 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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Swett, Ira. *The Ontario & San Antonio Heights Railroad Company: Pacific Electric in Ontario & Claremont*. Interurbans Publications, 1969.

*South Ontario News*. "Household Finance Corp." Mar. 20, 1991, 40.

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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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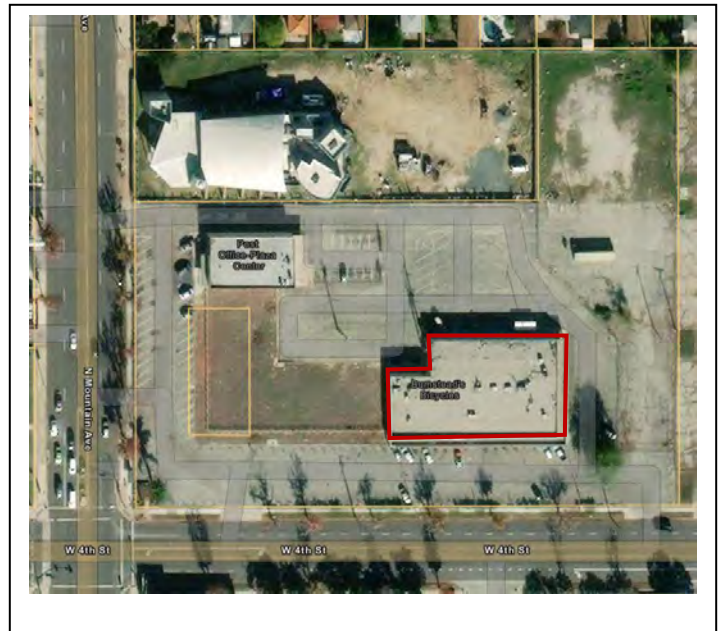
Accessed Feb. 26, 2020.

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September 29, 2023.

**\*B14. Evaluator:** Kara Brunzell

**\*Date of Evaluation:** 10/2//2023



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Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1028-1044 W 4<sup>th</sup> Street  
\*Date:  Continuation  Update

\*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

**CONTINUATION SHEET**

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Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1028-1044 W 4<sup>th</sup> Street  
\*Date:  Continuation  Update

The existing commercial complex, located at 1028-1044 W 4<sup>th</sup> 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 Laundromatic 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 4<sup>th</sup> Street to the south. The extant section of the subject property (which faces 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> Street was Hazel's Fashions clothing store and 1038 W 4<sup>th</sup> Street was Ontario Beauty Supply (*Upland News* 1968; *Montclair Tribune* 1968). In 1969, 1034 W 4<sup>th</sup> Street housed Stella's Italian Kitchen (*Montclair Tribune* 1969). In 1975, 1038 W 4<sup>th</sup> Street housed Complete Office Outfitters (*Montclair Tribune* 1975). In 1986, 1044 W 4<sup>th</sup> 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 4<sup>th</sup> Street (*Daily Press* 1990). In 2001, Quality Drinking Water was located at 1034 W 4<sup>th</sup> 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 4<sup>th</sup> 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.

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Recorded by: Doug Kazmier

\*Resource Name or # (Assigned by recorder) 1028-1044 W 4<sup>th</sup> Street  
\*Date:  Continuation  Update

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 <sup>1</sup> (off-road construction Equipment)	MTCO <sub>2</sub> e	Gallons of Fuel <sup>4</sup>	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		
<b>Total</b>	<b>890</b>	<b>87,694</b>	<b>280,907,070</b>	<b>0.0312%</b>

Off-Site Diesel <sup>1</sup> (on-road construction trips)	MTCO <sub>2</sub> e	Gallons of Fuel <sup>4</sup>	County Fuel in 2024 (Start of Construction)	Percent
Demolition	8	801		
Site Preparation/Grading	63	6,207		
Building Construction	711	70,039		
Paving	0	0		
Architectural Coating	0	0		
<b>Total</b>	<b>782</b>	<b>77,047</b>	<b>280,907,070</b>	<b>0.0274%</b>

Off-Site Gasoline <sup>2</sup>	MTCO <sub>2</sub> e	Gallons of Fuel <sup>4</sup>	County Fuel in 2024 (Start of Construction)	Percent
Demolition	2	220		
Site Preparation/Grading	10	1,136		
Building Construction	1,302	147,787		
Paving	3	338		
Architectural Coating	29	3,246		
<b>Total</b>	<b>1,346</b>	<b>152,728</b>	<b>846,846,001</b>	<b>0.0180%</b>

Total Diesel Fuel		164,741	280,907,070	0.0586%
Total Gasoline Fuel		152,728	846,846,001	0.0180%
<b>Total Construction Fuel</b>	<b>3,018</b>	<b>317,468</b>		

Construction Phase <sup>3</sup>	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									
<b>Total</b>	<b>33</b>	<b>8</b>	<b>2</b>	<b>51</b>	<b>0</b>	<b>2</b>	<b>141</b>	<b>63</b>	<b>8</b>

Construction Phase <sup>3</sup>	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						
<b>Total</b>	<b>640</b>	<b>711</b>	<b>1,302</b>	<b>23</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>29</b>

Notes:

<sup>1</sup> Fuel used for off-road, hauling, and vendor trips assumed to be diesel.

<sup>2</sup> Fuel used for worker trips assumed to be gasoline.

<sup>3</sup> MTCO<sub>2</sub>e rates from CalEEMod (3.0 Construction Emissions Details).

<sup>4</sup> For CO<sub>2</sub>e emissions, see Chapter 13 (page 94); Conversion Ratios: Climate Registry, General Reporting Protocol, 2016.

**Construction Water Energy**

Daily Soil Disturbance <sup>1</sup>	3.5	acres
Days of Soil Disturbance <sup>2</sup>	241	days
Water Concentration <sup>3</sup>	3,020	gallons/acre
Water Energy Intensity <sup>4</sup>	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:

- <sup>1</sup> Total daily acres disturbed from offroad equipment per CalEEMod (3.0 Construction Emissions Detail) and maximum SCAQMD LST values for soil-disturbing equipment.
- <sup>2</sup> Number of days of construction with soil-disturbing equipment per CalEEMod (5.1 Construction Schedule).
- <sup>3</sup> Water application rate per Air and Waste Management Association's Air Pollution Engineering Manual.
- <sup>4</sup> Water energy intensity factor for subarea per CalEEMod User Guide, Appendix G, Tab G-32.

**Operational Fuel**

UNMITIGATED							
Vehicle Type	Percent	Annual VMT <sup>1</sup>	MPG <sup>2</sup>	Annual Fuel (Gallons)	Fuel Type	SB County Gallons <sup>3</sup>	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 <sup>1</sup>	MPG <sup>2</sup>	Annual Fuel (Gallons)	Fuel Type	SB County Gallons <sup>3</sup>	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:

<sup>1</sup> Total annual operational VMT based on annual VMT from CalEEMod (5.9 Operational Mobile Sources).

<sup>2</sup> Average fuel economy derived from Department of Transportation.

<sup>3</sup> Total annual county fuel per EMFAC 2021 model of projected operational fuel usage.

**Electricity/Natural Gas Energy**

<b>UNMITIGATED</b>			
	Unmitigated Project Annual Energy	San Bernardino County Annual Energy <sup>3</sup>	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%
<b>MITIGATED</b>			
	Mitigated Project Annual Energy	San Bernardino County Annual Energy <sup>3</sup>	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 <sup>1</sup> (kWh/yr)		Natural Gas <sup>2</sup> (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		
<b>Total Energy</b>	<b>2,400,126</b>	<b>2,400,126</b>	<b>4,012,198</b>	<b>4,012,198</b>

Notes:

- <sup>1</sup> Electricity use per CalEEMod (5.11 Operational Energy Consumption).
- <sup>2</sup> Natural Gas use per CalEEMod (5.11 Operational Energy Consumption).
- <sup>3</sup> County total energy values from California Energy Commission energy reports available through [ecdms.energy.ca.gov](http://ecdms.energy.ca.gov). (year 2021)

**Operational Water Energy**

<b>UNMITIGATED</b>		
Unmitigated Indoor	15.8	million gallons
Indoor Energy Intensity Factor <sup>1</sup>	6,807	kWh/MG
Unmitigated Outdoor	1	million gallons
Outdoor Energy Intensity Factor <sup>2</sup>	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%	
<b>MITIGATED</b>		
Mitigated Indoor	15.8	million gallons
Indoor Energy Intensity Factor <sup>1</sup>	6,807	kWh/MG
Mitigated Outdoor	1	million gallons
Outdoor Energy Intensity Factor <sup>2</sup>	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 <sup>3</sup>	Unmitigated (gal/year)		Mitigated (gal/year)	
	Indoor	Outdoor	Indoor	Outdoor
Residential	14,880,179	0	14,880,179	0
Retail	903,685	0	903,685	0
Landscape	0	1133100	0	1133100
<b>Total Operational Water (MG/year)</b>	<b>16</b>	<b>1</b>	<b>16</b>	<b>1</b>

Notes:

<sup>1</sup> Indoor water energy intensity factor for subarea per CalEEMod User Guide, Appendix G, Tab G-32. Factor includes supply, treatment, distribution, a

<sup>2</sup> Outdoor water energy intensity factor for subarea per CalEEMod User Guide, Appendix G, Tab G-32. Factor includes supply, treatment, and distribu

<sup>3</sup> Operational water use values per CalEEMod (5.12 Operational Water and Wastewater Consumption).

## **APPENDIX E – PHASE I ENVIRONMENTAL SITE ASSESSMENT**





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August 3, 2022

# **Phase I Environmental Site Assessment**

## **Ontario Plaza**

### **1000 – 1060 West Fourth Street &**

### **1118 – 1126 North Mountain Avenue**

## **Ontario, California**

Prepared for

**Watermarke Properties**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**Ontario Plaza**

**1000 - 1060 West Fourth Street &**

**1118 – 1126 North Mountain Avenue**

**Ontario, California 91762**

**August 3, 2022**

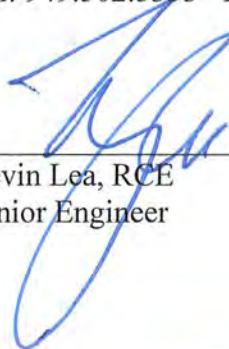
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---

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”)<sup>1</sup> at the Ontario Plaza Site (Site) with listed addresses of 1000 to 1060 West 4<sup>th</sup> 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;

---

<sup>1</sup>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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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 businesses 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. 4<sup>th</sup> 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. 4<sup>th</sup> 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<sup>3</sup> (Video Star unit) to 5,500 ug/m<sup>3</sup> (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 4<sup>th</sup> 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. remodeling 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 ongoing 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:

<b>Area</b>	<b>Average Activity</b>
Living Area – 1 <sup>st</sup> Floor	0.300 pCi/L
Living Area – 2 <sup>nd</sup> 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 8<sup>th</sup> 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 4<sup>th</sup> 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 sites 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 4<sup>th</sup> 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. 4<sup>th</sup> 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 4<sup>th</sup> 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
<b>Standard Environmental Records – Federal</b>								
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
<b>Standard Environmental Records – State &amp; Tribal</b>								
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
<b>Standard Environmental Records – Local</b>								
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
<b>Supplemental Records</b>								
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

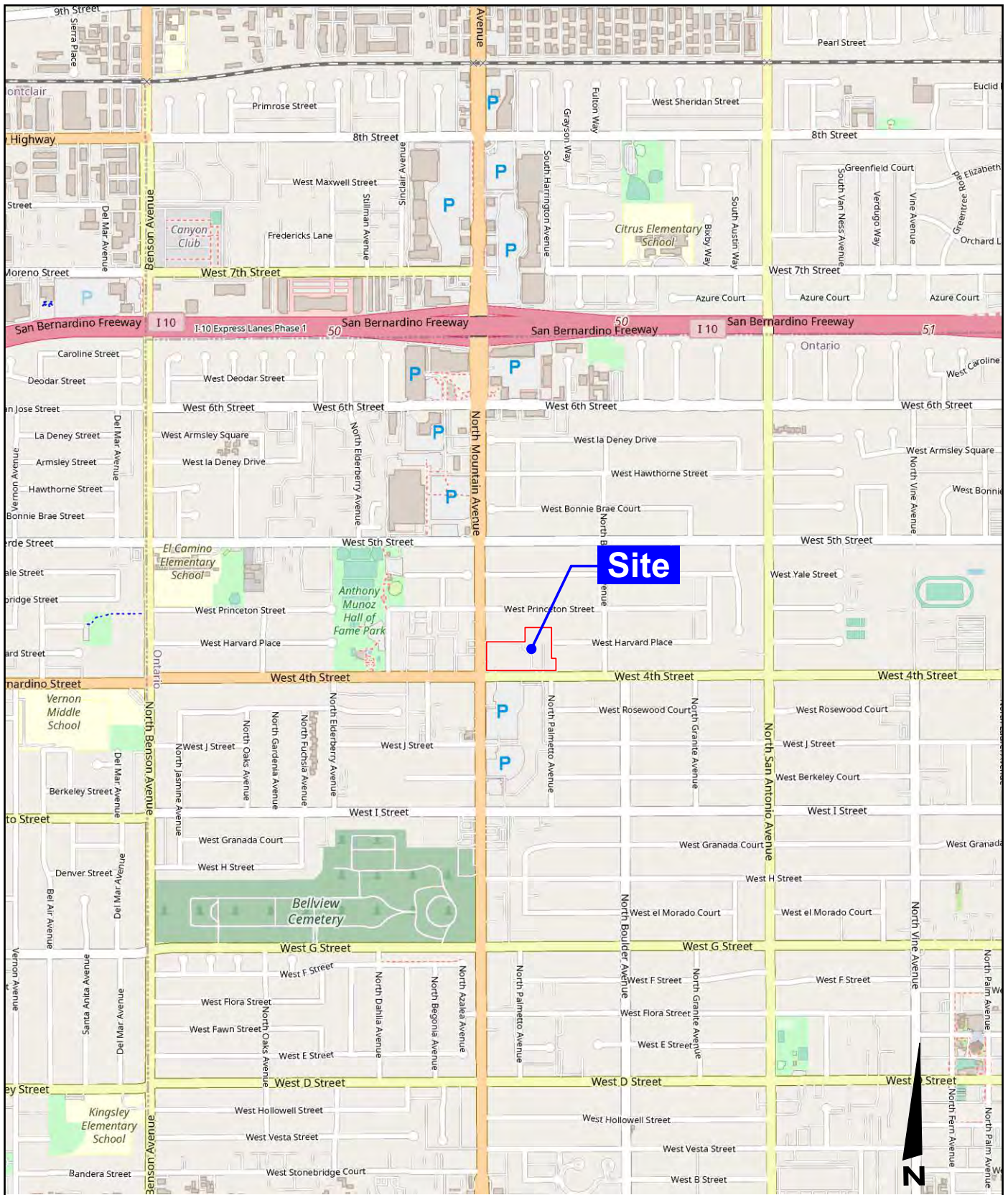
Database	Target Property	Search Distance	<1/8 Mi.	1/8-1/4 Mi.	1/4-1/2 Mi.	1/2-1 Mi.	>1 Mi.	Total
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
NPDES		0.001	1	NR	NR	NR	NR	1
San Bern. Co. Permit		0.250	9	4	NR	NR	NR	13
PEST LIC		0.001	0	NR	NR	NR	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
<b>EDR Proprietary Records</b>								
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



Not to Scale

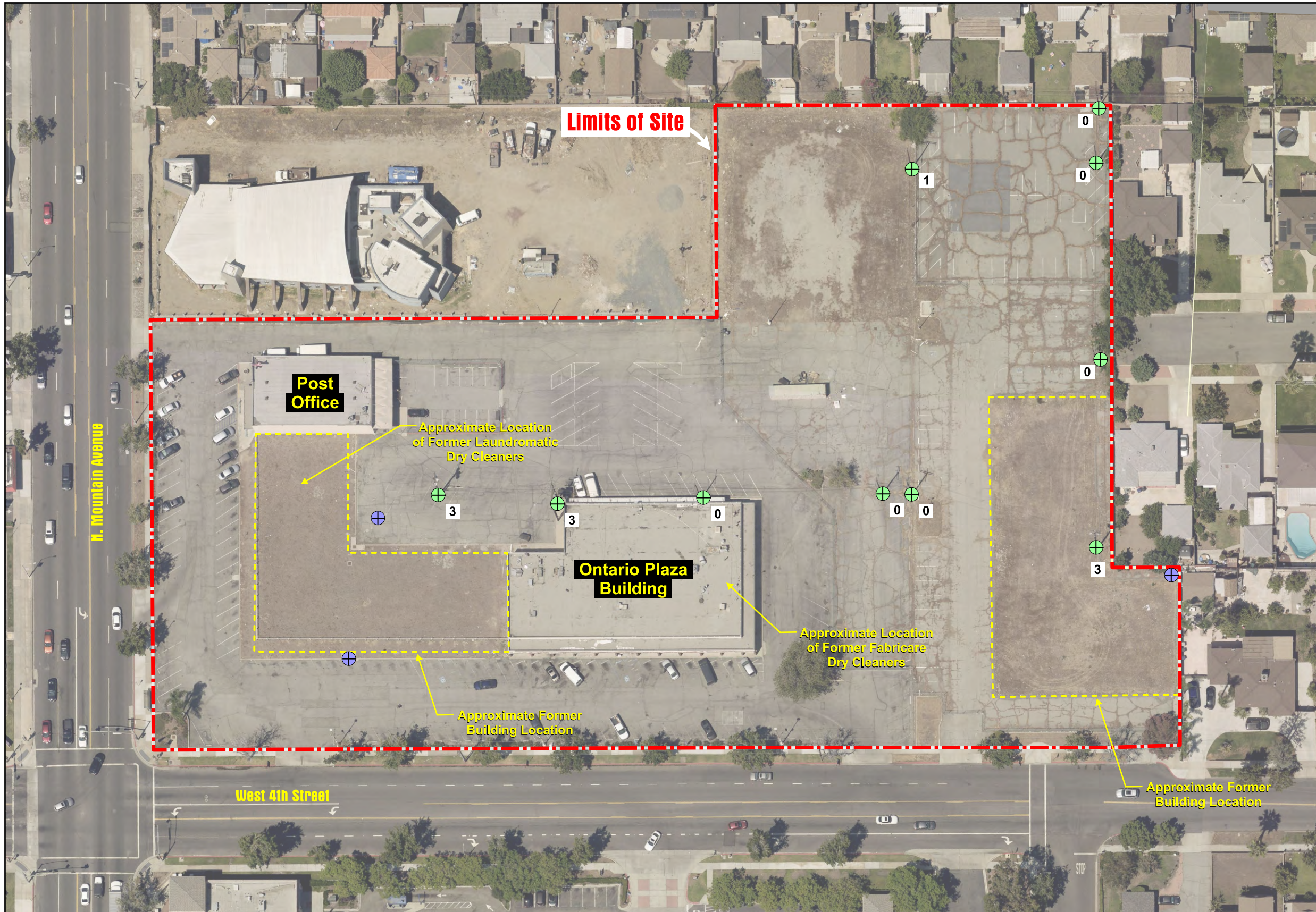
**GeoKinetics**  
 Geotechnical &  
 Environmental Engineers

Project Name: Ontario Plaza - 1208 West Fourth Street  
 Date: July 2022

**Site Location Map**

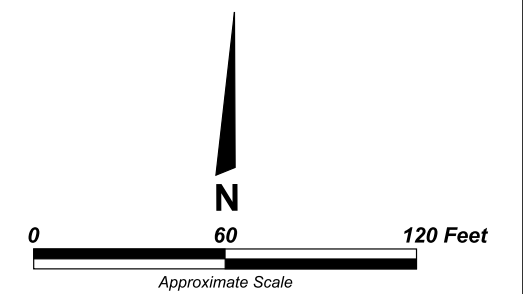
Figure 1





**Legend**

- - - Approximate Site Boundary
- ⊕<sub>1</sub> Power Pole with Indicated Number of Transformer(s)
- ⊕ Storm Drain Grate / Inlet



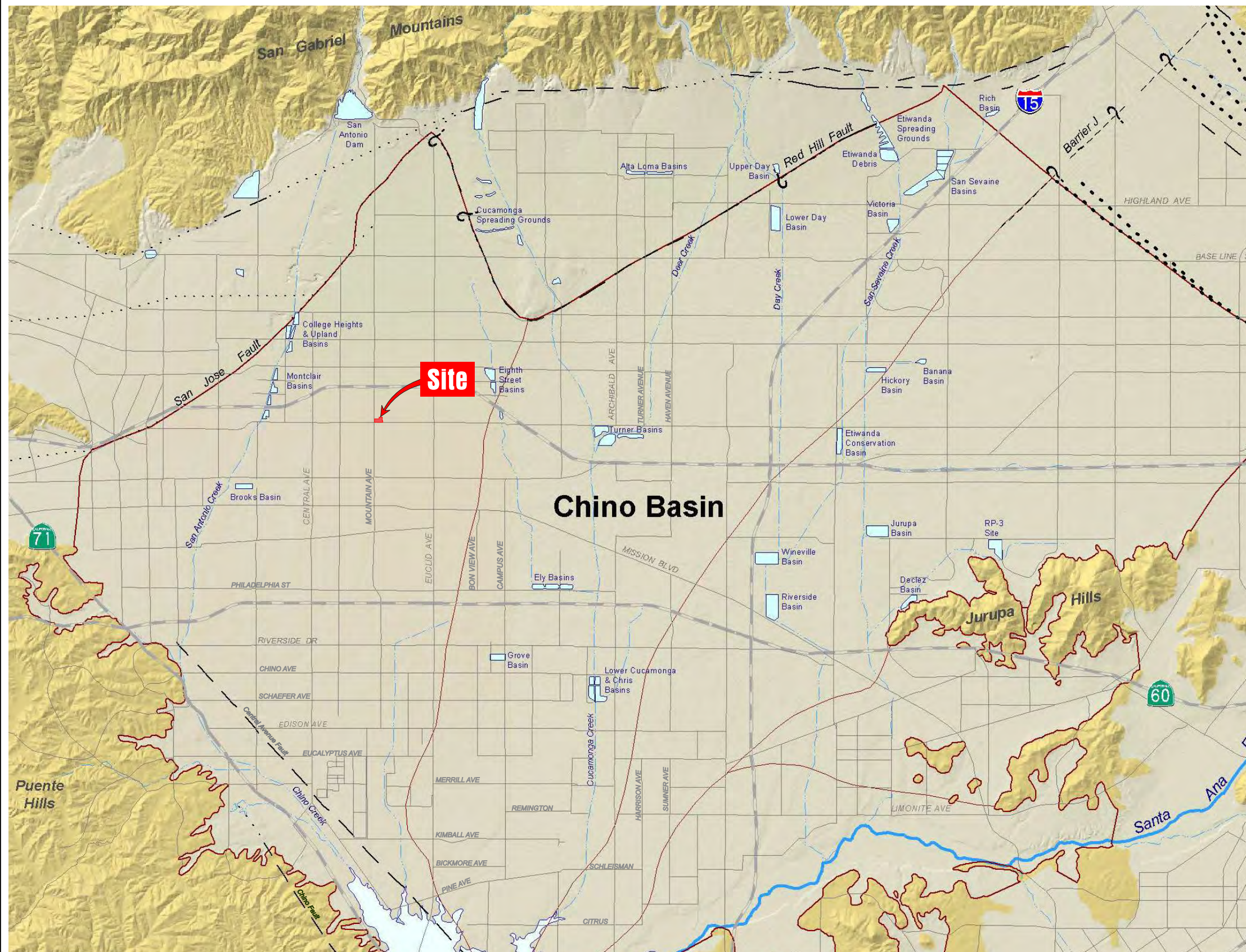
**GeoKinetics**  
Geotechnical &  
Environmental Engineers

Project Name: Ontario Plaza - 1208 West Fourth Street

Date: July 2022

**Recent Aerial Photograph of Site**

Figure 2



**Explanation**



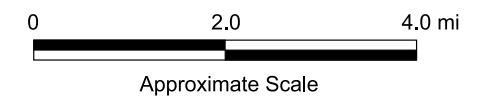
Chino Groundwater Basin and Management Zones

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



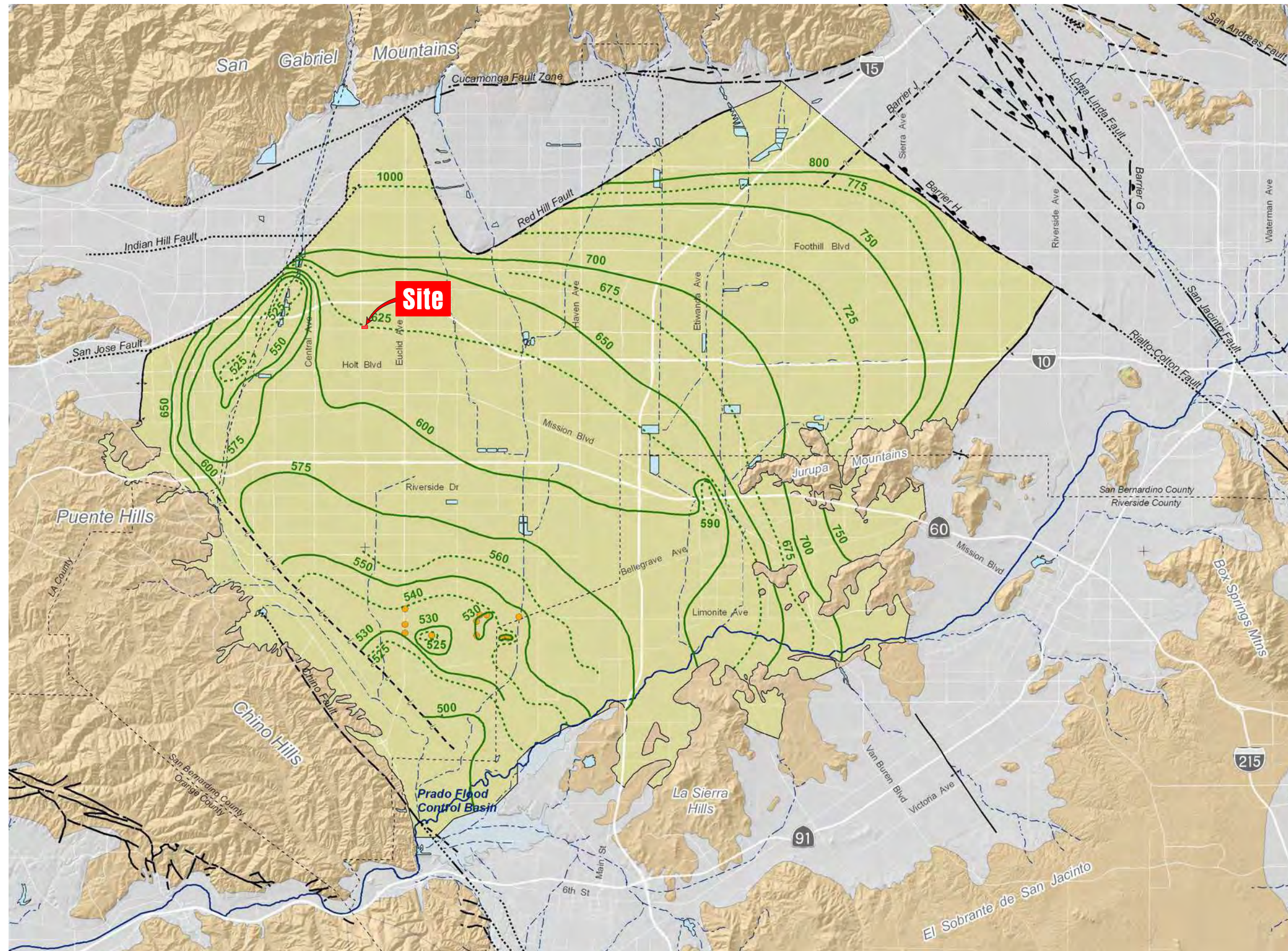
Reference: Chino Basin Watermaster, "Chino Basin Groundwater Report," 2002

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 Date: July 2022

**Chino Basin  
 Physiographic Features**

Figure 3



**Main Features**

- 800 Groundwater Elevation Contours (feet above mean sea-level)
- 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



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



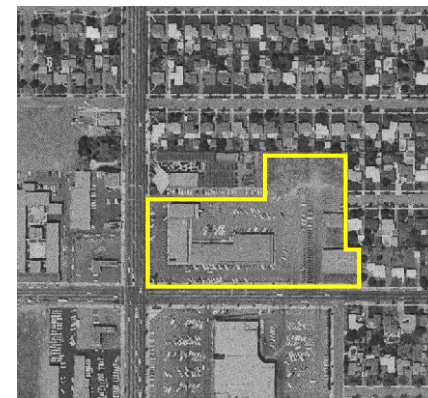
1990



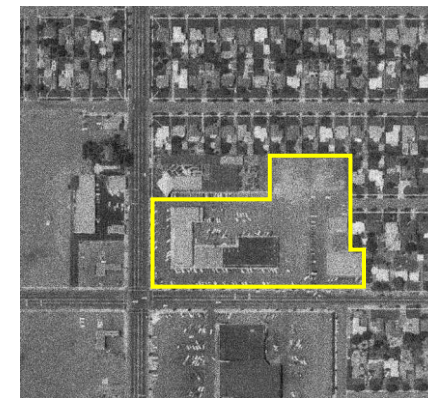
1985



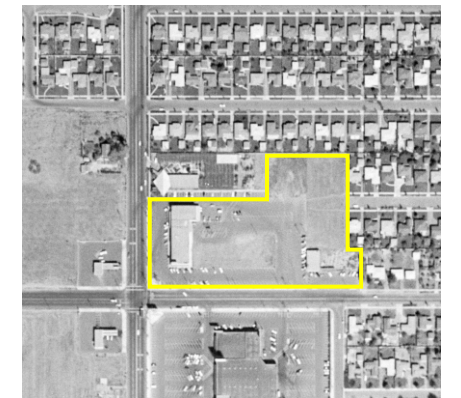
1975



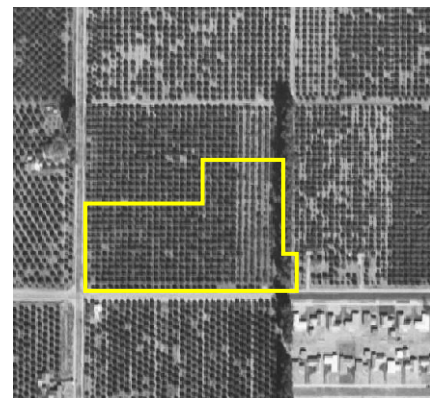
1966



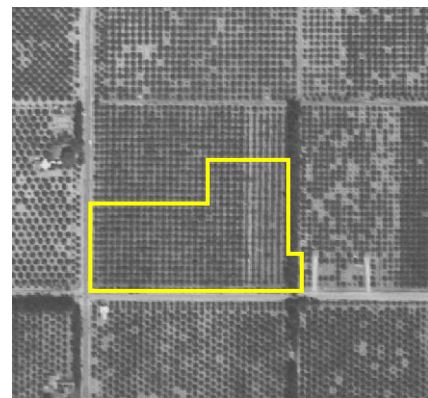
1964



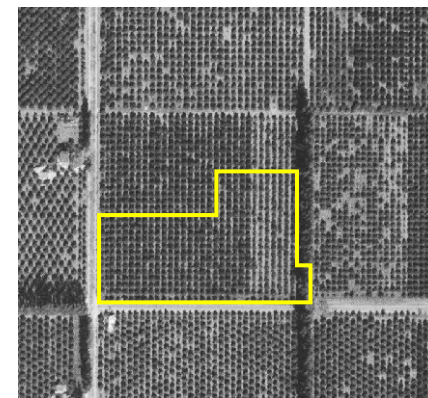
1959



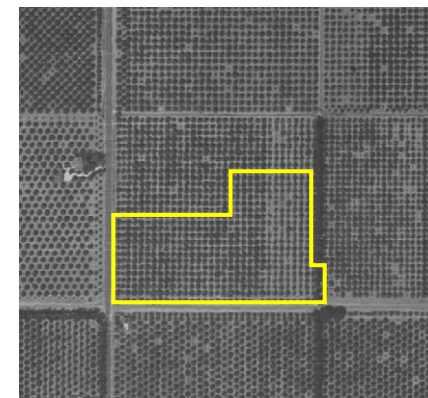
1953



1949



1946



1938

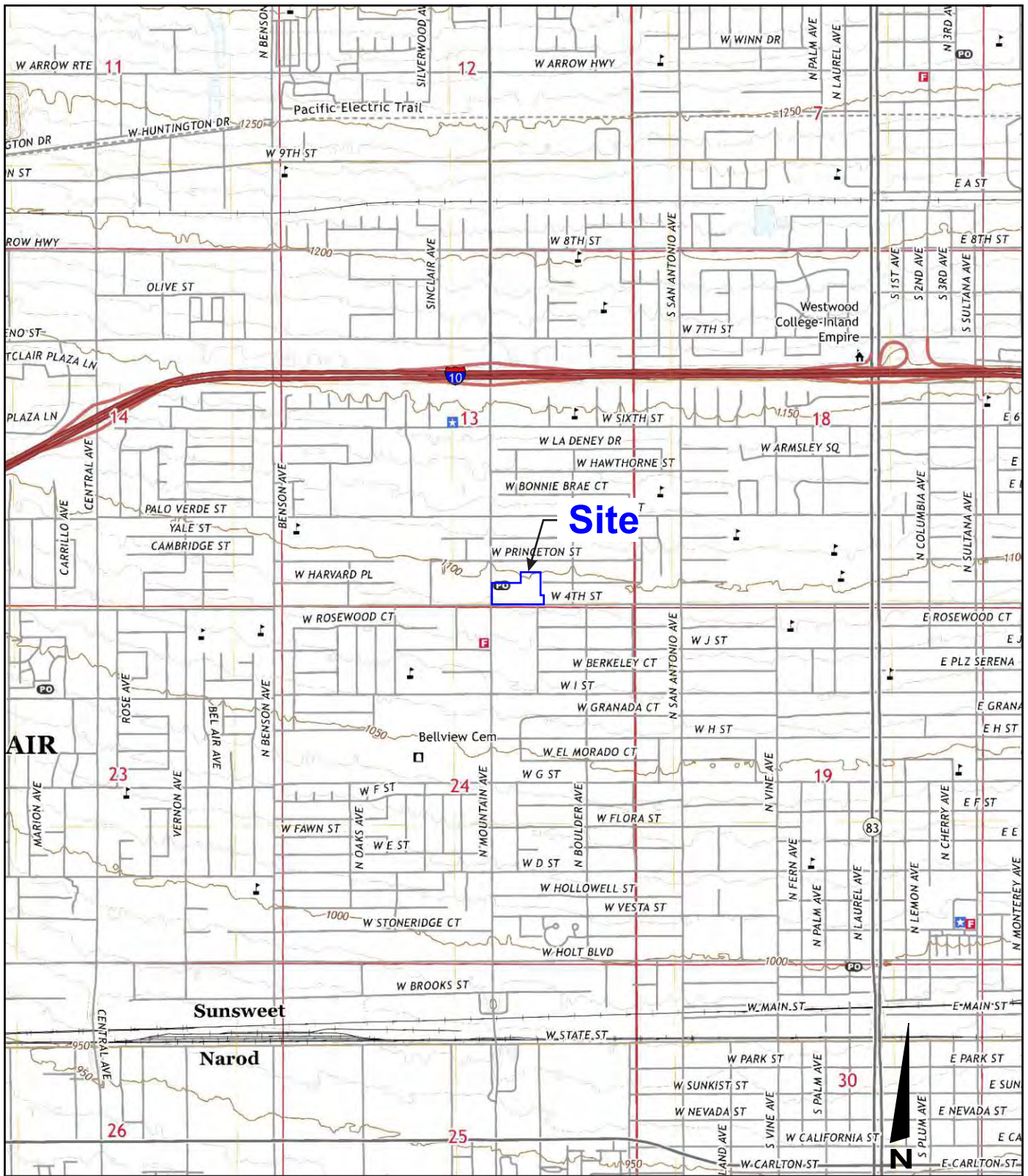
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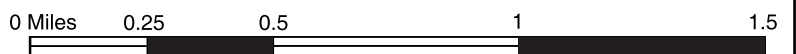
Date: July 2022

**Historical  
Aerial Photographs**

Figure 5



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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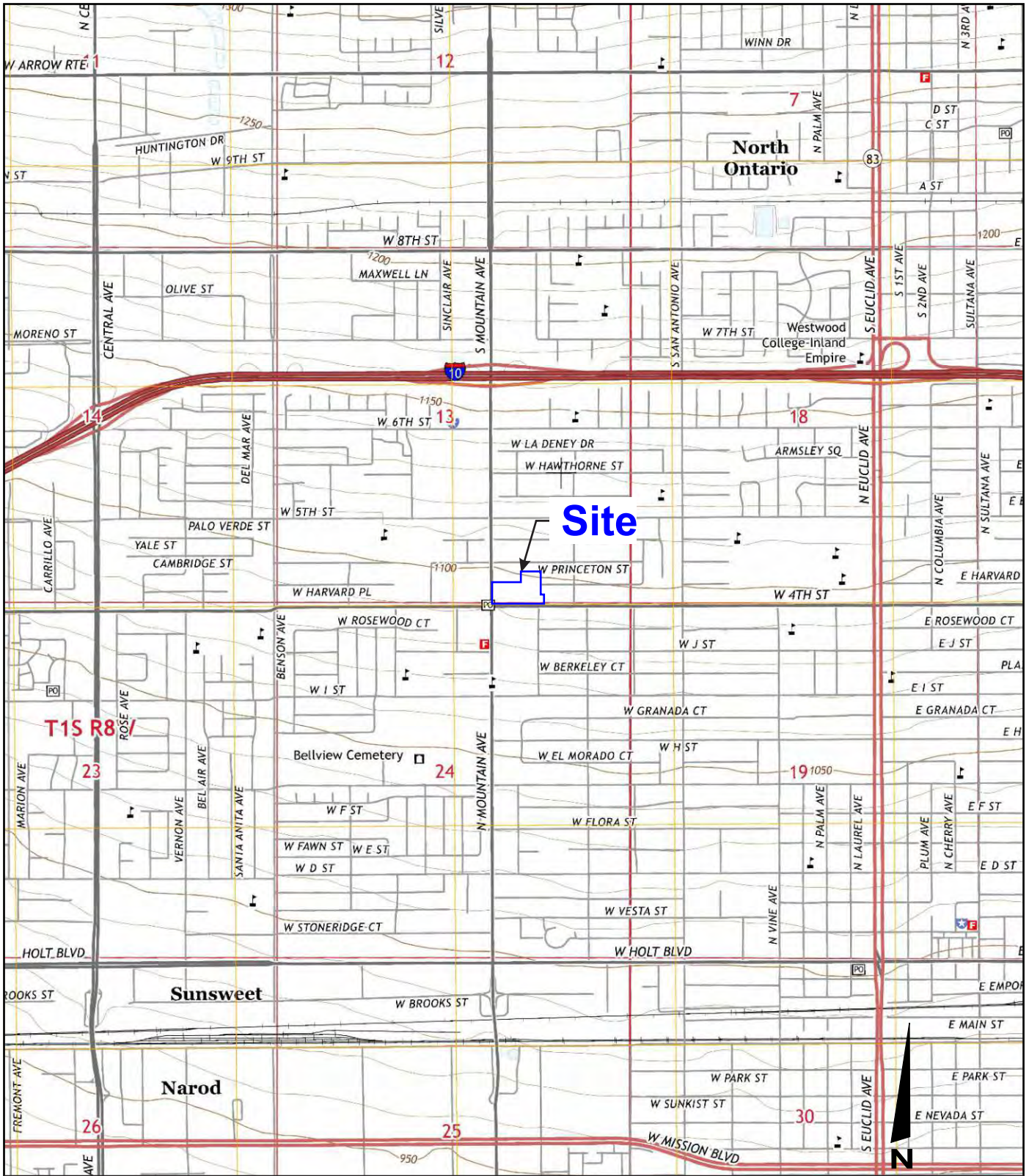
Geotechnical &  
Environmental Engineers

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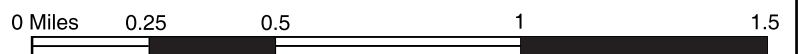
Date: July 2022

**2018 USGS Topographic Map**

Figure 6



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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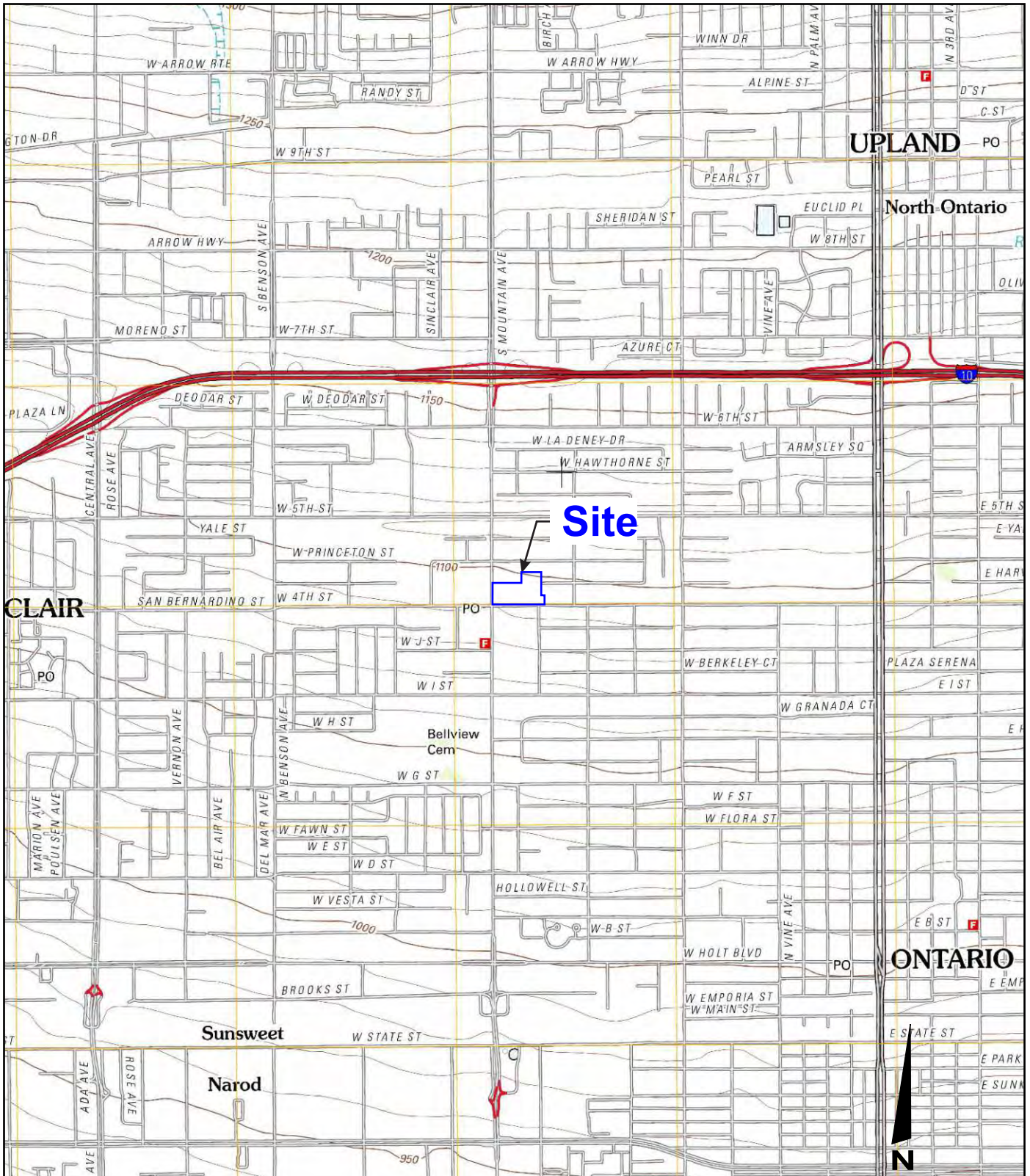
Geotechnical &  
Environmental Engineers

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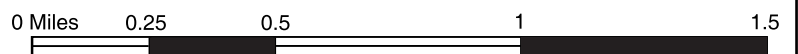
Date: July 2022

**2015 USGS Topographic Map**

Figure 7



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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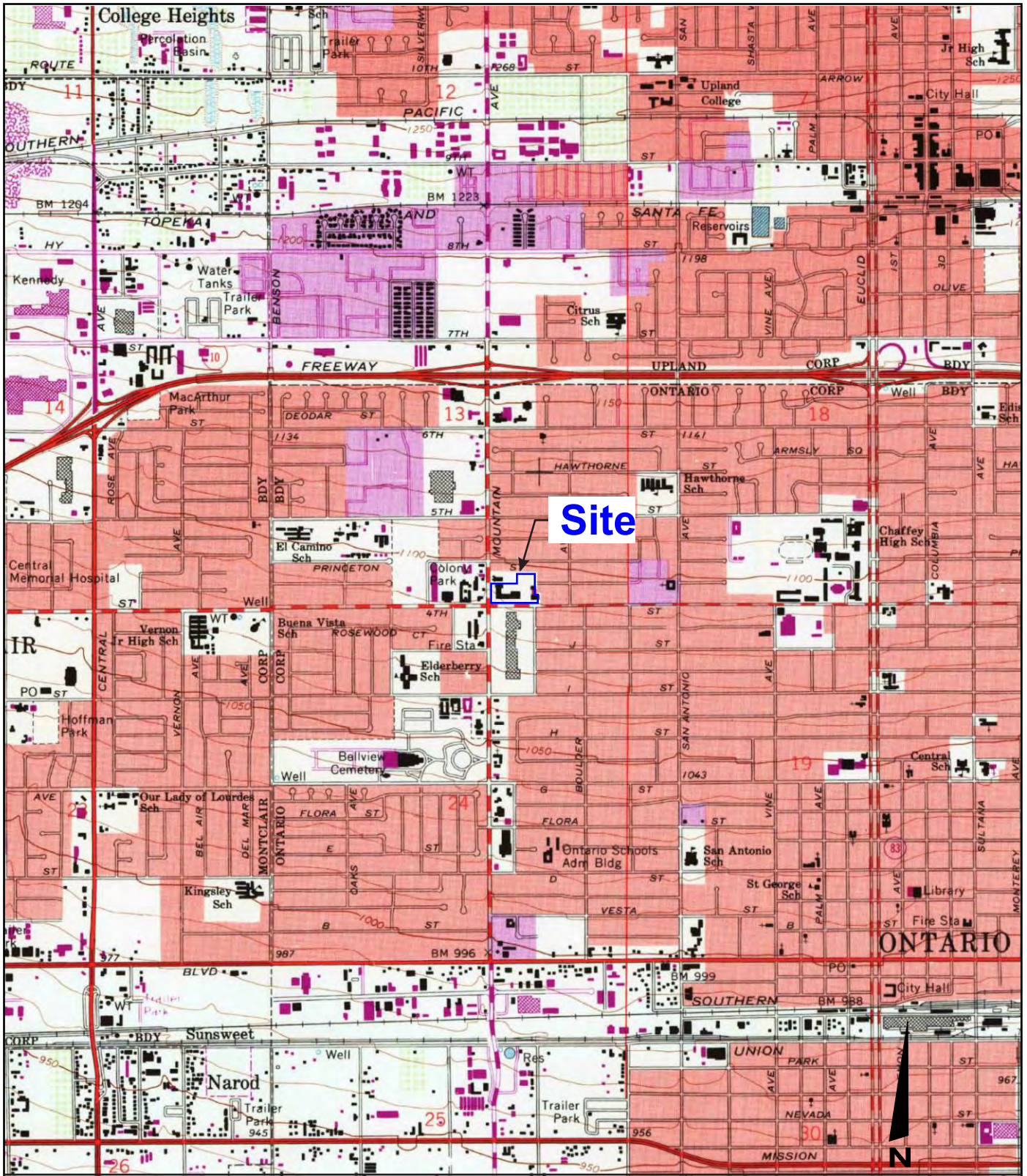
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Environmental Engineers

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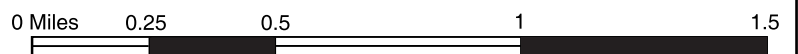
Date: July 2022

**2012 USGS Topographic Map**

Figure 8



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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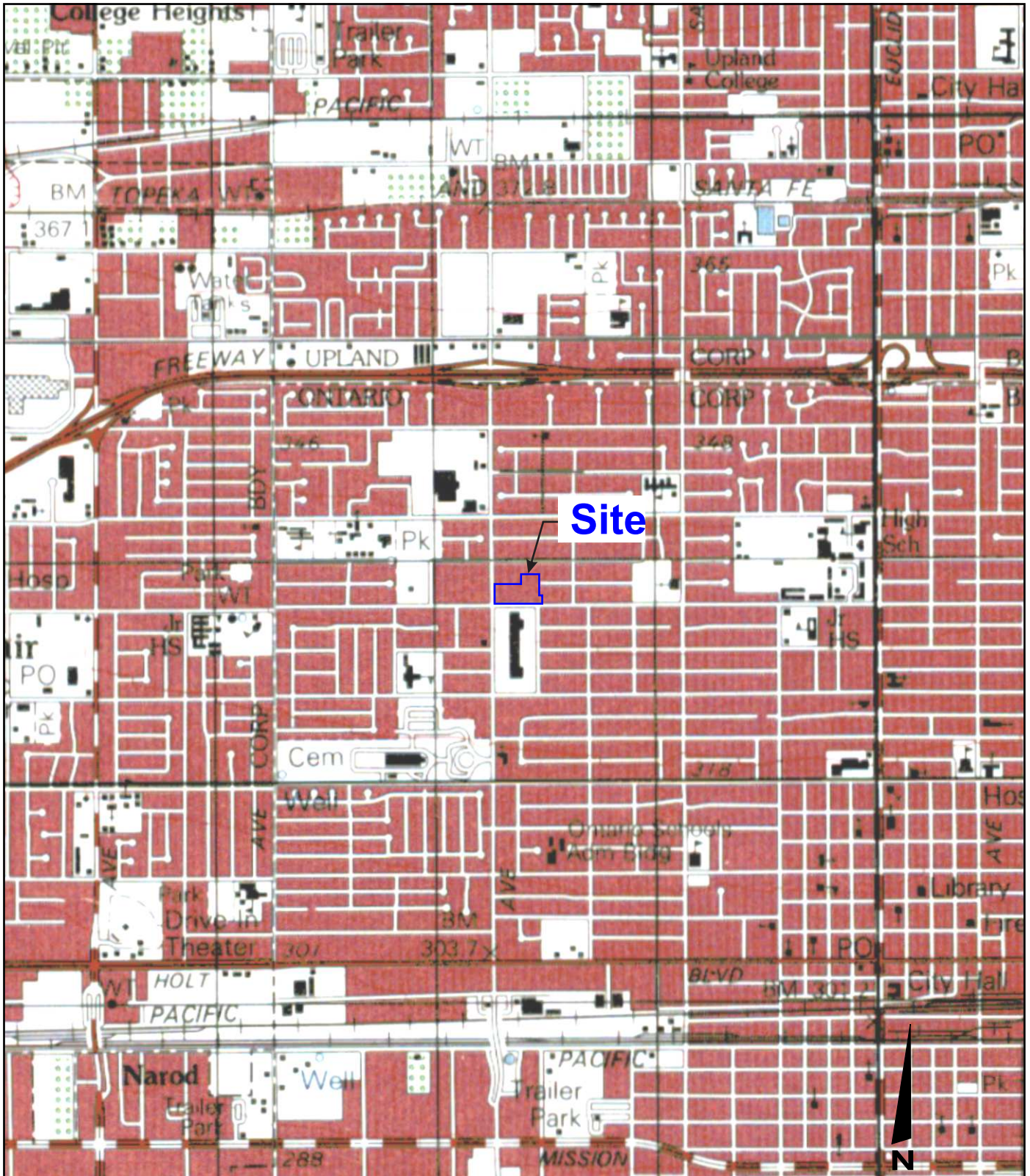
Project Name: Ontario Plaza - 1028 West 4th Street

Date: July 2022

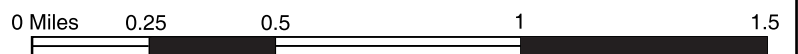
**1981 USGS Topographic Map**

Figure 9





Base Map from USGS 7.5-Minute Series  
Ontario, CA



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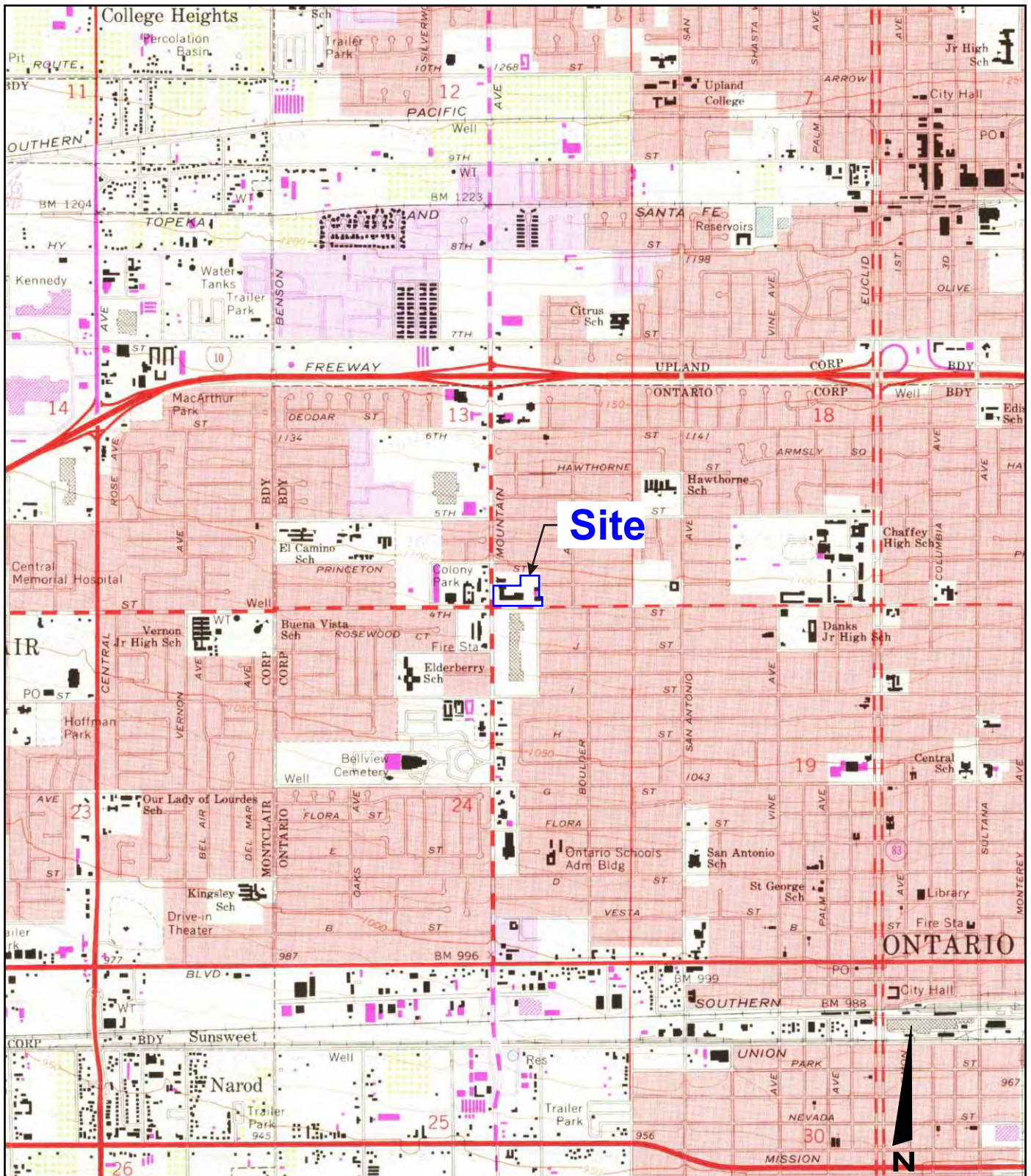
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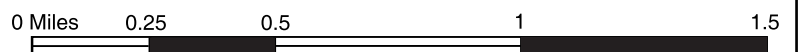
Date: July 2022

**1976 USGS Topographic Map**

Figure 10



Base Map from USGS 7.5-Minute Series  
Ontario, CA



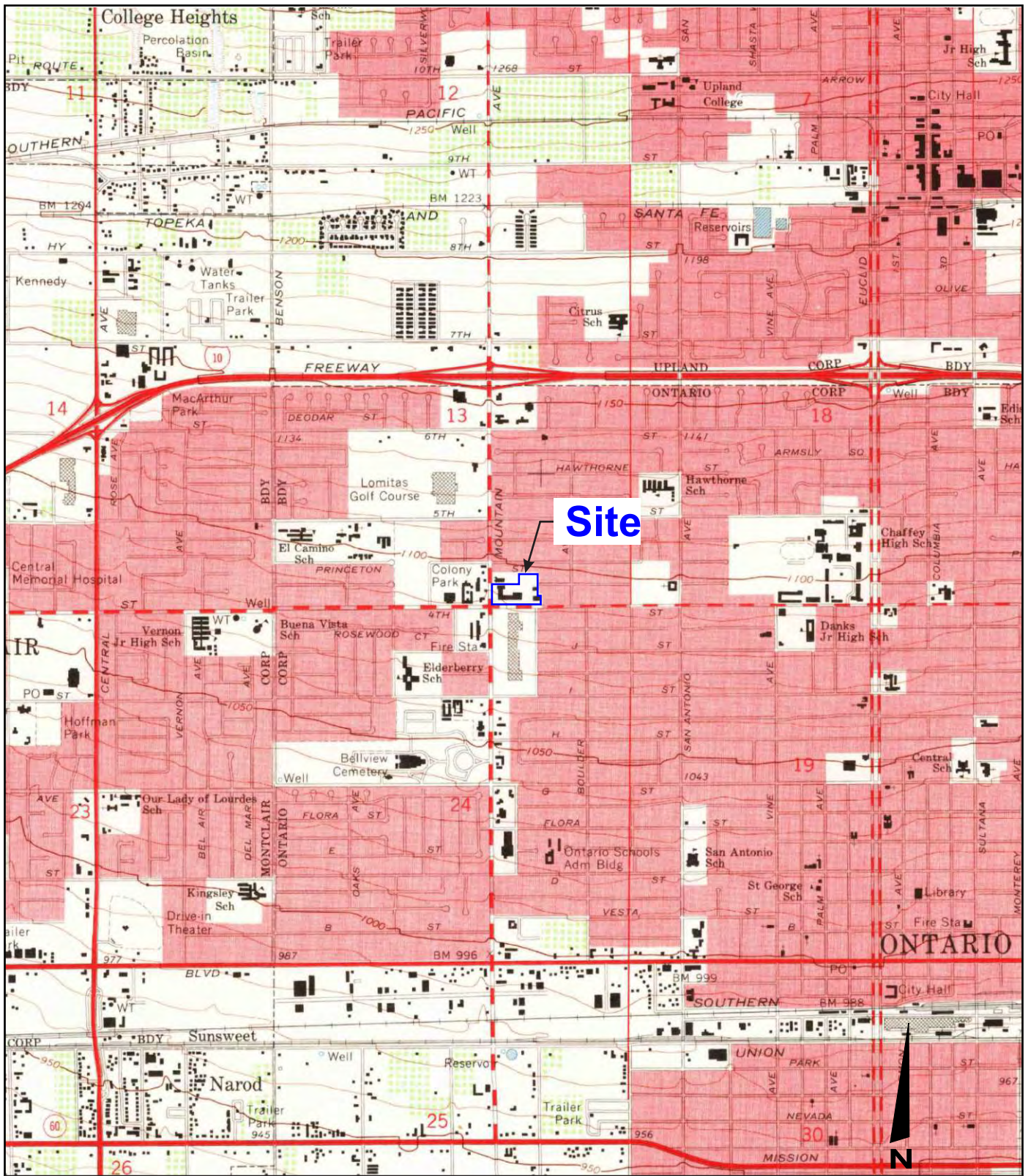
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**1973 USGS Topographic Map**

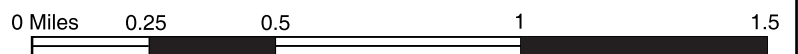
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Figure 11



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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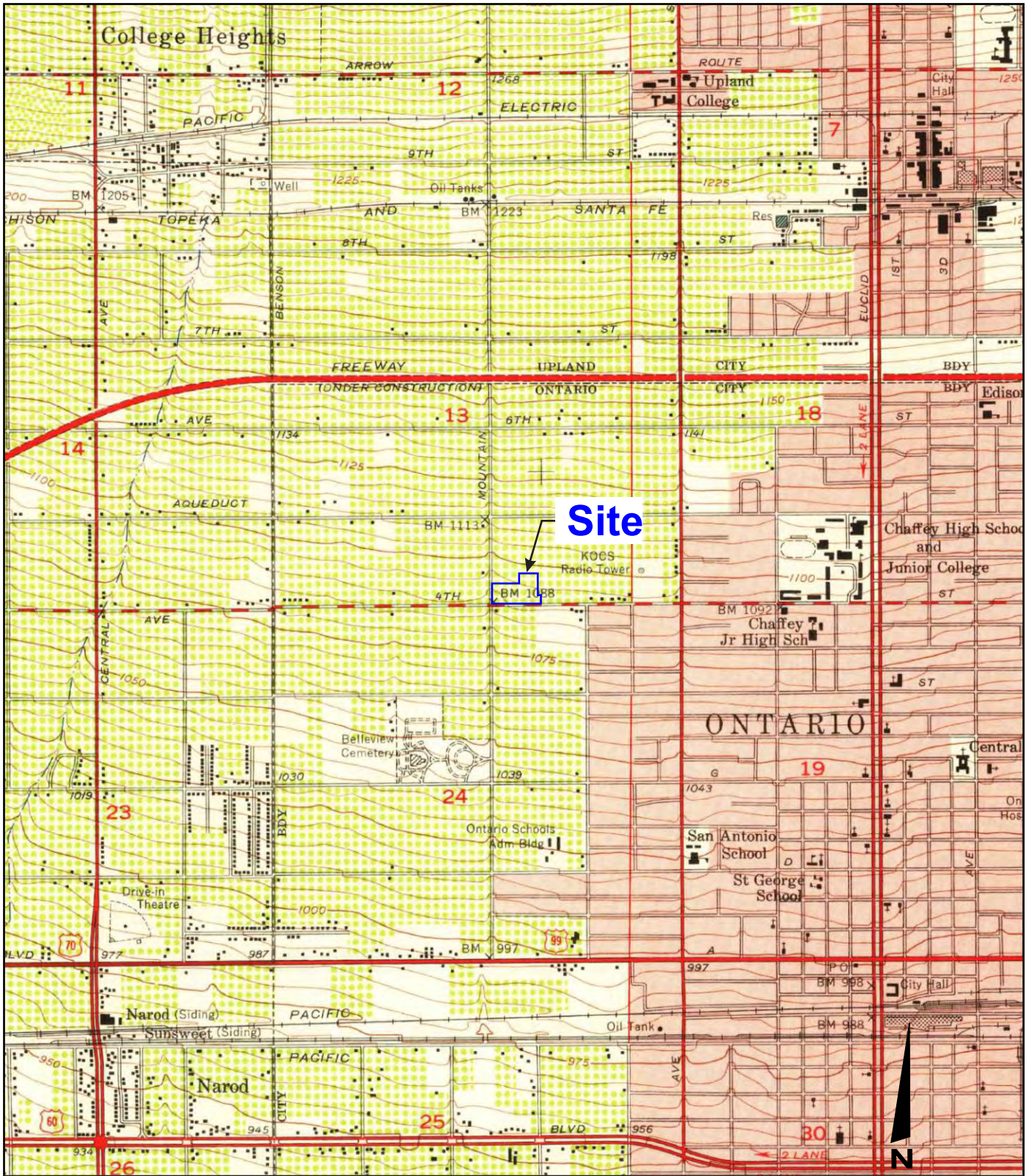
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**1967 USGS Topographic Map**

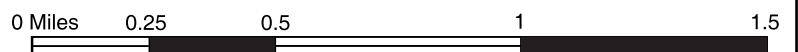
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Figure 12



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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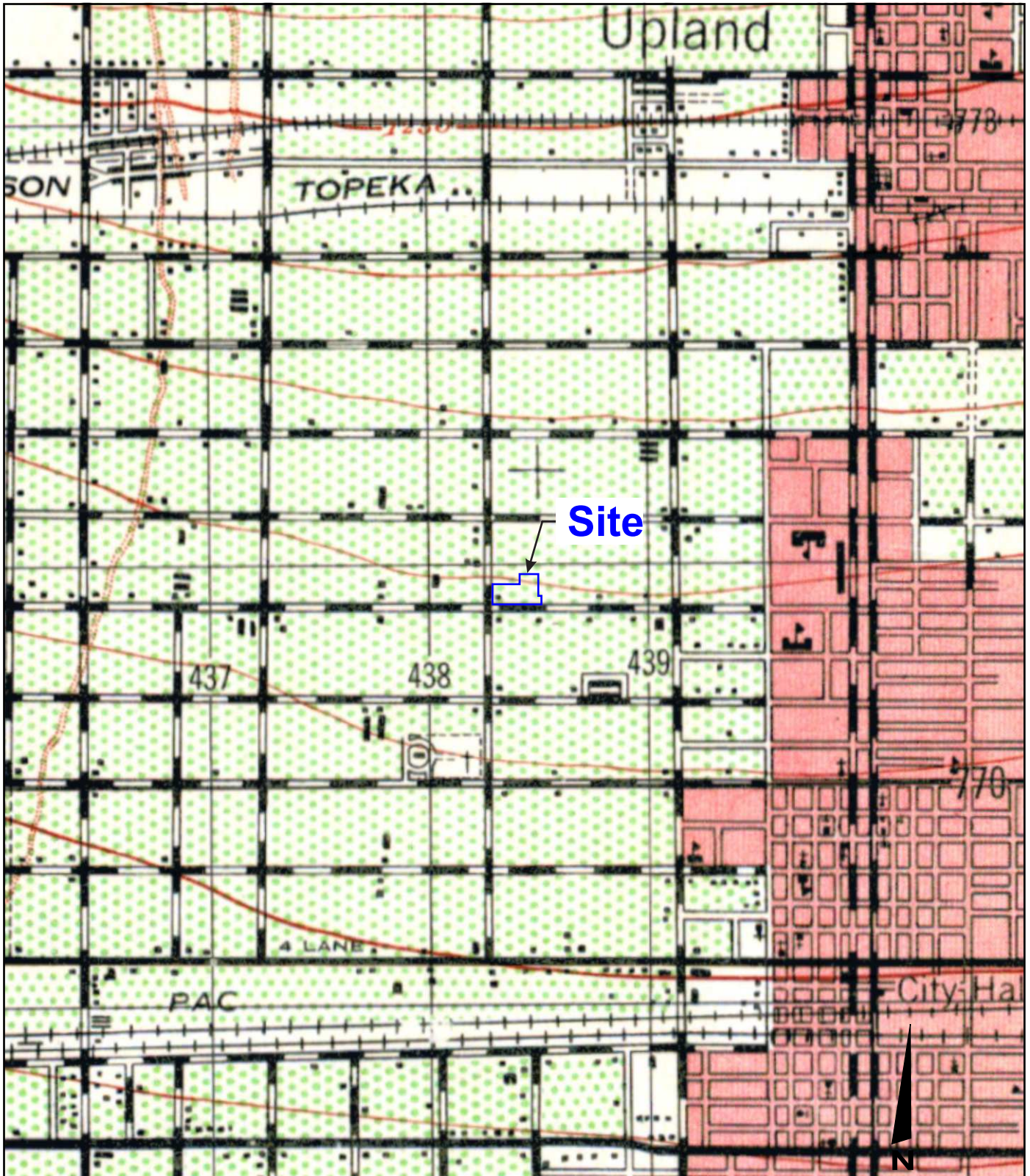
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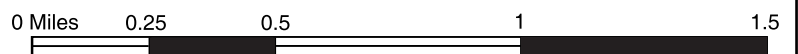
Date: July 2022

**1954 USGS Topographic Map**

Figure 13



Base Map from USGS 7.5-Minute Series  
Ontario, CA



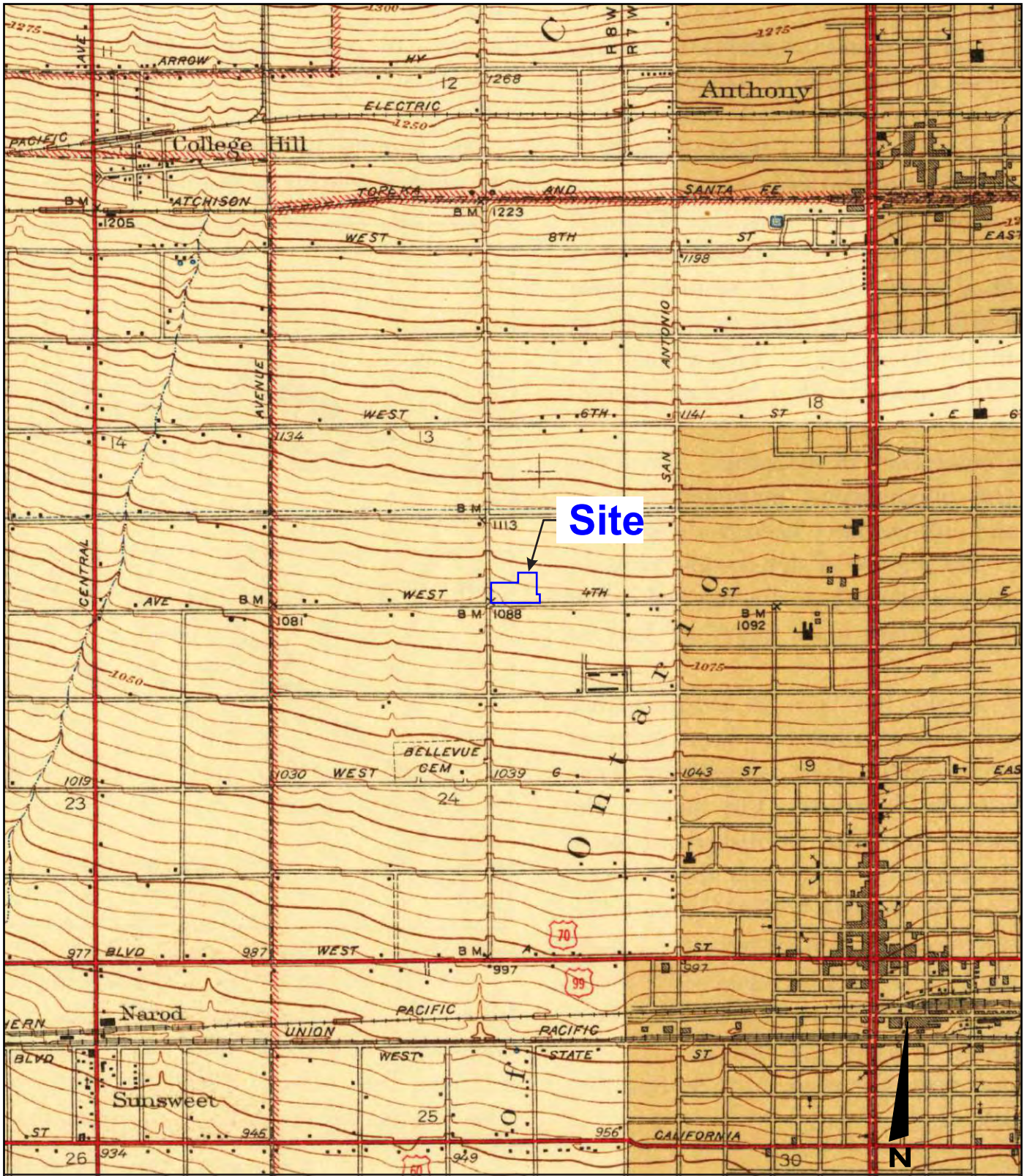
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**1944 USGS Topographic Map**

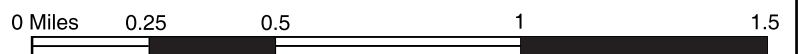
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Figure 14



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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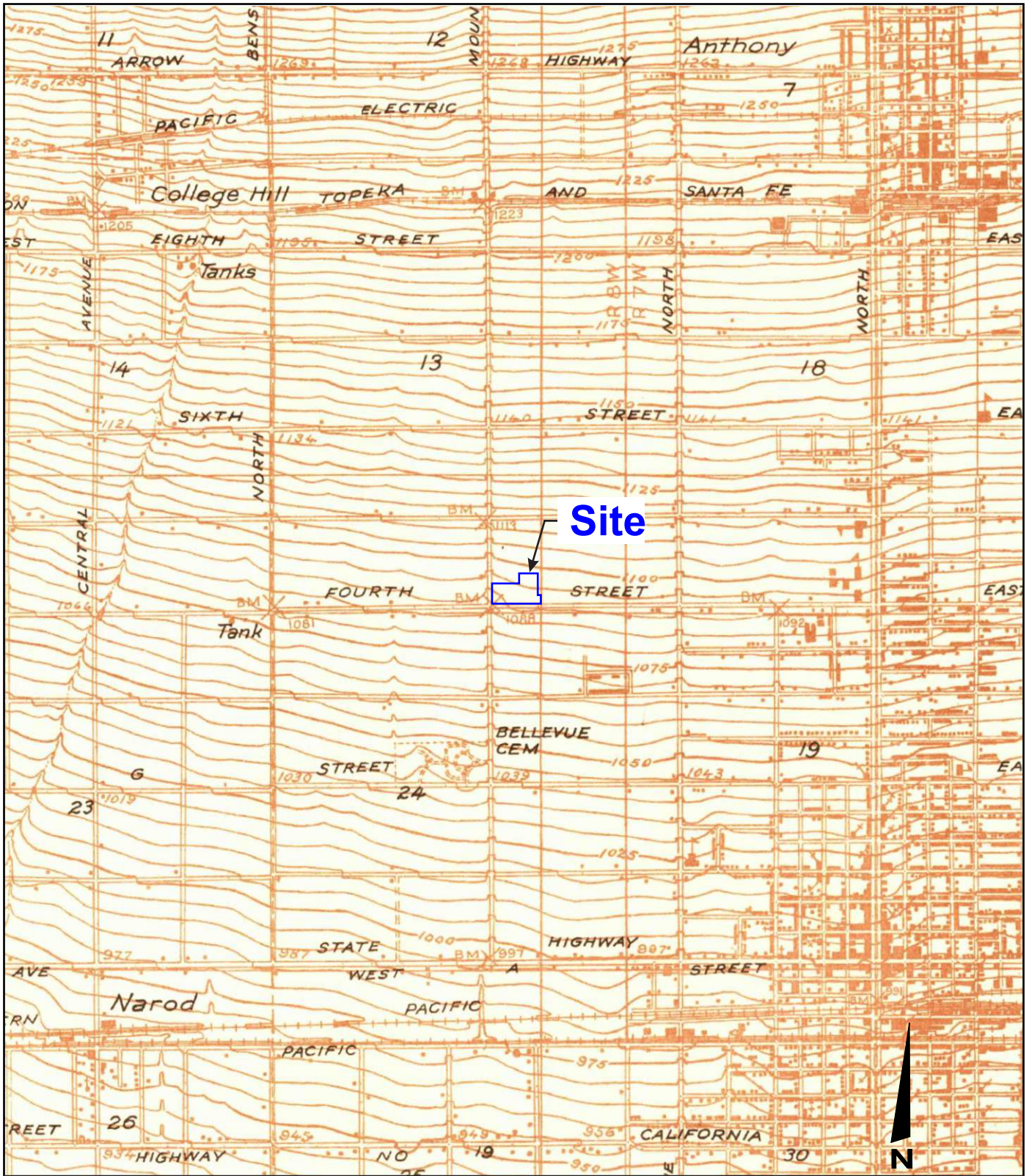
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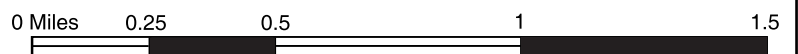
Date: July 2022

**1942 USGS Topographic Map**

Figure 15



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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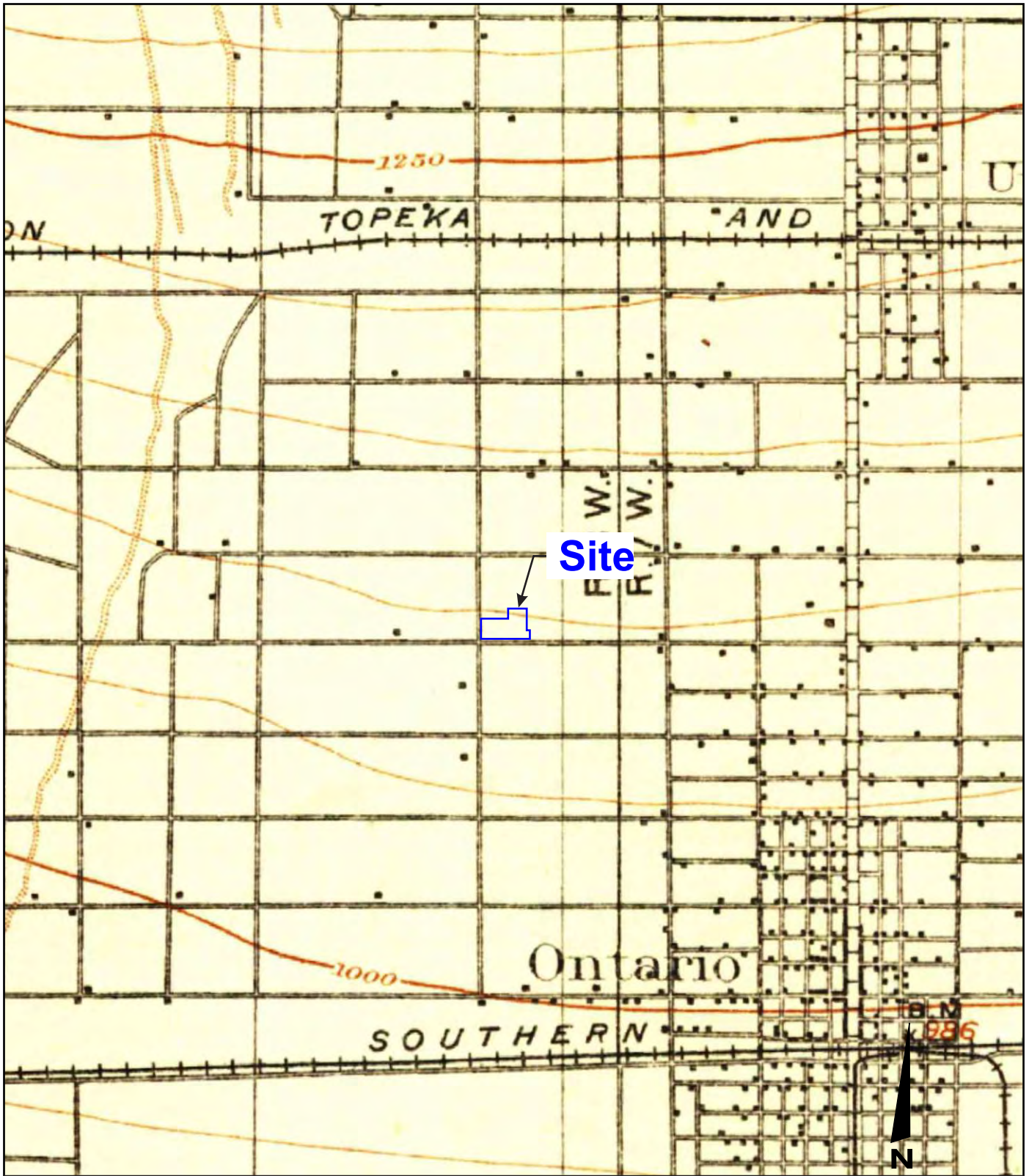
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**1933 USGS Topographic Map**

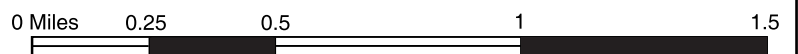
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Figure 16



Base Map from USGS 7.5-Minute Series  
Ontario, CA



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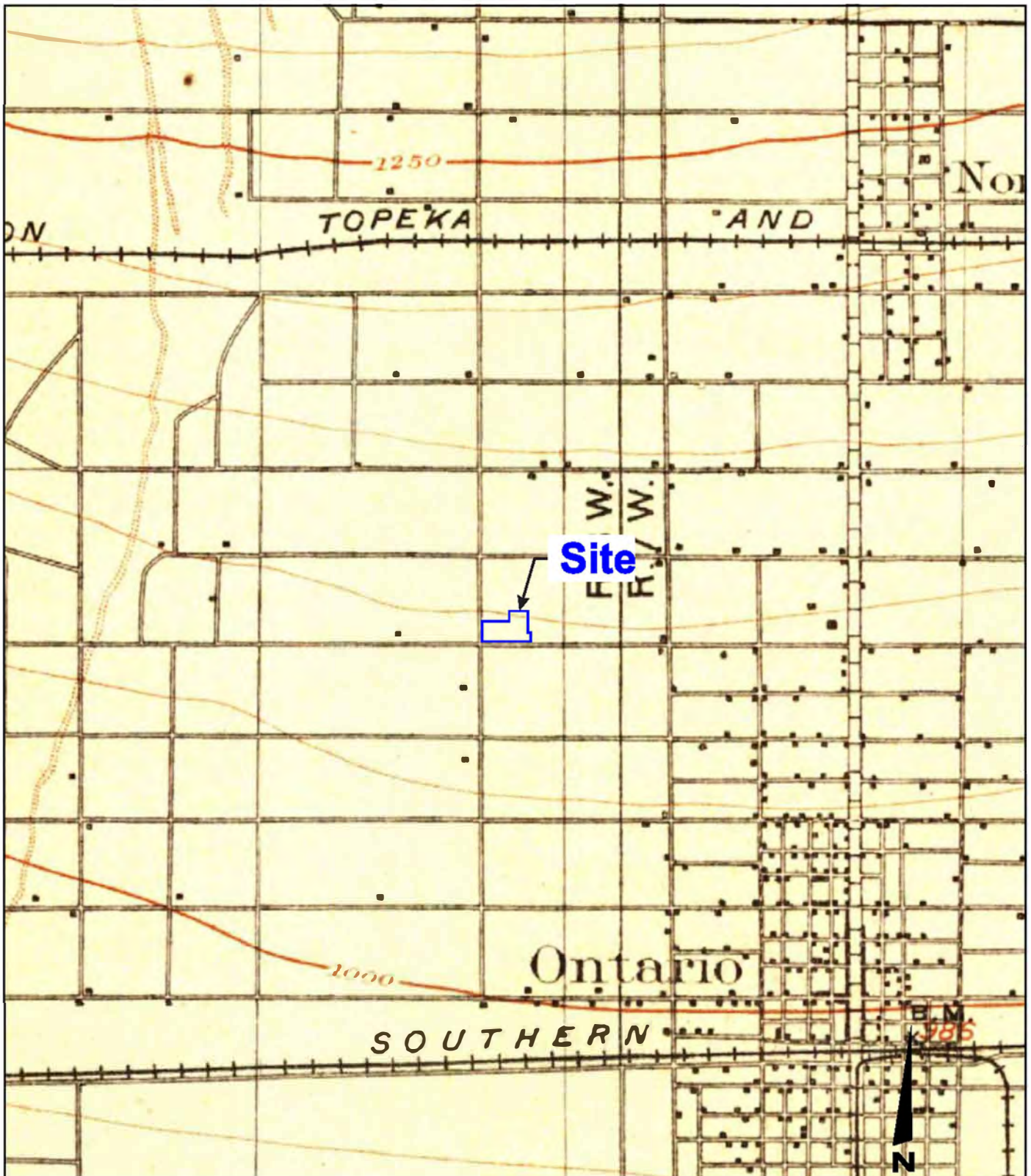
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**1903 USGS Topographic Map**

Figure 17





Base Map from USGS 7.5-Minute Series  
Ontario, CA



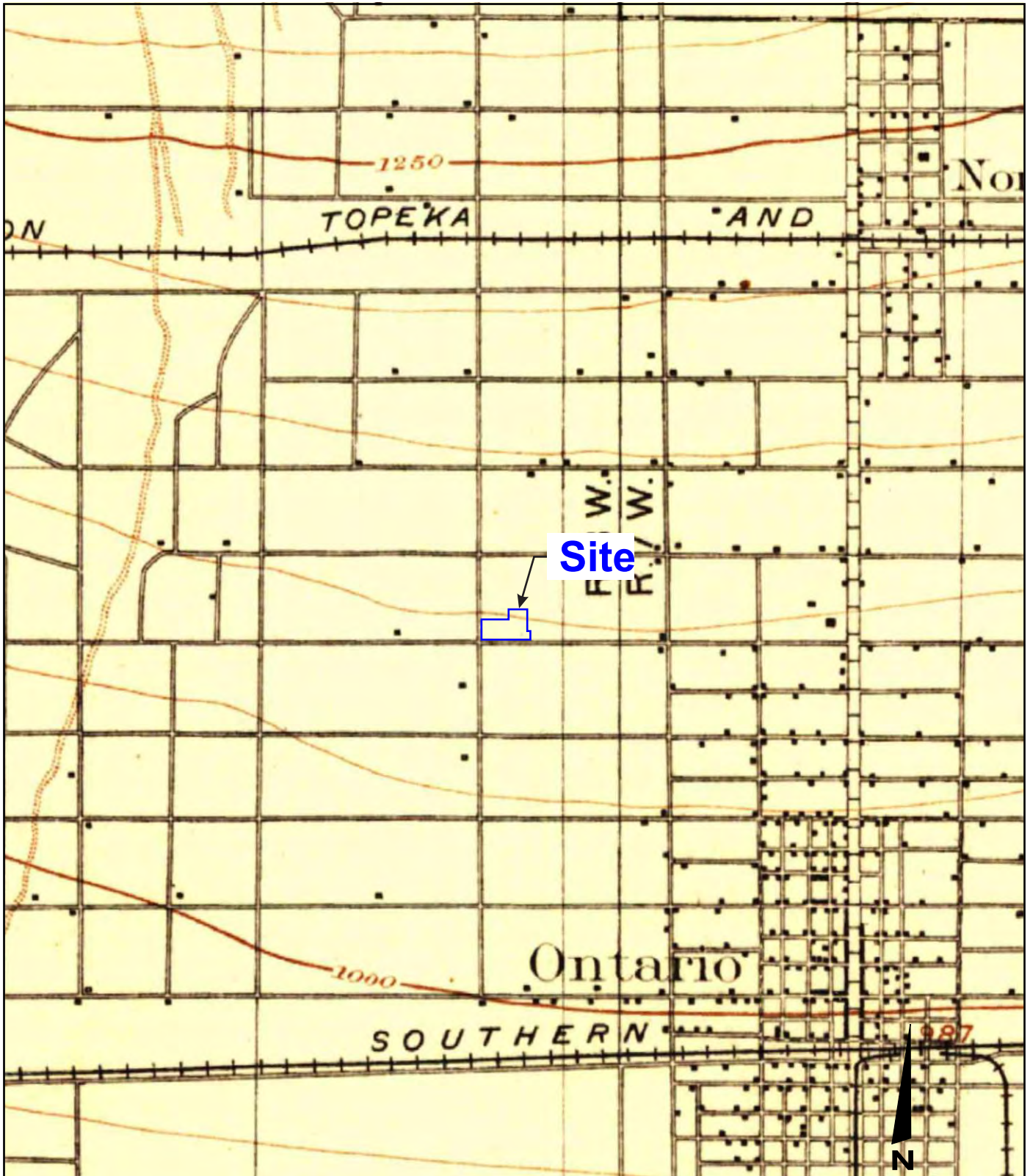
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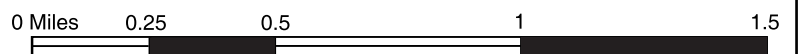
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**1900 USGS Topographic Map**

Figure 18



Base Map from USGS 7.5-Minute Series  
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**1897 USGS Topographic Map**

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 4<sup>th</sup> Street.

1



IMG\_1579.jpg

Overview of site looking north along Mountain Avenue.

2

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IMG\_1580.jpg

Overview of site looking northeast.

3



IMG\_1581.jpg

Overview of site looking northeast.

4

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IMG\_1582.jpg

Overview of site looking west.

5



IMG\_1583.jpg

Overview of site looking west.

6

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IMG\_1584.jpg

Overview of site looking east.

7



IMG\_1585.jpg

Overview of site looking southeast.

8

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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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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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Overview of site looking west.

IMG\_1590.jpg

13



Overview of site looking southwest.

IMG\_1591.jpg

14

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IMG\_1592.jpg

Overview of site looking southwest.

15



IMG\_1593.jpg

Overview of site looking south.

16

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IMG\_1594.jpg

Overview of site looking south.

17



IMG\_1595.jpg

Overview of site looking southeast.

18

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IMG\_1596.jpg

Overview of site looking east.

19



IMG\_1597.jpg

Overview of site looking northeast.

20

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IMG\_1598.jpg

Overview of site looking west.

21



IMG\_1599.jpg

Overview of site looking west.

22

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IMG\_1600.jpg

Overview of site looking west.

23



IMG\_1601.jpg

Overview of site looking southwest.

24

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Overview of site looking west with power poles

IMG\_1602.jpg



Overview of site looking west with power poles

IMG\_1603.jpg

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IMG\_1604.jpg

Overview of southeast corner of site.

27



IMG\_1605.jpg

Overview of site looking north.

28

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IMG\_1606.jpg

Overview of site looking northwest.

29



IMG\_1607.jpg

Overview of site looking northwest.

30

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Overview of site looking west.

IMG\_1608.jpg

31



Overview of site looking north with power poles.

IMG\_1609.jpg

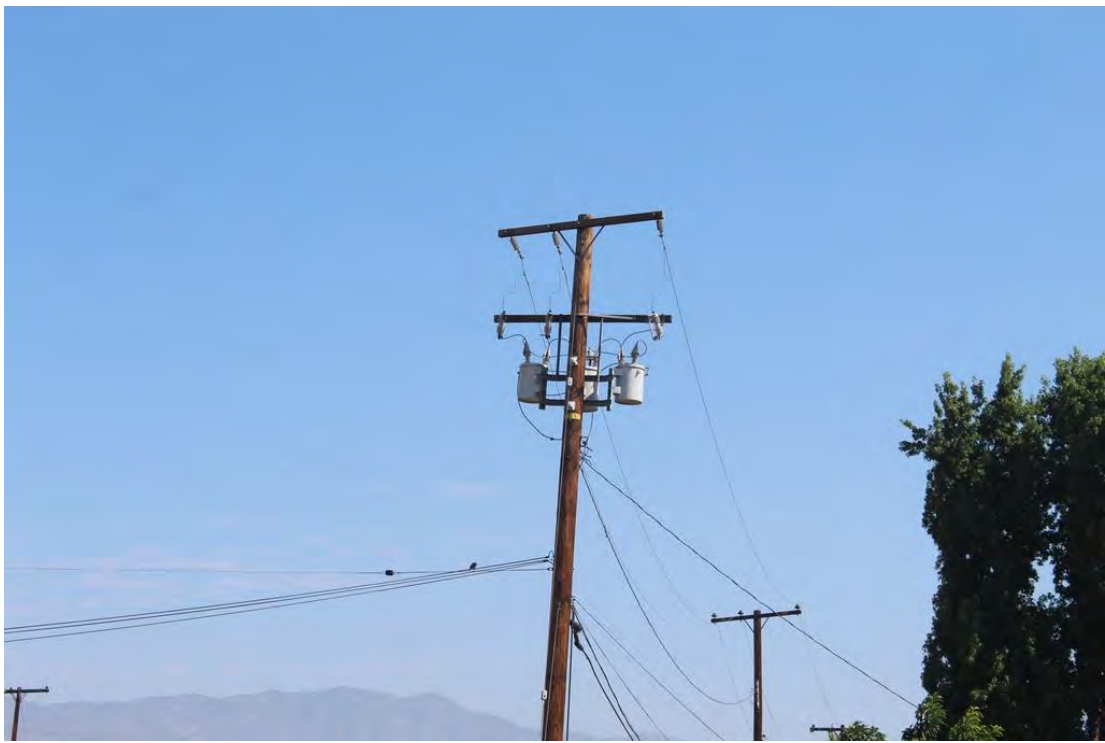
32

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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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Overview of Ontario Plaza Mall looking northwest.

IMG\_1612.jpg

35



Overview of Ontario Plaza Mall looking northwest.

IMG\_1613.jpg

36

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IMG\_1614.jpg

Overview of Ontario Plaza Mall looking north.

37



IMG\_1615.jpg

Overview of Ontario Plaza Mall looking north.

38

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Overview of Ontario Plaza Mall looking northeast.

IMG\_1616.jpg



Overview of site looking northeast.

IMG\_1617.jpg

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IMG\_1618.jpg

Overview of site looking east.

41



IMG\_1619.jpg

Overview of Ontario Plaza Mall looking west.

42

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IMG\_1620.jpg

Overview of Ontario Plaza Mall looking north.

43



IMG\_1621.jpg

Overview of well box.

44

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IMG\_1622.jpg

Overview of well box.

45



IMG\_1623.jpg

Overview of site looking north.

46

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IMG\_1624.jpg

Overview of Ontario Plaza Mall looking west.

47



IMG\_1625.jpg

Overview of site looking north with well box.

48

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IMG\_1626.jpg

Overview of well box.

49



IMG\_1627.jpg

Overview of Ontario Plaza Mall looking east.

50

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IMG\_1628.jpg

Overview of site looking northeast.

51



IMG\_1629.jpg

Overview of site looking north.

52

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IMG\_1630.jpg

Overview of site looking northwest.

53



IMG\_1631.jpg

Overview of site looking west.

54

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IMG\_1632.jpg

Overview of site looking west.

55



IMG\_1633.jpg

Overview of site looking southwest.

56

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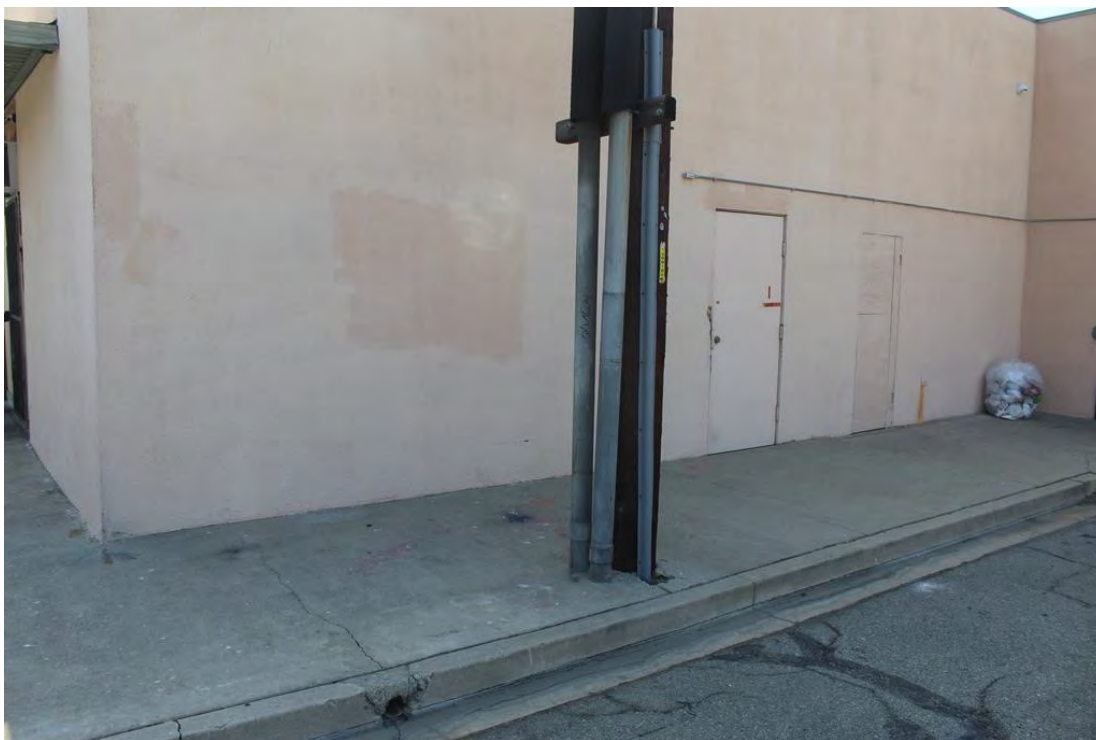
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IMG\_1634.jpg

Overview of Ontario Plaza Mall looking south.

57



IMG\_1635.jpg

Overview of Ontario Plaza Mall looking southeast.

58

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IMG\_1636.jpg

Overview of Ontario Plaza Mall looking east.

59



IMG\_1637.jpg

Overview of Ontario Plaza Mall looking south.

60

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IMG\_1638.jpg

Overview of site looking southwest.

61



IMG\_1639.jpg

Overview of site looking west.

62

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IMG\_1640.jpg

Overview of site looking southwest.

63



IMG\_1641.jpg

Overview of site looking west with storm drain.

64

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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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IMG\_1644.jpg

Overview of post office building looking north.

67



IMG\_1645.jpg

Overview of site looking northeast.

68

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IMG\_1646.jpg

Overview of site looking east.

69



IMG\_1647.jpg

Overview of power pole in center of site.

70

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Overview of power pole at center of site.

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Overview of power poles at center of site.

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IMG\_1650.jpg

Overview of former dry cleaner unit.

73



IMG\_1651.jpg

Overview of former dry cleaner unit.

74

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Overview of inside former dry cleaner unit.

IMG\_1652.jpg

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Overview of inside former dry cleaner unit.

IMG\_1653.jpg

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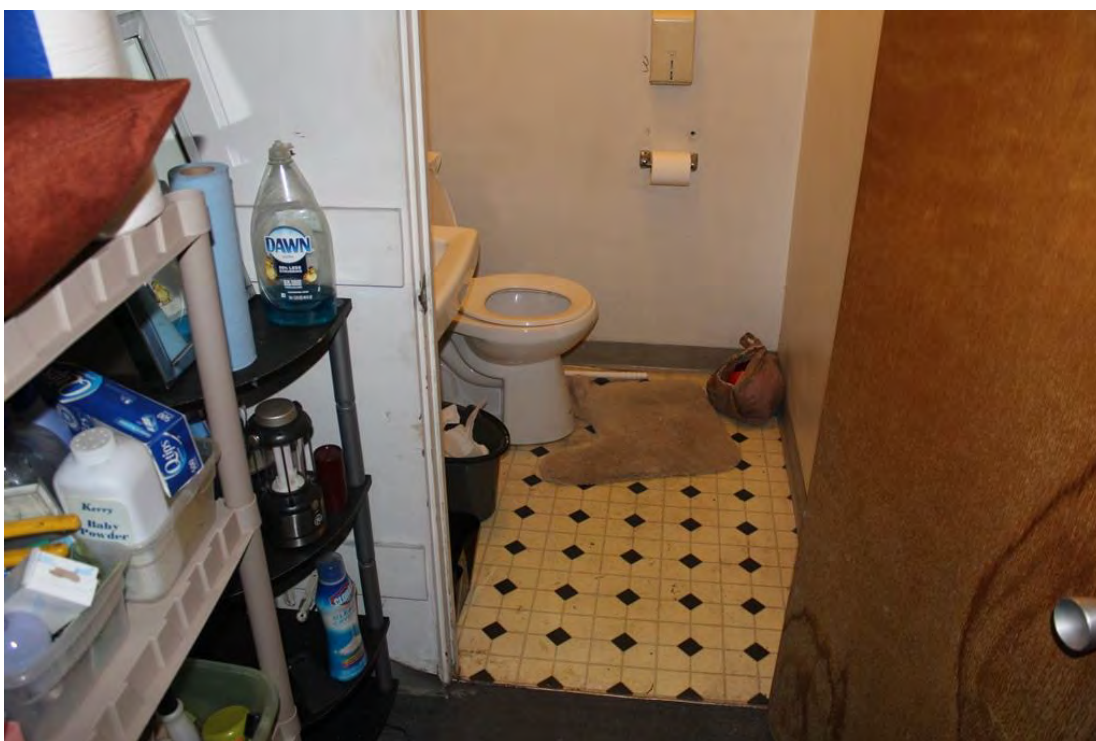
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Overview of inside former dry cleaner unit.

IMG\_1654.jpg

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Overview of inside former dry cleaner unit.

IMG\_1655.jpg

78

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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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IMG\_1658.jpg

Overview of inside former dry cleaner unit.

81



IMG\_1659.jpg

Overview of inside former dry cleaner unit.

82

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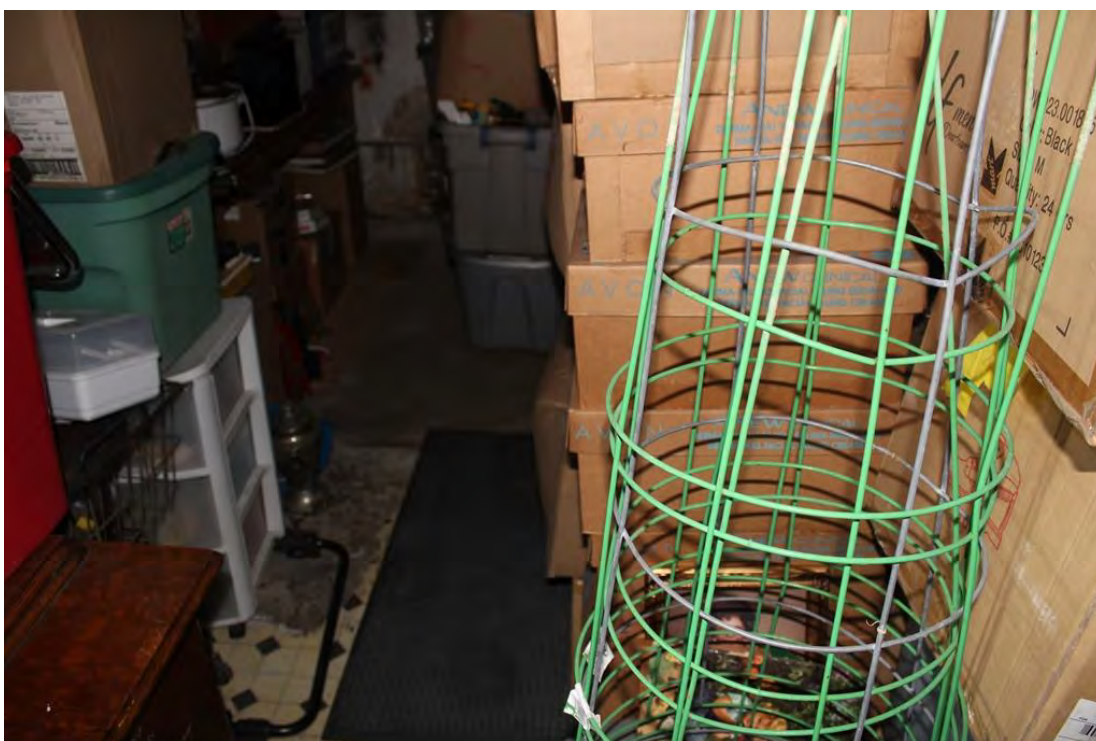
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IMG\_1660.jpg

Overview of inside former dry cleaner unit.

83



IMG\_1661.jpg

Overview of inside former dry cleaner unit.

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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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Overview of inside former dry cleaner unit.

IMG\_1664.jpg

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Overview of inside former dry cleaner unit.

IMG\_1665.jpg

88

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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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Overview of inside former dry cleaner unit.

IMG\_1668.jpg

91



Overview of inside former dry cleaner unit.

IMG\_1669.jpg

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Overview of inside former dry cleaner unit.

IMG\_1670.jpg

93



Overview of bicycle shop.

IMG\_1671.jpg

94

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Overview inside bicycle shop.

IMG\_1672.jpg

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Overview inside bicycle shop.

IMG\_1673.jpg

96

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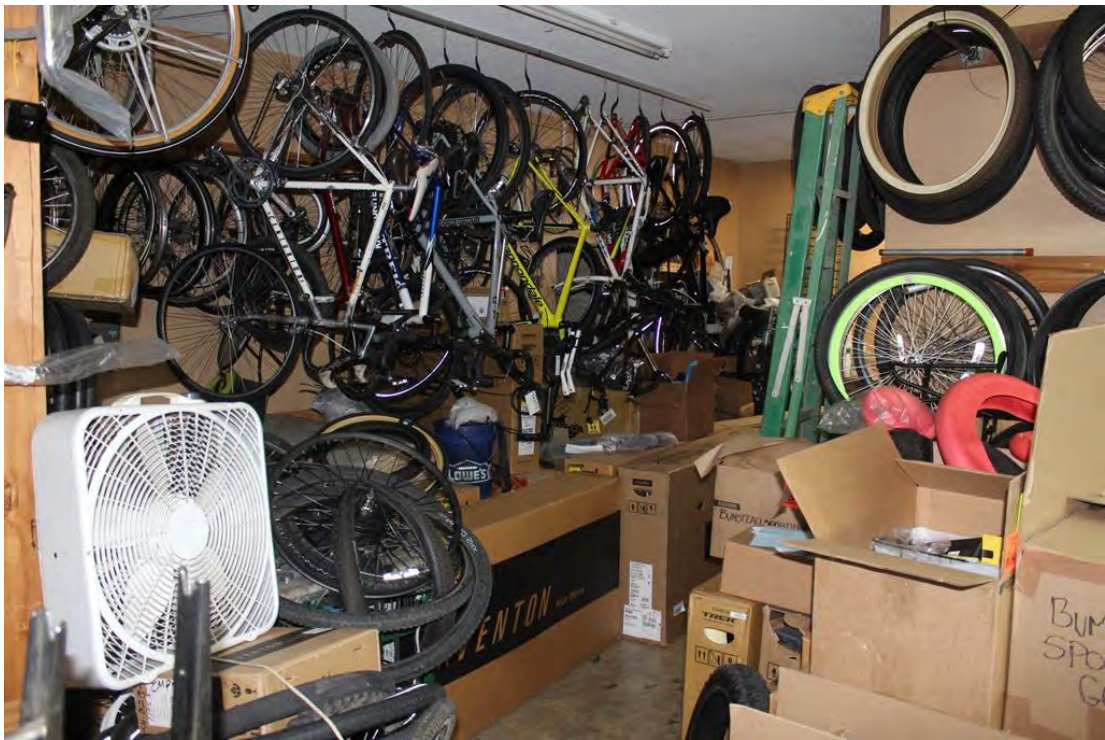
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IMG\_1674.jpg

Overview inside bicycle shop.

97



IMG\_1675.jpg

Overview inside bicycle shop.

98

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IMG\_1676.jpg

Overview inside bicycle shop.

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IMG\_1677.jpg

Overview inside bicycle shop.

100

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IMG\_1678.jpg

Overview inside bicycle shop.

101



IMG\_1679.jpg

Overview inside bicycle shop.

102

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IMG\_1680.jpg

Overview of fishing tackle store.

103



IMG\_1681.jpg

Overview of fishing tackle store.

104

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IMG\_1682.jpg

Overview inside fishing tackle store.

105



IMG\_1683.jpg

Overview inside fishing tackle store.

106

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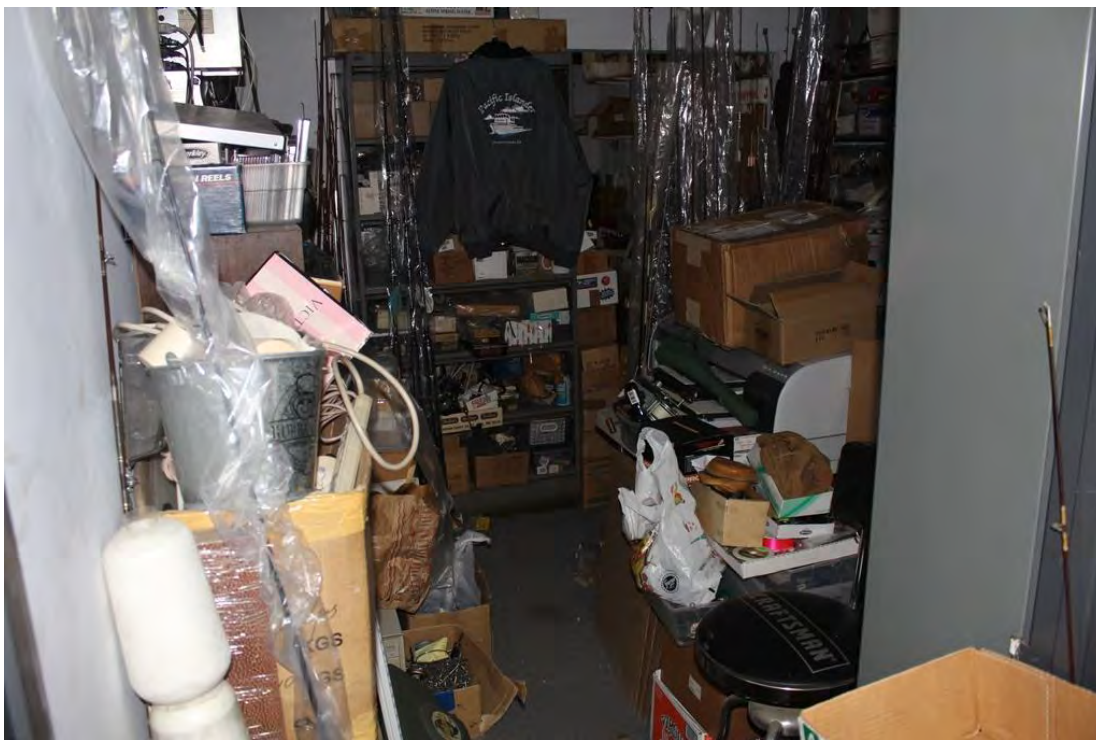
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IMG\_1684.jpg

Overview inside fishing tackle store.

107



IMG\_1685.jpg

Overview inside fishing tackle store.

108

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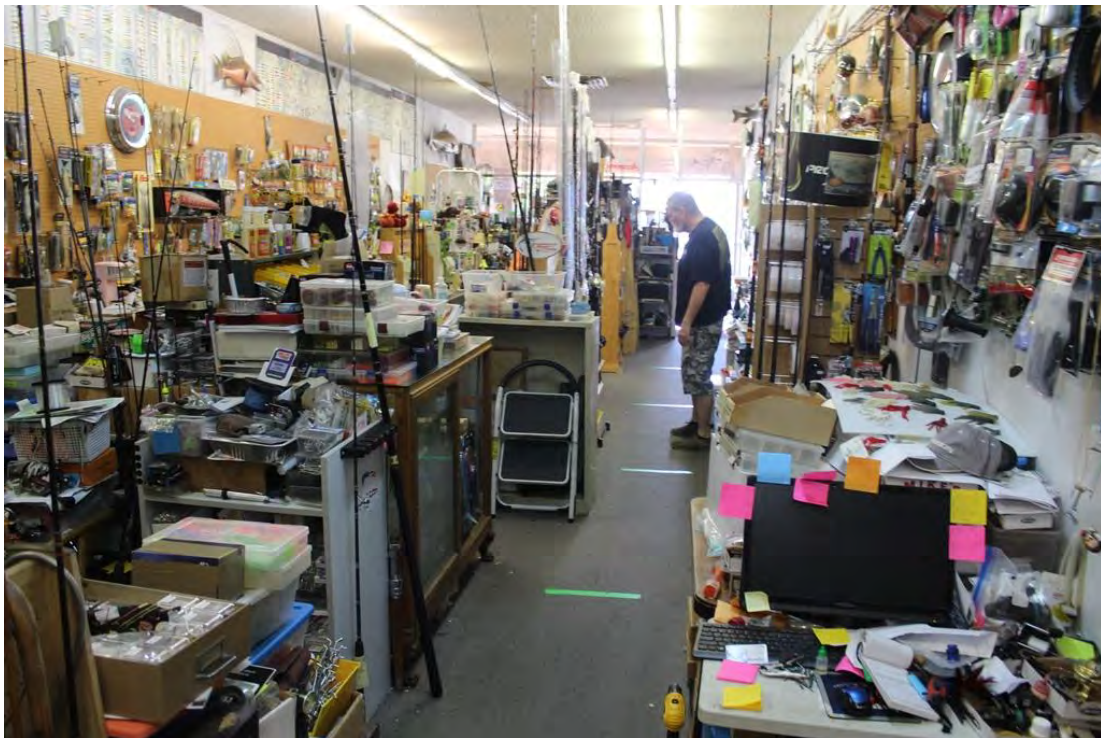
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Overview inside fishing tackle store.

IMG\_1686.jpg

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Overview inside fishing tackle store.

IMG\_1687.jpg

110

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IMG\_1688.jpg

Overview inside fishing tackle store.

111



IMG\_1689.jpg

Overview of former video store.

112

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Overview inside former video store.

IMG\_1690.jpg

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Overview inside former video store.

IMG\_1691.jpg

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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.

119



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.

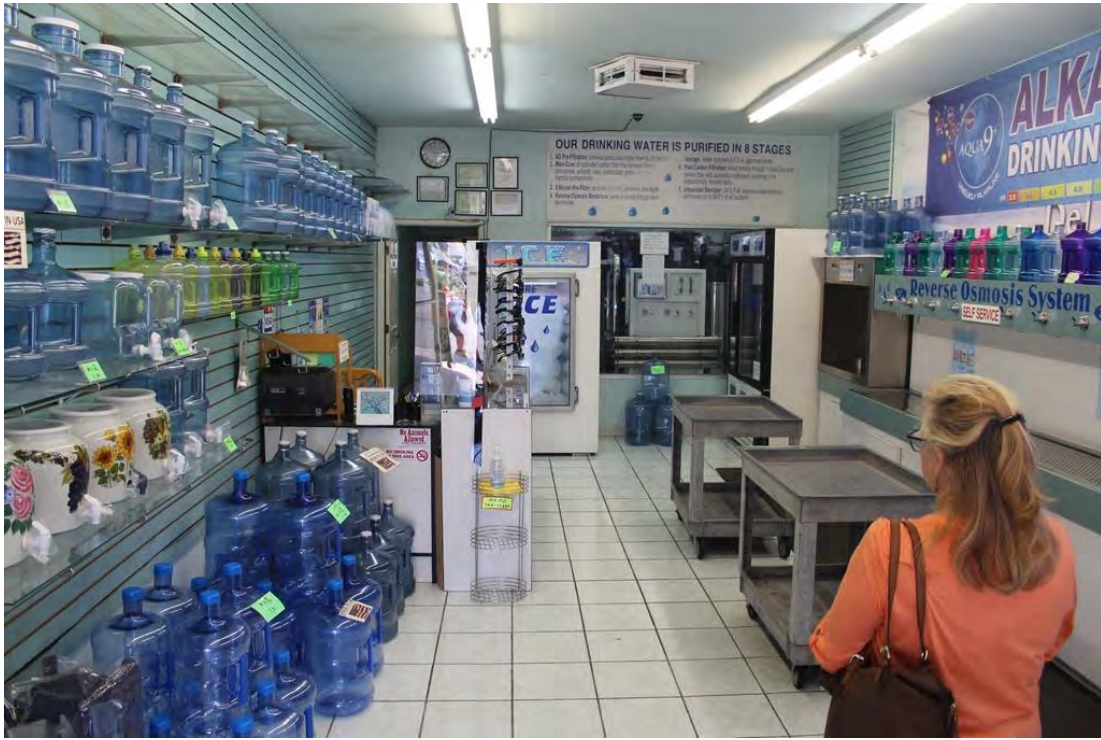
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Overview inside drinking water store.

IMG\_1700.jpg

123



Overview inside drinking water store.

IMG\_1701.jpg

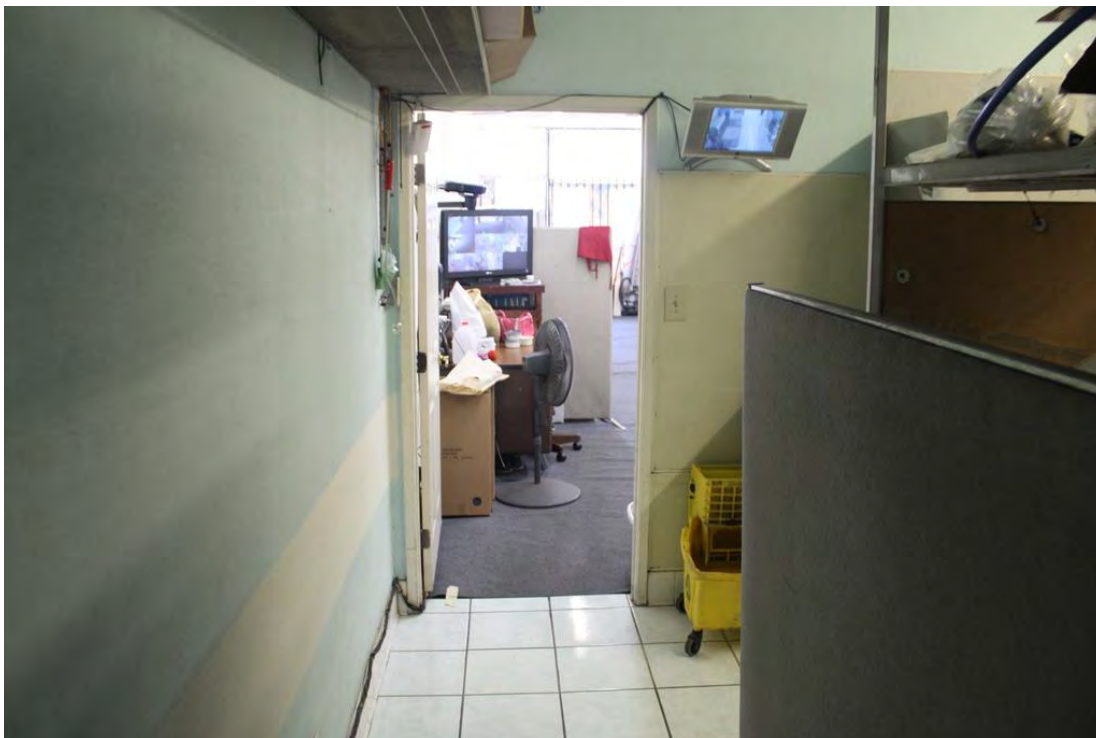
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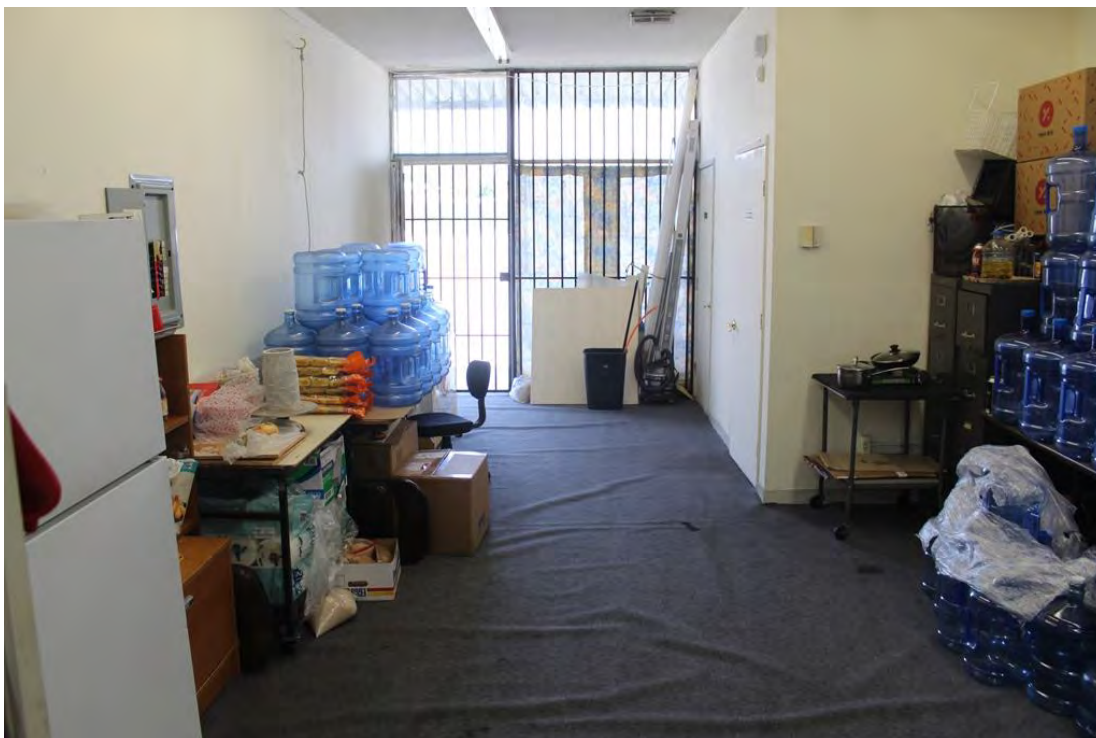
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IMG\_1702.jpg

Overview inside drinking water store.

125



IMG\_1703.jpg

Overview inside drinking water store.

126

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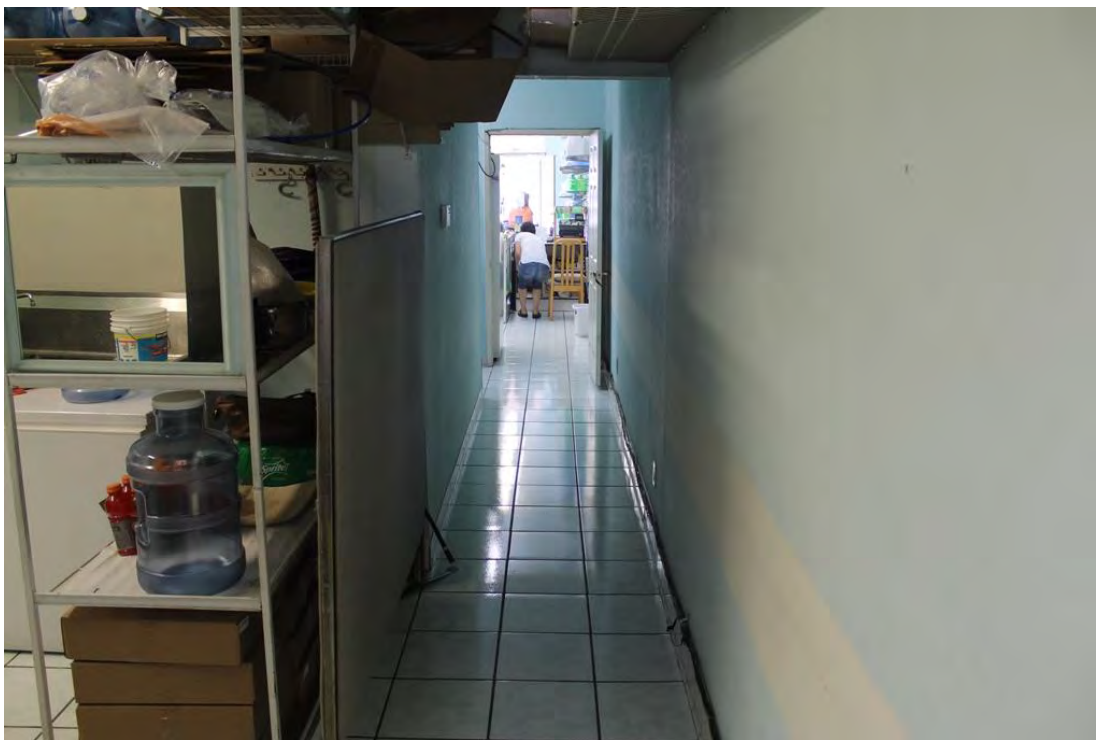
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IMG\_1704.jpg

Overview inside drinking water store.

127



IMG\_1705.jpg

Overview inside drinking water store.

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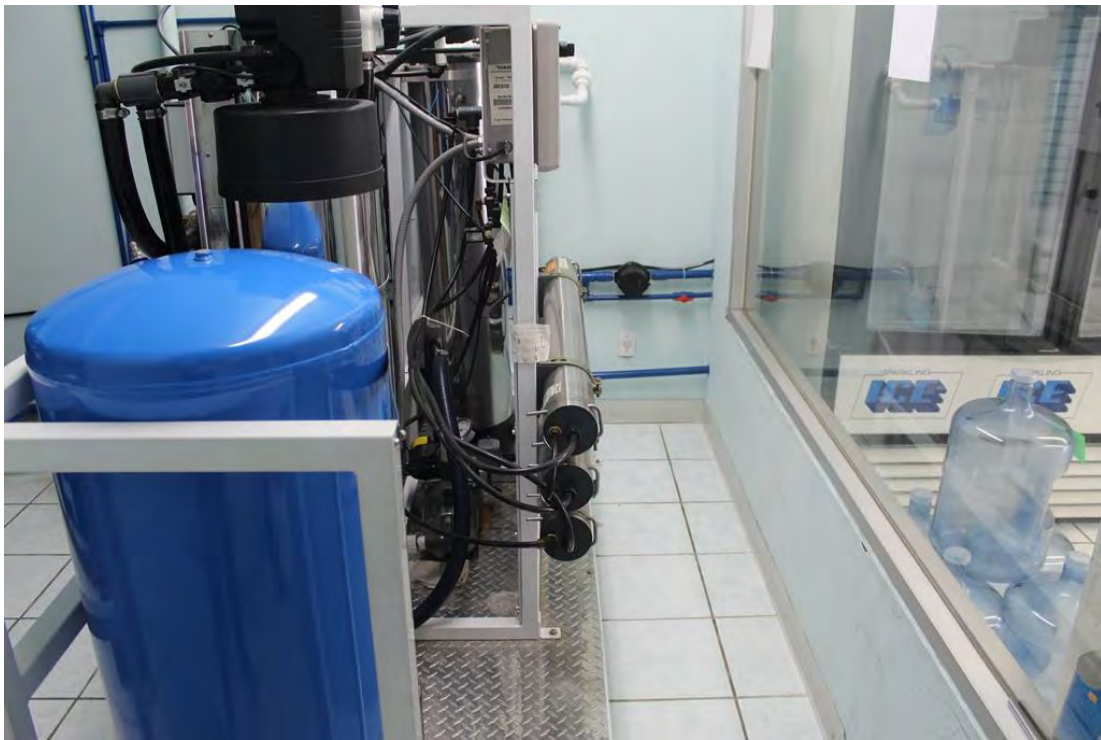
July 26, 2022  
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IMG\_1706.jpg

Overview inside drinking water store.

129



IMG\_1707.jpg

Overview inside drinking water store.

130

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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.

133



IMG\_1711.jpg

Overview of liquor store.

134

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Overview inside liquor store.

IMG\_1712.jpg

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Overview inside liquor store.

IMG\_1713.jpg

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Overview inside liquor store.

IMG\_1714.jpg

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Overview inside liquor store.

IMG\_1715.jpg

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IMG\_1716.jpg

Overview inside liquor store.

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IMG\_1717.jpg

Overview inside liquor store.

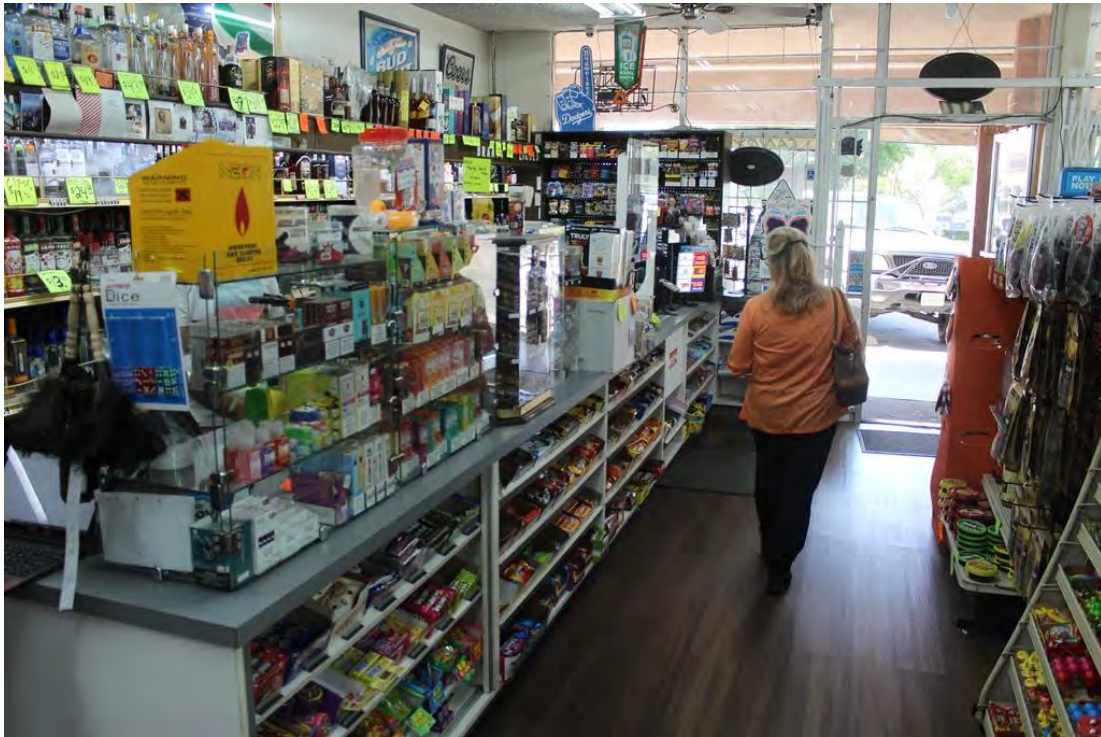
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Overview inside liquor store.

IMG\_1718.jpg

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Overview of site looking south.

IMG\_1719.jpg

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IMG\_1720.jpg

Overview of site looking southwest.

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IMG\_1721.jpg

Overview of site looking southwest.

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IMG\_1722.jpg

Overview of site looking west.

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IMG\_1723.jpg

Overview of site looking west with power poles

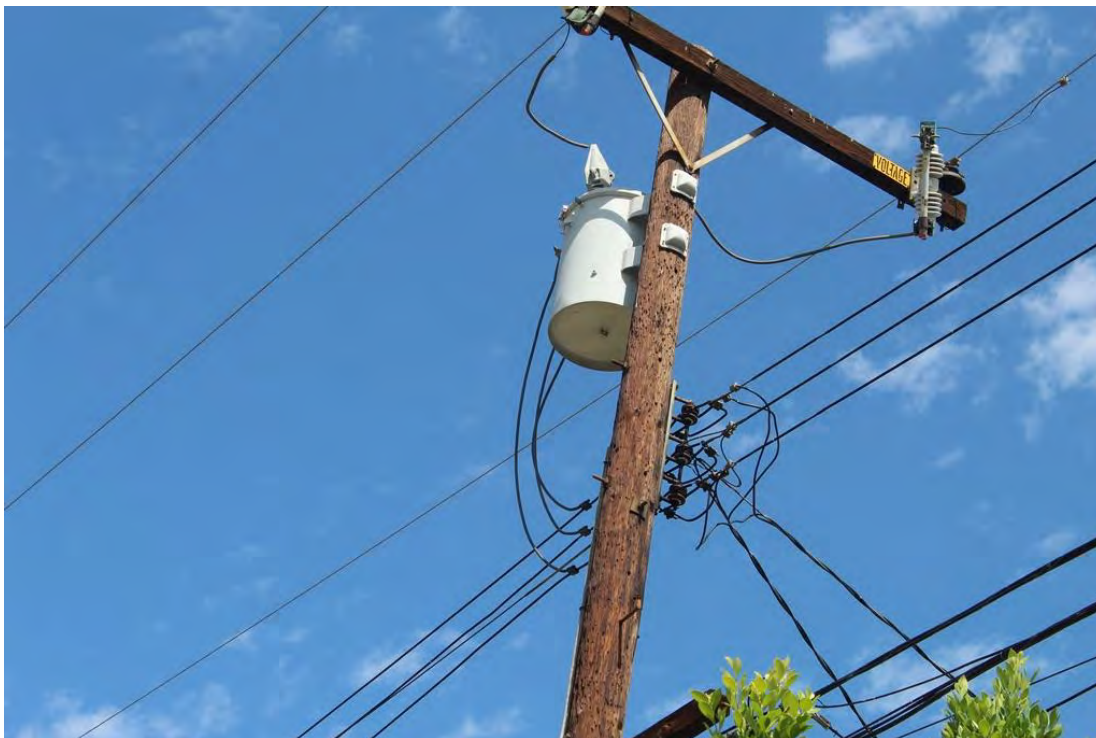
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IMG\_1724.jpg

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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IMG\_1726.jpg

Overview of site looking east.

149



IMG\_1727.jpg

Overview of site looking southeast.

150

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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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IMG\_1730.jpg

Overview of site looking northeast.

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IMG\_1731.jpg

Overview of site looking northeast.

154

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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.

158

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Overview of site looking south.

IMG\_1736.jpg

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Overview of site looking north.

IMG\_1737.jpg

160

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IMG\_1738.jpg

Overview of site looking northwest.

161



IMG\_1739.jpg

Overview of site looking west.

162

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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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IMG\_1742.jpg

Overview of site looking west.

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IMG\_1743.jpg

Overview of site looking southeast.

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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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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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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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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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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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Overview of site looking north.

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Overview of site looking north.

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IMG\_1760.jpg

Overview of soil gas collection point.

183



IMG\_1761.jpg

Overview of soil gas collection point.

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IMG\_1762.jpg

Overview of site looking north.

185



IMG\_1763.jpg

Overview of well box.

186

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IMG\_1764.jpg

Overview of site looking east.

187



IMG\_1765.jpg

Overview of site looking east.

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IMG\_1766.jpg

Overview of site looking southeast.

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IMG\_1767.jpg

Overview of site looking south.

190

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IMG\_1768.jpg

Overview of site looking southwest.

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IMG\_1769.jpg

Overview of site looking west.

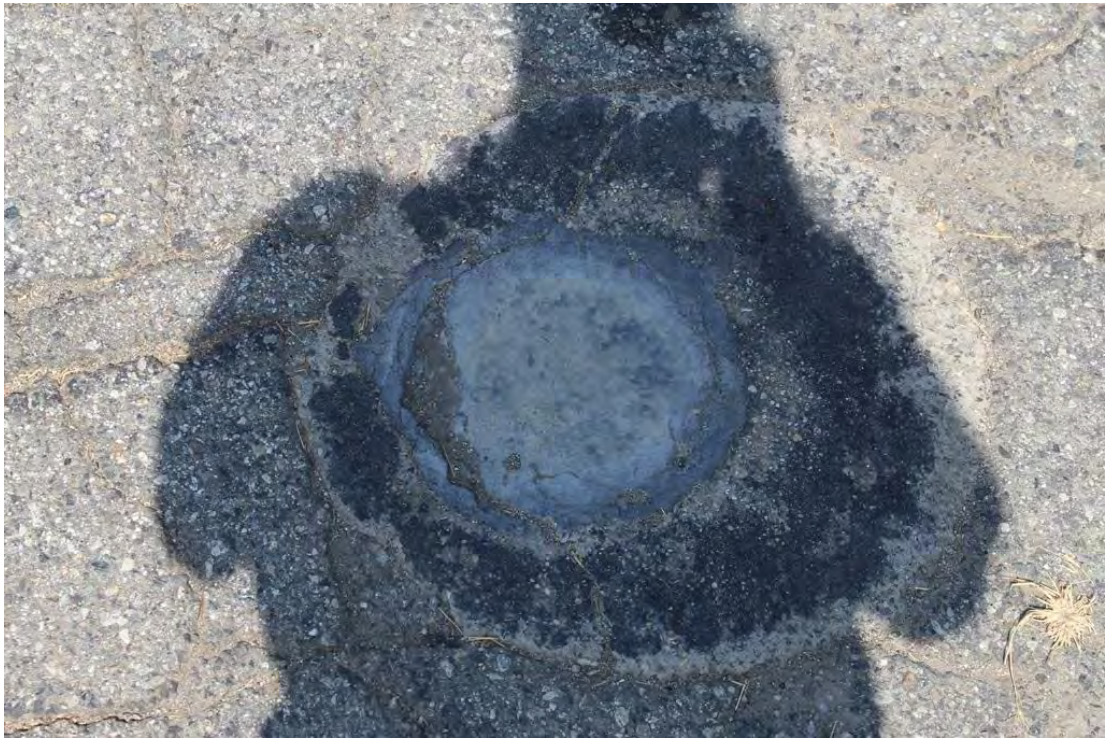
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IMG\_1770.jpg

Overview of site sampling point.

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IMG\_1771.jpg

Overview of post office looking west.

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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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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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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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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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Overview of post office looking east.

IMG\_1782.jpg

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Overview of post office looking north.

IMG\_1783.jpg

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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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IMG\_1786.jpg

Overview of site looking east.

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IMG\_1787.jpg

Overview of site looking south.

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IMG\_1788.jpg

Overview of post office area looking north.

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IMG\_1789.jpg

Overview of site looking east.

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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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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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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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## **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](http://www.edrnet.com)

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Physical Setting Source Map Findings .....	A-10
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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 - 34° 4' 42.53"  
Longitude (West): 117.6689570 - 117° 40' 8.24"  
Universal Transverse 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
<a href="#">G40</a>	DOLLAR TREE #06633	980 N MOUNTAIN AVE	CERS HAZ WASTE, San Bern. Co. Permit, CERS	Lower	874, 0.166, SSW
<a href="#">G41</a>	FAMILY DOLLAR #8941	980 N MOUNTAIN AVE	San Bern. Co. Permit	Lower	874, 0.166, SSW
<a href="#">42</a>	DELORES ZORNES	1006 W 5TH ST	RCRA NonGen / NLR	Higher	895, 0.170, NNE
<a href="#">G43</a>	ONTARIO DENTAL CENTE	974 N MOUNTAIN AVE	RCRA NonGen / NLR	Lower	940, 0.178, SSW
<a href="#">44</a>	UNOCAL #6418	1305 MOUNTAIN	LUST, HIST CORTESE	Higher	1052, 0.199, NW
<a href="#">H45</a>	UNITED PACIFIC 0650	1305 N MOUNTAIN AVE	UST	Higher	1091, 0.207, NNW
<a href="#">H46</a>	SERVICE STATION # 64	1305 NORTH MOUNTAIN	Notify 65	Higher	1091, 0.207, NNW
<a href="#">H47</a>	APRO LLC DBA UNITED	1305 N MOUNTAIN AVE	RCRA NonGen / NLR	Higher	1091, 0.207, NNW
<a href="#">H48</a>	TOSCO SS # 31172-641	1305 N MOUNTAIN AVE	UST	Higher	1091, 0.207, NNW
<a href="#">H49</a>	UNOCAL 76	1305 N MOUNTAIN AVE	SWEEPS UST, CA FID UST	Higher	1091, 0.207, NNW
<a href="#">H50</a>	GOLDEN STATE ENTERPR	1305 N MOUNTAIN AVE	RCRA NonGen / NLR	Higher	1091, 0.207, NNW
<a href="#">H51</a>	UNION OIL SERVICE ST	1305 N MOUNTAIN AVEN	LUST, CERS HAZ WASTE, HIST UST, CERS TANKS,...	Higher	1091, 0.207, NNW
<a href="#">52</a>	FRANCO WONG AND EDIT	1240 W ROSEWOOD CT	RCRA NonGen / NLR	Lower	1206, 0.228, WSW
<a href="#">I53</a>	UNOCAL #4383	860	LUST, HIST CORTESE	Lower	1459, 0.276, South
<a href="#">I54</a>	UNION OIL SERVICE ST	860 NORTH MOUNTAIN A	LUST, HIST UST, Cortese, HAZNET, San Bern. Co....	Lower	1461, 0.277, South
<a href="#">I55</a>	SHELL #859	859 MOUNTAIN AVE	LUST, HIST CORTESE, CERS	Lower	1484, 0.281, SSW
<a href="#">I56</a>	SHELL SERVICE STATIO	859 NORTH MOUNTAIN A	Notify 65	Lower	1484, 0.281, SSW
<a href="#">I57</a>	PALM SPRINGS OIL COM	859 N MOUNTAIN AVE	LUST, HIST UST, Cortese, San Bern. Co. Permit,...	Lower	1484, 0.281, SSW
<a href="#">J58</a>	ALAMEDA MANAGEMENT (	1333 MOUNTAIN AVE	LUST, SWEEPS UST, CA FID UST, HAZNET, HIST...	Higher	1529, 0.290, NNW
<a href="#">J59</a>	DEMOLISHED GASOLINE	1333 N. MOUNTAIN BLV	Notify 65	Higher	1529, 0.290, NNW
<a href="#">J60</a>	ALAMEDA MANAGEMENT (	1333 N MOUNTAIN AVE	LUST, CERS HAZ WASTE, Cortese, San Bern. Co....	Higher	1529, 0.290, NNW
<a href="#">I61</a>	FORMER SHELL STATION	859 MOUNTAIN AVENUE	LUST, Cortese	Lower	1631, 0.309, South
<a href="#">K62</a>	ARCO #9689	808 N MOUNTAIN AVE	LUST, CERS	Lower	1934, 0.366, South
<a href="#">K63</a>	ARCO #9689	808 N MOUNTAIN AVE	Cortese, HAZNET, HWTS	Lower	1934, 0.366, South
<a href="#">64</a>	MOUNTAIN SQUARE CLEA	384 AND 386 SOUTH MO	ENVIROSTOR, VCP	Higher	3502, 0.663, North
<a href="#">65</a>	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:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
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

## EXECUTIVE SUMMARY

### ***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 Brownfields 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

## EXECUTIVE SUMMARY

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

## EXECUTIVE SUMMARY

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
EML	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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RITE AID #5600 EPA ID:: CAR000209635	1050 N MOUNTAIN AVE	SSW 0 - 1/8 (0.068 mi.)	C24	96
<b><i>ONTARIO NISSAN</i></b> EPA ID:: CAD981442411	<b><i>1025 N MOUNTAIN</i></b>	<b><i>SW 0 - 1/8 (0.079 mi.)</i></b>	<b><i>C26</i></b>	<b><i>108</i></b>
<b><i>ONTARIO NISSAN</i></b> EPA ID:: CAD981164809	<b><i>1025 NORTH MOUNTAIN</i></b>	<b><i>SW 0 - 1/8 (0.079 mi.)</i></b>	<b><i>C27</i></b>	<b><i>112</i></b>

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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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 identifies 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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MOUNTAIN SQUARE CLEA</b> Facility Id: 60002484 Status: Active	<b>384 AND 386 SOUTH MO</b>	<b>N 1/2 - 1 (0.663 mi.)</b>	<b>64</b>	<b>279</b>
<b>CHAFFEY HIGH SCHOOL</b> Facility Id: 60002220 Status: No Action Required	<b>1245 NORTH EUCLID AV</b>	<b>E 1/2 - 1 (0.971 mi.)</b>	<b>65</b>	<b>285</b>

### ***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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNOCAL #6418</b> Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Case Closed Global ID: T0607100175	<b>1305 MOUNTAIN</b>	<b>NW 1/8 - 1/4 (0.199 mi.)</b>	<b>44</b>	<b>190</b>
<b>UNION OIL SERVICE ST</b> Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Global Id: T0607100175	<b>1305 N MOUNTAIN AVEN</b>	<b>NNW 1/8 - 1/4 (0.207 mi.)</b>	<b>H51</b>	<b>199</b>
<b>ALAMEDA MANAGEMENT (</b> Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Case Closed Global ID: T0607100216	<b>1333 MOUNTAIN AVE</b>	<b>NNW 1/4 - 1/2 (0.290 mi.)</b>	<b>J58</b>	<b>237</b>
<b>ALAMEDA MANAGEMENT (</b> Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Global Id: T0607100216	<b>1333 N MOUNTAIN AVE</b>	<b>NNW 1/4 - 1/2 (0.290 mi.)</b>	<b>J60</b>	<b>265</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>JACKS MOBIL</b> Database: LUST, Date of Government Version: 05/23/2022	<b>1055 N MOUNTAIN AVE</b>	<b>SW 0 - 1/8 (0.044 mi.)</b>	<b>C16</b>	<b>54</b>

## EXECUTIVE SUMMARY

Status: Completed - Case Closed  
Global Id: T0607100053

<b>MOBIL #18-543</b> Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Case Closed Global ID: T0607100053	<b>1055 MOUNTAIN</b>	<b>SSW 0 - 1/8 (0.097 mi.)</b>	<b>E31</b>	<b>153</b>
<b>UNOCAL #4383</b> Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Case Closed Global ID: T0607100445	<b>860</b>	<b>S 1/4 - 1/2 (0.276 mi.)</b>	<b>I53</b>	<b>222</b>
<b>UNION OIL SERVICE ST</b> Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Global Id: T0607100445	<b>860 NORTH MOUNTAIN A</b>	<b>S 1/4 - 1/2 (0.277 mi.)</b>	<b>I54</b>	<b>223</b>
<b>SHELL #859</b> 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	<b>859 MOUNTAIN AVE</b>	<b>SSW 1/4 - 1/2 (0.281 mi.)</b>	<b>I55</b>	<b>230</b>
<b>PALM SPRINGS OIL COM</b> Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Global Id: T0607100110	<b>859 N MOUNTAIN AVE</b>	<b>SSW 1/4 - 1/2 (0.281 mi.)</b>	<b>I57</b>	<b>233</b>
<b>FORMER SHELL STATION</b> Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Case Closed Global ID: T0607174240	<b>859 MOUNTAIN AVENUE</b>	<b>S 1/4 - 1/2 (0.309 mi.)</b>	<b>I61</b>	<b>272</b>
<b>ARCO #9689</b> Database: LUST, Date of Government Version: 05/23/2022 Status: Completed - Case Closed Global Id: T0607100457	<b>808 N MOUNTAIN AVE</b>	<b>S 1/4 - 1/2 (0.366 mi.)</b>	<b>K62</b>	<b>273</b>

### ***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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNION OIL SERVICE ST</b>	<b>1305 N MOUNTAIN AVEN</b>	<b>NNW 1/8 - 1/4 (0.207 mi.)</b>	<b>H51</b>	<b>199</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>JASMINE CLEANERS</b>	<b>1129 N MOUNTAIN AVE</b>	<b>W 0 - 1/8 (0.018 mi.)</b>	<b>B9</b>	<b>37</b>
<b>AUTOZONE #3328</b>	<b>1060 N MOUNTAIN AVE</b>	<b>SSW 0 - 1/8 (0.051 mi.)</b>	<b>D18</b>	<b>57</b>
<b>RITE AID #5600</b>	<b>1050 N MOUNTAIN AVE</b>	<b>SSW 0 - 1/8 (0.068 mi.)</b>	<b>C22</b>	<b>65</b>
<b>MOUNTAIN MOTORSPORTS</b>	<b>1025 N MOUNTAIN AVE</b>	<b>SW 0 - 1/8 (0.079 mi.)</b>	<b>C29</b>	<b>120</b>
<b>ALBERTSON'S # 6590</b>	<b>1000 N MOUNTAIN AVE</b>	<b>S 0 - 1/8 (0.100 mi.)</b>	<b>F33</b>	<b>156</b>
<b>DOLLAR TREE #06633</b>	<b>980 N MOUNTAIN AVE</b>	<b>SSW 1/8 - 1/4 (0.166 mi.)</b>	<b>G40</b>	<b>181</b>

#### **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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNOCAL 76</b> Status: A Tank Status: A Comp Number: 55232	<b>1305 N MOUNTAIN AVE</b>	<b>NNW 1/8 - 1/4 (0.207 mi.)</b>	<b>H49</b>	<b>195</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ONTARIO NISSAN</b> Status: A Tank Status: A Comp Number: 66470	<b>1025 N MOUNTAIN</b>	<b>SW 0 - 1/8 (0.079 mi.)</b>	<b>C26</b>	<b>108</b>
<b>FIRE STATION NO. 4</b>	<b>1005 N MOUNTAIN AVE</b>	<b>SSW 1/8 - 1/4 (0.127 mi.)</b>	<b>E37</b>	<b>175</b>



## EXECUTIVE SUMMARY

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNION OIL SERVICE ST</b> Facility Id: 0000005232	<b>1305 N MOUNTAIN AVEN</b>	<b>NNW 1/8 - 1/4 (0.207 mi.)</b>	<b>H51</b>	<b>199</b>
<b>Lower Elevation</b>	<b>Address</b>	<b>Direction / Distance</b>	<b>Map ID</b>	<b>Page</b>
<b>JACKS MOBIL</b> Facility Id: 00000051118	<b>1055 N MOUNTAIN AVE</b>	<b>SW 0 - 1/8 (0.044 mi.)</b>	<b>C16</b>	<b>54</b>
<b>ONTARIO NISSAN</b> Facility Id: 00000066470	<b>1025 NORTH MOUNTAIN</b>	<b>SW 0 - 1/8 (0.079 mi.)</b>	<b>C27</b>	<b>112</b>
<b>ONTARIO NISSAN</b> FIRE STATION NO 4 Facility Id: 00000023354	<b>1025 NO MOUNTAIN</b> <b>1005 N MOUNTAIN AVE</b>	<b>SW 0 - 1/8 (0.079 mi.)</b> <b>SSW 1/8 - 1/4 (0.127 mi.)</b>	<b>C30</b> <b>E36</b>	<b>128</b> <b>175</b>

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNION OIL SERVICE ST</b>	<b>1305 N MOUNTAIN AVEN</b>	<b>NNW 1/8 - 1/4 (0.207 mi.)</b>	<b>H51</b>	<b>199</b>

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNOCAL 76</b> Facility Id: 36001575 Status: A	<b>1305 N MOUNTAIN AVE</b>	<b>NNW 1/8 - 1/4 (0.207 mi.)</b>	<b>H49</b>	<b>195</b>
<b>Lower Elevation</b>	<b>Address</b>	<b>Direction / Distance</b>	<b>Map ID</b>	<b>Page</b>
<b>ONTARIO NISSAN</b> Facility Id: 36002608 Status: A	<b>1025 NORTH MOUNTAIN</b>	<b>SW 0 - 1/8 (0.079 mi.)</b>	<b>C27</b>	<b>112</b>
<b>FIRE STATION NO. 4</b>	<b>1005 N MOUNTAIN AVE</b>	<b>SSW 1/8 - 1/4 (0.127 mi.)</b>	<b>E37</b>	<b>175</b>

## EXECUTIVE SUMMARY

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ONTARIO PLAZA NORTH</b> Registry ID:: 110070093859	<b>1060 W FOURTH STREET</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A3</b>	<b>28</b>

**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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ONTARIO PLAZA NORTH</b> Registry ID: 110070093859	<b>1060 W FOURTH STREET</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A3</b>	<b>28</b>

**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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNION OIL SERVICE ST</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>1305 N MOUNTAIN AVEN</b>	<b>NNW 1/8 - 1/4 (0.207 mi.)</b>	<b>H51</b>	<b>199</b>
<b>ALAMEDA MANAGEMENT (</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>1333 N MOUNTAIN AVE</b>	<b>NNW 1/4 - 1/2 (0.290 mi.)</b>	<b>J60</b>	<b>265</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>JACKS MOBIL</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>1055 N MOUNTAIN AVE</b>	<b>SW 0 - 1/8 (0.044 mi.)</b>	<b>C16</b>	<b>54</b>
<b>UNION OIL SERVICE ST</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>860 NORTH MOUNTAIN A</b>	<b>S 1/4 - 1/2 (0.277 mi.)</b>	<b>I54</b>	<b>223</b>
<b>PALM SPRINGS OIL COM</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>859 N MOUNTAIN AVE</b>	<b>SSW 1/4 - 1/2 (0.281 mi.)</b>	<b>I57</b>	<b>233</b>
<b>FORMER SHELL STATION</b> Cleanup Status: COMPLETED - CASE CLOSED	<b>859 MOUNTAIN AVENUE</b>	<b>S 1/4 - 1/2 (0.309 mi.)</b>	<b>I61</b>	<b>272</b>
<b>ARCO #9689</b>	<b>808 N MOUNTAIN AVE</b>	<b>S 1/4 - 1/2 (0.366 mi.)</b>	<b>K63</b>	<b>275</b>

## EXECUTIVE SUMMARY

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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FABRICARE CTR Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022	1026 W 4TH ST	SSE 0 - 1/8 (0.004 mi.)	A6	32
<b>FABRICARE CENTER</b> Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022 Database: DRYCLEANERS, Date of Government Version: 08/27/2021 EPA Id: CAD028832848	<b>1026 W 4TH ST</b>	<b>SSE 0 - 1/8 (0.004 mi.)</b>	<b>A7</b>	<b>32</b>
<b>JASMINE CLEANERS</b> 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	<b>1129 N MOUNTAIN AVE</b>	<b>W 0 - 1/8 (0.018 mi.)</b>	<b>B9</b>	<b>37</b>
JASMINE'S CLEANERS, Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022	1129 N MOUNTAIN AVE	W 0 - 1/8 (0.018 mi.)	B11	50
JASMINE CLEANERS, AD Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022	1129 N MOUNTAIN AVE	W 0 - 1/8 (0.018 mi.)	B12	50
JASMINE CLEANERS, AL Database: DRYCLEAN SOUTH COAST, Date of Government Version: 02/17/2022	1129 N MOUNTAIN AVE	W 0 - 1/8 (0.018 mi.)	B13	51

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 [CALSTATES]. 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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>UNOCAL #6418</b> Reg Id: 083601471T	<b>1305 MOUNTAIN</b>	<b>NW 1/8 - 1/4 (0.199 mi.)</b>	<b>44</b>	<b>190</b>
<b>ALAMEDA MANAGEMENT (</b> Reg Id: 083601797T	<b>1333 MOUNTAIN AVE</b>	<b>NNW 1/4 - 1/2 (0.290 mi.)</b>	<b>J58</b>	<b>237</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MOBIL #18-543</b> Reg Id: 083600542T	<b>1055 MOUNTAIN</b>	<b>SSW 0 - 1/8 (0.097 mi.)</b>	<b>E31</b>	<b>153</b>
<b>UNOCAL #4383</b>	<b>860</b>	<b>S 1/4 - 1/2 (0.276 mi.)</b>	<b>I53</b>	<b>222</b>

## EXECUTIVE SUMMARY

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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ONTARIO PLAZA NORTH</b> Facility Status: Active	<b>1060 W FOURTH STREET</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A2</b>	<b>18</b>

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOUNTAIN AVE ANIMAL Facility Status: INACTIVE Facility Id: FA0004869	1155 N MOUNTAIN AVE	NW 0 - 1/8 (0.053 mi.)	20	64
<b>UNION OIL SERVICE ST</b> Facility Status: ACTIVE Facility Id: FA0006742	<b>1305 N MOUNTAIN AVEN</b>	<b>NNW 1/8 - 1/4 (0.207 mi.)</b>	<b>H51</b>	<b>199</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>FABRICARE CENTER</b> Facility Status: INACTIVE Facility Id: FA0002992	<b>1026 W 4TH ST</b>	<b>SSE 0 - 1/8 (0.004 mi.)</b>	<b>A7</b>	<b>32</b>
CASA JIMENEZ MEXICAN Facility Status: INACTIVE Facility Id: FA0012418	1050 W 4TH ST	SW 0 - 1/8 (0.004 mi.)	A8	37
<b>JASMINE CLEANERS</b> Facility Status: ACTIVE Facility Id: FA0004100	<b>1129 N MOUNTAIN AVE</b>	<b>W 0 - 1/8 (0.018 mi.)</b>	<b>B9</b>	<b>37</b>
<b>AUTOZONE #3328</b> Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0001229	<b>1060 N MOUNTAIN AVE</b>	<b>SSW 0 - 1/8 (0.051 mi.)</b>	<b>D18</b>	<b>57</b>
ONTARIO FILTER PLANT Facility Status: INACTIVE Facility Id: FA0002037	1120 E 4TH ST	WSW 0 - 1/8 (0.057 mi.)	C21	64
RITE AID #5600 Facility Status: ACTIVE Facility Status: INACTIVE Facility Id: FA0005726	1050 N MOUNTAIN AVE	SSW 0 - 1/8 (0.068 mi.)	C23	95
<b>MOUNTAIN MOTORSPORTS</b>	<b>1025 N MOUNTAIN AVE</b>	<b>SW 0 - 1/8 (0.079 mi.)</b>	<b>C29</b>	<b>120</b>

## EXECUTIVE SUMMARY

Facility Status: ACTIVE  
 Facility Status: INACTIVE  
 Facility Id: FA0008275  
 Facility Id: FA0006902

<b>ALBERTSON'S # 6590</b>	<b>1000 N MOUNTAIN AVE</b>	<b>S 0 - 1/8 (0.100 mi.)</b>	<b>F33</b>	<b>156</b>
Facility Status: ACTIVE				
Facility Status: INACTIVE				
Facility Id: FA0017250				
Facility Id: FA0007499				
<b>CITY FIRE STATION #4</b>	<b>1005 N MOUNTAIN</b>	<b>SSW 1/8 - 1/4 (0.127 mi.)</b>	<b>E35</b>	<b>172</b>
Facility Status: ACTIVE				
Facility Id: FA0002020				
<b>DOLLAR TREE #06633</b>	<b>980 N MOUNTAIN AVE</b>	<b>SSW 1/8 - 1/4 (0.166 mi.)</b>	<b>G40</b>	<b>181</b>
Facility Status: ACTIVE				
Facility Status: FEE EXEMPT				
Facility Id: FA0016707				
<b>FAMILY DOLLAR #8941</b>	<b>980 N MOUNTAIN AVE</b>	<b>SSW 1/8 - 1/4 (0.166 mi.)</b>	<b>G41</b>	<b>185</b>
Facility Status: INACTIVE				
Facility Id: FA0014154				

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.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ONTARIO PLAZA NORTH</b>	<b>1060 W FOURTH STREET</b>	<b>0 - 1/8 (0.000 mi.)</b>	<b>A2</b>	<b>18</b>

## EXECUTIVE SUMMARY

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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
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

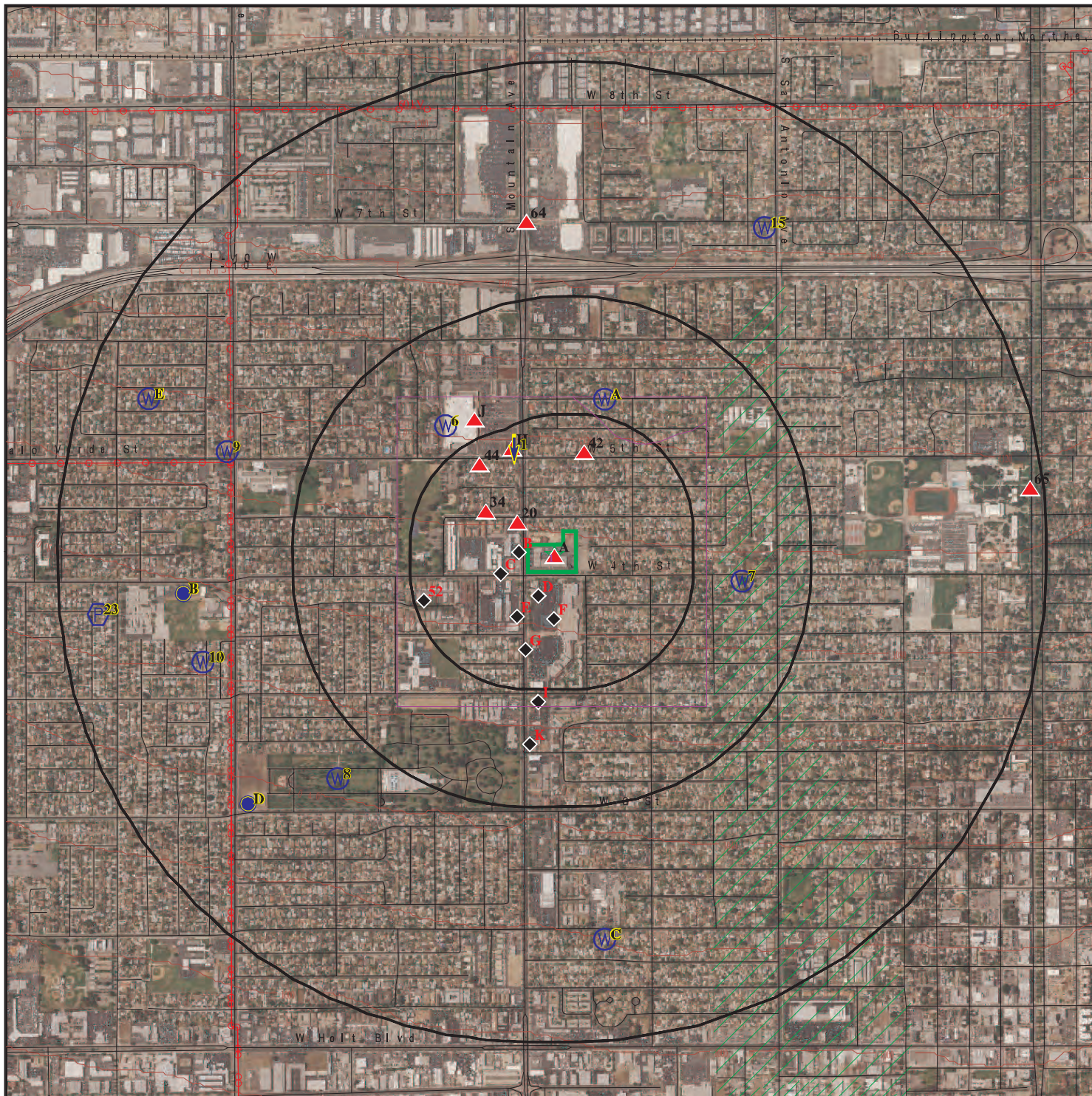
## EXECUTIVE SUMMARY







Due to poor or inadequate address information, the following sites were not mapped. Count: 9 records.






<u>Site Name</u>	<u>Database(s)</u>
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

-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  Areas of Concern

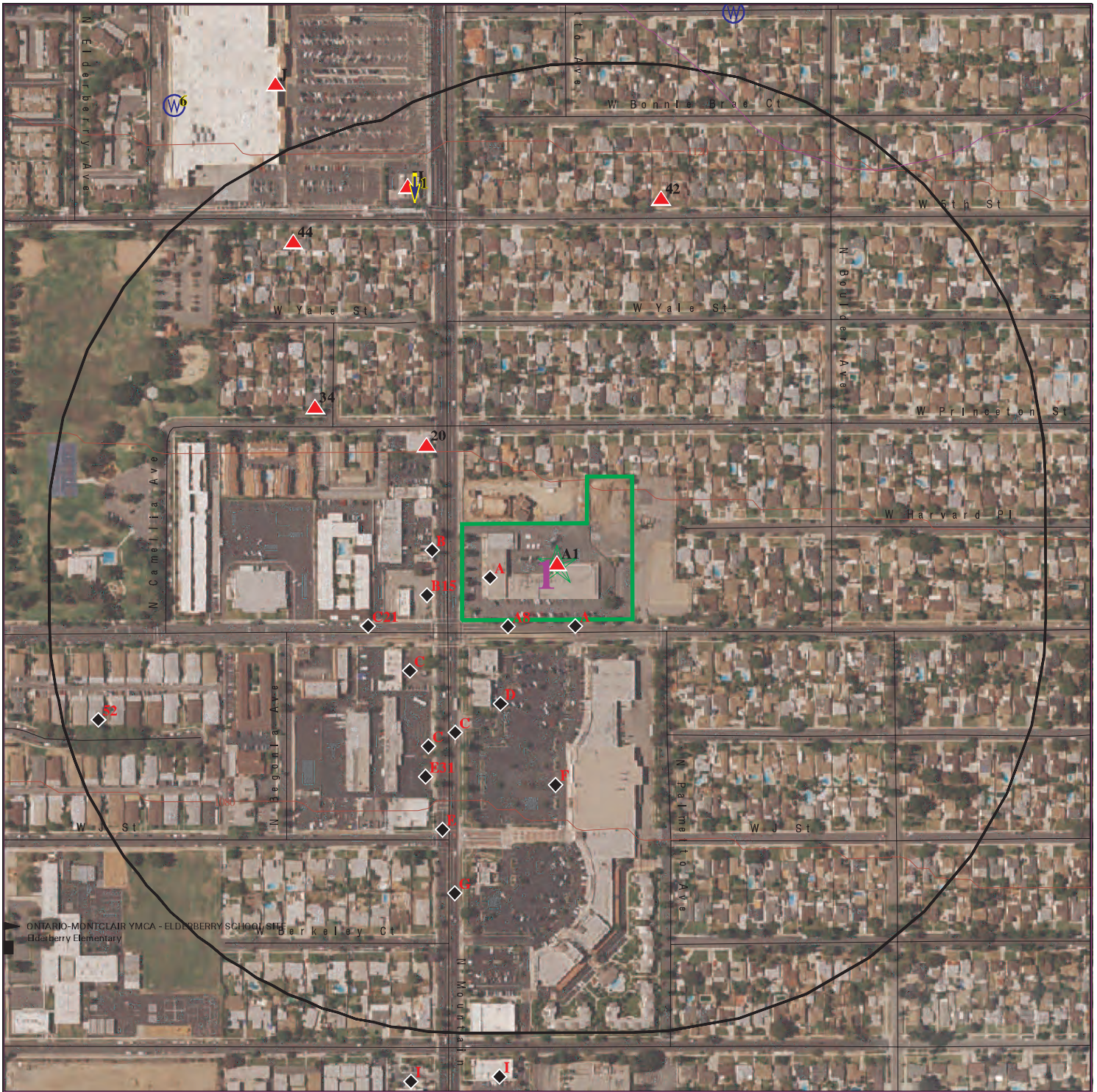









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.





SITE NAME: Ontario- Watermarke  
 ADDRESS: 1028 4th Street  
 ONTARIO CA 91762  
 LAT/LONG: 34.078482 / 117.668957

CLIENT: Geokinetics  
 CONTACT: Salina Marsh  
 INQUIRY #: 7036647.2s  
 DATE: June 29, 2022 4:01 pm

# 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

-  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  
 ADDRESS: 1028 4th Street  
 ONTARIO CA 91762  
 LAT/LONG: 34.078482 / 117.668957

CLIENT: Geokinetics  
 CONTACT: Salina Marsh  
 INQUIRY #: 7036647.2s  
 DATE: June 29, 2022 4:02 pm

## 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
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Lists of Federal NPL (Superfund) sites</i></b>								
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
<b><i>Lists of Federal Delisted NPL sites</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal CERCLA sites with NFRAP</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA facilities undergoing Corrective Action</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal RCRA TSD facilities</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA generators</i></b>								
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
<b><i>Federal institutional controls / engineering controls registries</i></b>								
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
<b><i>Federal ERNS list</i></b>								
ERNS	0.001		0	NR	NR	NR	NR	0
<b><i>Lists of state- and tribal (Superfund) equivalent sites</i></b>								
RESPONSE	1.000		0	0	0	0	NR	0
<b><i>Lists of state- and tribal hazardous waste facilities</i></b>								
ENVIROSTOR	1.000	1	0	0	0	2	NR	3
<b><i>Lists of state and tribal landfills and solid waste disposal facilities</i></b>								
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
<b><i>Lists of state and tribal leaking storage tanks</i></b>								
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
<b><i>Lists of state and tribal registered storage tanks</i></b>								
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
<b><i>Lists of state and tribal voluntary cleanup sites</i></b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500	1	0	0	0	NR	NR	1
<b><i>Lists of state and tribal brownfield sites</i></b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
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
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
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
<b><i>Local Lists of Registered Storage Tanks</i></b>								
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
<b>Local Land Records</b>								
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
<b>Records of Emergency Release Reports</b>								
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
<b>Other Ascertainable Records</b>								
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
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## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A1**      **ONTARIO PLAZA**  
**Target**    **1028 WEST 4TH STREET**  
**Property**   **ONTARIO, CA 91762**

**ENVIROSTOR**    **S126982061**  
**VCP**                **N/A**  
**DEED**

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

**A2** **ONTARIO PLAZA NORTH**  
**1060 W FOURTH STREET**  
**< 1/8** **ONTARIO, CA 91762**  
**1 ft.**

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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 Commercial 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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 Commercial Ind: Y  
Constype Electrical Line Ind: N  
Constype Gas Line Ind: N  
Constype Industrial Ind: N  
Constype Other Description: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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 Commercial 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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 Commercial 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

ONTARIO PLAZA NORTH (Continued)

S117041625

Violation Division: date.  
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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 Blvd Suite 220  
Affiliation City: Ontario  
Affiliation State: CA  
Affiliation Country: Not reported  
Affiliation Zip: 91764  
Affiliation Phone: ,

**A3**

**ONTARIO PLAZA NORTH  
1060 W FOURTH STREET  
ONTARIO, CA 91762**

**FINDS 1023696782  
ECHO N/A**

**< 1/8  
1 ft.**

**Site 3 of 8 in cluster A**

**Relative:  
Lower**

**FINDS:**  
Registry ID: 110070093859

**Actual:  
1093 ft.**

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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**A4**  
**SSE**  
 < 1/8  
 0.004 mi.  
 20 ft.

**ROHMUND ENTERPRISES INC**  
**1026 W FOURTH ST**  
**ONTARIO, CA 91762**

**EDR Hist Cleaner**    **1018820117**  
 N/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**  
**SSE**  
 < 1/8  
 0.004 mi.  
 20 ft.

**FABRICARE CENTER**  
**1026 W 4TH ST**  
**ONTARIO, CA 91762**

**RCRA NonGen / NLR**    **1024782541**  
**CAD028832848**

**Site 5 of 8 in cluster A**

**Relative:**  
**Lower**

RCRA NonGen / NLR:

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**FABRICARE CENTER (Continued)**

**1024782541**

Evaluation Action Summary:  
 Evaluations:

No Evaluations Found

**A6  
 SSE  
 < 1/8  
 0.004 mi.  
 20 ft.**

**FABRICARE CTR  
 1026 W 4TH ST  
 ONTARIO, CA 91762**

**DRYCLEANERS S121697179  
 N/A**

**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  
 SSE  
 < 1/8  
 0.004 mi.  
 20 ft.**

**FABRICARE CENTER  
 1026 W 4TH ST  
 ONTARIO, CA 91762**

**DRYCLEANERS S102040076  
 EMI N/A  
 San Bern. Co. Permit**

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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 Smlr 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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 Smlr 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 Smlr 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 Smlr 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
SW  
< 1/8  
0.004 mi.  
21 ft.**

**CASA JIMENEZ MEXICAN RESTAURANT  
1050 W 4TH ST  
ONTARIO, CA 91762  
Site 8 of 8 in cluster A**

**San Bern. Co. Permit S109598496  
N/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 RESTAURANT  
Permit Number: PT0021749  
Permit Category: BULK CO2 AT RETAIL FOOD FACILITIES  
Facility Status: INACTIVE  
Expiration Date: 05/31/2010

**B9  
West  
< 1/8  
0.018 mi.  
95 ft.**

**JASMINE CLEANERS  
1129 N MOUNTAIN AVE  
ONTARIO, CA 91762  
Site 1 of 7 in cluster B**

**CERS HAZ WASTE S102040201  
DRYCLEANERS N/A  
EMI  
San Bern. Co. Permit  
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**  
**West**  
**< 1/8**  
**0.018 mi.**  
**95 ft.**

**JASMINE CLEANERS**  
**1129 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**

**EDR Hist Cleaner 1020012403**  
**N/A**

**Site 2 of 7 in cluster B**

**Relative:**  
**Lower**

EDR Hist Cleaner

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
**Actual:** City,State,Zip: ONTARIO, CA 91762  
**1093 ft.** 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

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  
**Actual:** City,State,Zip: ONTARIO, CA 91762  
**1093 ft.** Facility ID: 128633

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**West**  
**< 1/8**  
**0.018 mi.**  
**95 ft.**

**JASMINE CLEANERS, ALBERTUS SUGIARTO**  
**1129 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 5 of 7 in cluster B**

**DRYCLEANERS** **S121696345**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**1093 ft.**

DRYCLEAN SOUTH COAST:  
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

**B14**  
**West**  
**< 1/8**  
**0.018 mi.**  
**95 ft.**

**JASMINE CLEANERS**  
**1129 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 6 of 7 in cluster B**

**RCRA NonGen / NLR** **1024829071**  
**CAL000361724**

**Relative:**  
**Lower**  
**Actual:**  
**1093 ft.**

RCRA NonGen / NLR:  
Date Form Received by Agency: 20110311  
Handler Name: JASMINE CLEANERS  
Handler Address: 1129 N MOUNTAIN AVE  
Handler City,State,Zip: ONTARIO, CA 91762-0000

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**  
**WSW**  
 < 1/8  
 0.021 mi.  
 112 ft.

**REMINGTON JERRY DALE**  
**1105 N MOUNTAIN**  
**ONTARIO, CA 91762**  
  
**Site 7 of 7 in cluster B**

**EDR Hist Auto 1021647367**  
**N/A**

**Relative:**  
**Lower**

EDR Hist Auto

**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**  
**SW**  
 < 1/8  
 0.044 mi.  
 234 ft.

**JACKS MOBIL**  
**1055 N MOUNTAIN AVE**  
**ONTARIO, CA 91761**  
  
**Site 1 of 12 in cluster C**

**LUST U001570007**  
**HIST UST N/A**  
**Cortese**  
**CERS**

**Relative:**  
**Lower**

**LUST:**

**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](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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
SW  
< 1/8  
0.044 mi.  
234 ft.**

**MEDLIN BEECHER  
1055 N MOUNTAIN AVE  
ONTARIO, CA 91762  
Site 2 of 12 in cluster C**

**EDR Hist Auto 1020844675  
N/A**

**Relative:  
Lower**

EDR Hist Auto

**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  
SSW  
< 1/8  
0.051 mi.  
268 ft.**

**AUTOZONE #3328  
1060 N MOUNTAIN AVE  
ONTARIO, CA 91762  
Site 1 of 2 in cluster D**

**CERS HAZ WASTE S104905378  
San Bern. Co. Permit N/A  
CERS**

**Relative:  
Lower**

CERS HAZ WASTE:

**Actual:  
1087 ft.**

Name: AUTOZONE #3328  
Address: 1060 N MOUNTAIN AVE  
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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**SSW**  
**< 1/8**  
**0.051 mi.**  
**268 ft.**

**AUTOZONE INC #3328**  
**1060 N MOUNTAIN STE A**  
**ONTARIO, CA 91762**

**RCRA NonGen / NLR**    **1024799155**  
**CAL000207657**

**Site 2 of 2 in cluster D**

**Relative:**  
**Lower**  
**Actual:**  
**1087 ft.**

RCRA NonGen / NLR:  
Date Form Received by Agency: 19990907  
Handler Name: AUTOZONE INC #3328  
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**

**San Bern. Co. Permit S103367652  
N/A**

**Relative:  
Lower  
Actual:  
1092 ft.**

**Site 3 of 12 in cluster C**

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**SSW**  
**< 1/8**  
**0.068 mi.**  
**360 ft.**

**RITE AID #5600**  
**1050 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 4 of 12 in cluster C**

**CERS HAZ WASTE** **S113179026**  
**HAZNET** **N/A**  
**CERS**  
**HWTS**

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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
TSD EPA ID:	CAD008364432
Trans Name:	RHO CHEM LLC
TSD EPA Alt ID:	Not reported
TSD EPA 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**SSW**  
**< 1/8**  
**0.068 mi.**  
**360 ft.**

**RITE AID #5600**  
**1050 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 5 of 12 in cluster C**

**San Bern. Co. Permit S103369228**  
**N/A**

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**  
**SSW**  
**< 1/8**  
**0.068 mi.**  
**360 ft.**

**RITE AID #5600**  
**1050 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 6 of 12 in cluster C**

**RCRA-SQG 1014387429**  
**CAR000209635**

**Relative:**  
**Lower**  
**Actual:**  
**1083 ft.**

RCRA-SQG: 20220315  
 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 INVESTMENT  
 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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC 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 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs 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 TSD 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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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 (l) (OR) ACETONE (l)
Waste Code:	U080
Waste Description:	METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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 CENTRE 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 CENTRE 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RITE AID #5600 (Continued)**

**1014387429**

Owner/Operator Address: 8905 TOWNE CENTRE 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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  
 SW  
 < 1/8  
 0.079 mi.  
 419 ft.**

**MOUNTAIN MOTORSPORTS  
 1025 N. MOUNTAIN AVE  
 ONTARIO, CA 91762**

**RCRA NonGen / NLR 1024760466  
 CAC002980320**

**Site 7 of 12 in cluster C**

**Relative:  
 Lower**

RCRA NonGen / NLR:

**Actual:  
 1083 ft.**

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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**SW**  
**< 1/8**  
**0.079 mi.**  
**419 ft.**

**ONTARIO NISSAN**  
**1025 N MOUNTAIN**  
**ONTARIO, CA 91762**  
**Site 8 of 12 in cluster C**

**RCRA-SQG** **1000155455**  
**SWEEPS UST** **CAD981442411**  
**HWTS**

**Relative:**  
**Lower**

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

**Actual:**  
**1083 ft.**

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC 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 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs 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 TSD Universe:	Not reported
Full Enforcement Universe:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**C27**  
**SW**  
**< 1/8**  
**0.079 mi.**  
**419 ft.**

**ONTARIO NISSAN**  
**1025 NORTH MOUNTAIN AVE**  
**ONTARIO, CA 91762**

**Site 9 of 12 in cluster C**

**RCRA-SQG** 1000155452  
**HIST UST** CAD981164809  
**CA FID UST**  
**FINDS**  
**ECHO**  
**EMI**  
**HAZNET**  
**HWTS**

**Relative:**  
**Lower**

**Actual:**  
**1083 ft.**

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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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 TSD 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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ONTARIO NISSAN (Continued)**

**1000155452**

Tons: Treatment/Reovery (H010-H129) Or (H131-H135)  
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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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  
 SW  
 < 1/8  
 0.079 mi.  
 419 ft.**

**MOUNTAIN MOTOR SPORTS  
 1025 N MOUNTAIN AVE  
 ONTARIO, CA 91762**

**RCRA NonGen / NLR**

**1025866438  
 CAL000232267**

**Site 10 of 12 in cluster C**

**Relative:  
 Lower**

RCRA NonGen / NLR:

**Actual:  
 1083 ft.**

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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**  
**SW**  
 < 1/8  
 0.079 mi.  
 419 ft.

**MOUNTAIN MOTORSPORTS**  
**1025 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**

**CERS HAZ WASTE**  
**San Bern. Co. Permit**  
**CERS**

**S103620751**  
**N/A**

**Site 11 of 12 in cluster C**

**Relative:**  
**Lower**  
**Actual:**  
**1083 ft.**

<b>CERS HAZ WASTE:</b>	
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:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOUNTAIN MOTORSPORTS (Continued)**

**S103620751**

Violation Description: 6.5, Section(s) Multiple Sections  
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**C30**  
**SW**  
**< 1/8**  
**0.079 mi.**  
**419 ft.**

**ONTARIO NISSAN**  
**1025 NO MOUNTAIN**  
**ONTARIO, CA 91762**  
**Site 12 of 12 in cluster C**

**HIST UST**    **S113047852**  
**HAZNET**     **N/A**  
**HWTS**

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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



Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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



Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**E31**            **MOBIL #18-543**  
**SSW**            **1055 MOUNTAIN**  
**< 1/8**            **ONTARIO, CA 91762**  
**0.097 mi.**  
**514 ft.**            **Site 1 of 5 in cluster E**

**LUST**    **S103943736**  
**HIST CORTESE**    **N/A**

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**South**  
**< 1/8**  
**0.100 mi.**  
**528 ft.**

**EL SUPER 49**  
**1000 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 1 of 2 in cluster F**

**RCRA NonGen / NLR** **1024848626**  
**CAL000404400**

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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
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**F33**  
**South**  
**< 1/8**  
**0.100 mi.**  
**528 ft.**

**ALBERTSON'S # 6590**  
**1000 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 2 of 2 in cluster F**

**CERS HAZ WASTE** **S105697894**  
**HAZNET** **N/A**  
**San Bern. Co. Permit**  
**CERS**  
**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
TSD EPA ID: INR000110197  
Trans Name: STERICYCLE INC  
TSD EPA Alt EPA ID: Not reported  
TSD EPA 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  
TSD EPA ID: INR000110197  
Trans Name: STERICYCLE INC  
TSD EPA Alt EPA ID: Not reported  
TSD EPA 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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)



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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: EI 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: EI 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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: ,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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: EI 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
1138 W.. PRINCETON STREET  
ONTARIO, CA 91762

RCRA NonGen / NLR 1026822347  
CAC003135304

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



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs 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 TSD 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**    **S121143878**  
**CERS**                      **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,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**E36**      **FIRE STATION NO 4**  
**SSW**      **1005 N MOUNTAIN AVE**  
**1/8-1/4**    **ONTARIO, CA 91762**  
**0.127 mi.**  
**673 ft.**      **Site 3 of 5 in cluster E**

**HIST UST**    **U001570132**  
**N/A**

**Relative:**  
**Lower**

HIST UST:

**Actual:**  
**1078 ft.**

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**      **FIRE STATION NO. 4**  
**SSW**      **1005 N MOUNTAIN AVE**  
**1/8-1/4**    **ONTARIO, CA 91762**  
**0.127 mi.**  
**673 ft.**      **Site 4 of 5 in cluster E**

**SWEEPS UST**    **S101619004**  
**CA FID UST**    **N/A**

**Relative:**  
**Lower**

SWEEPS UST:

**Actual:**  
**1078 ft.**

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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**  
**SSW**  
**1/8-1/4**  
**0.127 mi.**  
**673 ft.**

**ONTARIO FIRE STATION NO. 4**  
**1005 N. MOUNTAIN AVENUE**  
**ONTARIO, CA 91762**

**RCRA-VSQQ 1012175471**  
**CAC002613888**

**Site 5 of 5 in cluster E**

**Relative:**  
**Lower**  
**Actual:**  
**1078 ft.**

RCRA-VSQQ:  
 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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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:](#)



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**G39**  
**SSW**  
**1/8-1/4**  
**0.166 mi.**  
**874 ft.**

**DOLLAR TREE #06633**  
**980 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**

**RCRA NonGen / NLR**

**1024851962**  
**CAL000410819**

**Site 1 of 4 in cluster G**

**Relative:**  
**Lower**

RCRA NonGen / NLR:

**Actual:**  
**1074 ft.**

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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**SSW**  
**1/8-1/4**  
**0.166 mi.**  
**874 ft.**

**DOLLAR TREE #06633**  
**980 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 2 of 4 in cluster G**

**CERS HAZ WASTE** **S113800205**  
**San Bern. Co. Permit** **N/A**  
**CERS**

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**Site 3 of 4 in cluster G**

**San Bern. Co. Permit** **S111859491**  
**N/A**

**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



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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
--------------	----------------------

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**G43**  
**SSW**  
**1/8-1/4**  
**0.178 mi.**  
**940 ft.**

**ONTARIO DENTAL CENTER**  
**974 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**

**RCRA NonGen / NLR**

**1024841376**  
**CAL000391017**

**Site 4 of 4 in cluster G**

**Relative:**  
**Lower**

RCRA NonGen / NLR:

**Actual:**  
**1073 ft.**

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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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  
 NW  
 1/8-1/4  
 0.199 mi.  
 1052 ft.**

**UNOCAL #6418  
 1305 MOUNTAIN  
 ONTARIO, CA 91761**

**LUST S102440345  
 HIST CORTESE N/A**

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**NNW** **1305 N MOUNTAIN AVE**  
**1/8-1/4** **ONTARIO, CA 91762**  
**0.207 mi.**  
**1091 ft.** **Site 1 of 7 in cluster H**

**UST** **U004353157**  
**N/A**

**Relative:** **UST:**  
**Higher** Name: UNITED PACIFIC 0650  
Address: 1305 N MOUNTAIN AVE  
**Actual:** City,State,Zip: ONTARIO, CA 91762  
**1118 ft.** Facility ID: FA0006742

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**UNITED PACIFIC 0650 (Continued)**

**U004353157**

Permitting Agency: San Bernardino County Fire Department  
 CERSID: 10045657  
 Latitude: 34.081799  
 Longitude: -117.67054

**H46  
 NNW  
 1/8-1/4  
 0.207 mi.  
 1091 ft.**

**SERVICE STATION # 6418  
 1305 NORTH MOUNTAIN AVE  
 ONTARIO, CA 91762**

**Notify 65 S100179517  
 N/A**

**Site 2 of 7 in cluster H**

**Relative:  
 Higher**

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

**Actual:  
 1118 ft.**

**H47  
 NNW  
 1/8-1/4  
 0.207 mi.  
 1091 ft.**

**APRO LLC DBA UNITED PACIFIC 0650  
 1305 N MOUNTAIN AVE  
 ONTARIO, CA 91761**

**RCRA NonGen / NLR 1026170288  
 CAL000453846**

**Site 3 of 7 in cluster H**

**Relative:  
 Higher**

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

**Actual:  
 1118 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs 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 TSD 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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**H48**      **TOSCO SS # 31172-6418**  
**NNW**      **1305 N MOUNTAIN AVE**  
**1/8-1/4**    **ONTARIO, CA 91762**  
**0.207 mi.**  
**1091 ft.**    **Site 4 of 7 in cluster H**

**UST**      **U004350413**  
**N/A**

**Relative:**      **UST:**  
**Higher**          Name:                      TOSCO SS # 31172-6418  
                         Address:                    1305 N MOUNTAIN AVE  
**Actual:**          City,State,Zip:        ONTARIO, CA 91762  
**1118 ft.**          Facility ID:                86009256  
                         Permitting Agency:    SAN BERNARDINO COUNTY  
                         CERSID:                    Not reported  
                         Latitude:                 34.083144  
                         Longitude:               -117.669182

**H49**      **UNOCAL 76**  
**NNW**      **1305 N MOUNTAIN AVE**  
**1/8-1/4**    **ONTARIO, CA 91762**  
**0.207 mi.**  
**1091 ft.**    **Site 5 of 7 in cluster H**

**SWEEPS UST**    **S101591112**  
**CA FID UST**     **N/A**

**Relative:**      **SWEEPS UST:**  
**Higher**          Name:                      UNOCAL 76  
                         Address:                    1305 N MOUNTAIN AVE  
**Actual:**          City:                        ONTARIO  
**1118 ft.**          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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**NNW**  
**1/8-1/4**  
**0.207 mi.**  
**1091 ft.**

**GOLDEN STATE ENTERPRISES SITE #256418**  
**1305 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**  
**Site 6 of 7 in cluster H**

**RCRA NonGen / NLR 1024842412**  
**CAL000392833**

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
NNW  
1/8-1/4  
0.207 mi.  
1091 ft.

**UNION OIL SERVICE STATION 641**  
**1305 N MOUNTAIN AVENUE**  
**ONTARIO, CA 91762**

Site 7 of 7 in cluster H

Relative:  
Higher

Actual:  
1118 ft.

LUST U001570165  
CERS HAZ WASTE N/A  
HIST UST  
CERS TANKS  
Cortese  
San Bern. Co. Permit  
CERS  
HWTS

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](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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**UNION OIL SERVICE STATION 641 (Continued)**

**U001570165**

Violation Description: 16, Section(s) 2641(j)  
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**

RCRA NonGen / NLR:

**Actual:**  
**1085 ft.**

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
South  
1/4-1/2  
0.276 mi.  
1459 ft.

**UNOCAL #4383**  
**860**  
**ONTARIO, CA 91762**  
**Site 1 of 6 in cluster I**

**LUST** S104755605  
**HIST CORTESE** N/A

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**  
**South**  
**1/4-1/2**  
**0.277 mi.**  
**1461 ft.**  
  
**Relative:**  
**Lower**  
  
**Actual:**  
**1065 ft.**

**UNION OIL SERVICE STATION 438**  
**860 NORTH MOUNTAIN AVENUE**  
**ONTARIO, CA 91762**  
  
**Site 2 of 6 in cluster I**

LUST:  
 Name: UNOCAL #4383  
 Address: 860 N MOUNTAIN AVE

**LUST** **U001570164**  
**HIST UST** **N/A**  
**Cortese**  
**HAZNET**  
**San Bern. Co. Permit**  
**CERS**  
**HWTS**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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](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](mailto: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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
TSD EPA ID: CAD044429835  
Trans Name: CLEAN HARBORS WILMINGTON LLC  
TSD EPA Alt EPA ID: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**I55**  
**SSW**  
**1/4-1/2**  
**0.281 mi.**  
**1484 ft.**

**SHELL #859**  
**859 MOUNTAIN AVE**  
**ONTARIO, CA 91672**

**Site 3 of 6 in cluster I**

**LUST** **S104791945**  
**HIST CORTESE** **N/A**  
**CERS**

**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](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](mailto: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](mailto: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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**  
**SSW**  
 1/4-1/2  
 0.281 mi.  
 1484 ft.

**SHELL SERVICE STATION**  
**859 NORTH MOUNTAIN AVENUE**  
**ONTARIO, CA 91762**

**Notify 65** **S100231995**  
**N/A**

**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**  
**SSW**  
 1/4-1/2  
 0.281 mi.  
 1484 ft.

**PALM SPRINGS OIL COMPNAY 11**  
**859 N MOUNTAIN AVE**  
**ONTARIO, CA 91761**

**LUST** **S105126566**  
**HIST UST** **N/A**  
**Cortese**  
**San Bern. Co. Permit**  
**CERS**

**Site 5 of 6 in cluster I**

**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](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100110)  
 Global Id: T0607100110  
 Latitude: 34.073928  
 Longitude: -117.670499  
 Status: Completed - Case Closed



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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,

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

**J58**  
**NNW**  
**1/4-1/2**  
**0.290 mi.**  
**1529 ft.**

**ALAMEDA MANAGEMENT (FORMER)**  
**1333 MOUNTAIN AVE**  
**ONTARIO, CA 91761**  
**Site 1 of 3 in cluster J**

**LUST** **S101590963**  
**SWEEPS UST** **N/A**  
**CA FID UST**  
**HAZNET**  
**HIST CORTESE**  
**CIWQS**  
**HWTS**

**Relative:**  
**Higher**

**Actual:**  
**1124 ft.**

LUST REG 8:

Name: Address: City: Region: County: Regional Board: Facility Status: Case Number: Local Case Num: Case Type: Substance: Qty Leaked: Abate Method: Cross Street: Enf Type: Funding: How Discovered: How Stopped: Leak Cause: Leak Source: Global ID: How Stopped Date: Enter Date: Date Confirmation of Leak Began: Date Preliminary Assessment Began: Discover Date: Enforcement Date: Close Date: Date Prelim Assessment Workplan Submitted: Date Pollution Characterization Began: Date Remediation Plan Submitted: Date Remedial Action Underway: Date Post Remedial Action Monitoring: Enter Date: GW Qualifies: Soil Qualifies: Operator: Facility Contact: Interim: Oversight Program: Latitude: Longitude: MTBE Date: Max MTBE GW: MTBE Concentration: Max MTBE Soil: MTBE Fuel: MTBE Tested: MTBE Class: Staff:	ALAMEDA MANAGEMENT (FORMER) 1333 MOUNTAIN AVE ONTARIO 8 San Bernardino Santa Ana Region Case Closed 083601797T 91017 Soil only Gasoline Not reported Vapor Extraction 5TH STREET None Taken State Funds Tank Closure Not reported UNK UNK T0607100216 Not reported 3/19/1991 3/11/1991 Not reported 11/27/1990 1/1/1965 7/26/1996 Not reported Not reported Not reported 8/24/1994 Not reported 3/19/1991 Not reported Not reported Not reported Not reported No LUST 34.0817634 -117.6706202 Not reported Not reported 0 Not reported 1 Site NOT Tested for MTBE.Includes Unknown and Not Analyzed. * RS
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Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

ALAMEDA MANAGEMENT (FORMER) (Continued)

S101590963

Tons:	Treatment/Reovery (H010-H129) Or (H131-H135) 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)

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
TSD EPA ID: CAD008364432  
Trans Name: RHO CHEM LLC  
TSD EPA ID: Not reported  
TSD EPA 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  
TSD EPA ID: CAD008364432  
Trans Name: RHO CHEM LLC  
TSD EPA ID: Not reported  
TSD EPA Name: Not reported  
Waste Code Description: 331 - Off-specification, aged, or surplus organics  
RCRA Code: U159



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALAMEDA MANAGEMENT (FORMER) (Continued)**

**S101590963**

Facility City: ONTARIO  
Facility County: Not reported  
Facility State: CA  
Facility Zip: 917620000

**J59**  
**NNW**  
**1/4-1/2**  
**0.290 mi.**  
**1529 ft.**

**DEMOLISHED GASOLINE STATION**  
**1333 N. MOUNTAIN BLVD.**  
**ONTARIO, CA 91762**

**Notify 65** **S100179592**  
**N/A**

**Site 2 of 3 in cluster J**

**Relative:**  
**Higher**

**NOTIFY 65:**

**Actual:**  
**1124 ft.**

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**  
**NNW**  
**1/4-1/2**  
**0.290 mi.**  
**1529 ft.**

**ALAMEDA MANAGEMENT (FORMER)**  
**1333 N MOUNTAIN AVE**  
**ONTARIO, CA 91761**

**LUST** **S111760399**  
**CERS HAZ WASTE** **N/A**  
**Cortese**  
**San Bern. Co. Permit**  
**CERS**  
**HWTS**

**Site 3 of 3 in cluster J**

**Relative:**  
**Higher**

**LUST:**

**Actual:**  
**1124 ft.**

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](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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALAMEDA MANAGEMENT (FORMER) (Continued)**

**S111760399**

Solid Waste Id No: Not reported  
Waste Management Unit 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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALAMEDA MANAGEMENT (FORMER) (Continued)**

**S111760399**

Facility Address 2: Not reported  
Facility City: ONTARIO  
Facility County: Not reported  
Facility State: CA  
Facility Zip: 91762

**I61**  
**South**  
**1/4-1/2**  
**0.309 mi.**  
**1631 ft.**

**FORMER SHELL STATION**  
**859 MOUNTAIN AVENUE NORTH**  
**ONTARIO, CA 91762**

**LUST S105850477**  
**Cortese N/A**

**Site 6 of 6 in cluster I**

**Relative:**  
**Lower**  
**Actual:**  
**1062 ft.**

**LUST REG 8:**  
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

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**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**  
**South**  
**1/4-1/2**  
**0.366 mi.**  
**1934 ft.**

**ARCO #9689**  
**808 N MOUNTAIN AVE**  
**ONTARIO, CA 91761**  
**Site 1 of 2 in cluster K**

**LUST S103950758**  
**CERS N/A**

**Relative:**  
**Lower**  
**Actual:**  
**1056 ft.**

<b>LUST:</b>	
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:	<a href="http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100457">http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607100457</a>
Global Id:	T0607100457
Latitude:	34.072666



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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**  
**South**  
**1/4-1/2**  
**0.366 mi.**  
**1934 ft.**

**ARCO #9689**  
**808 N MOUNTAIN AVE**  
**ONTARIO, CA 91762**

**Cortese** **S113132953**  
**HAZNET** **N/A**  
**HWTS**

**Site 2 of 2 in cluster K**

**Relative:**  
**Lower**

**CORTESE:**

**Actual:**  
**1056 ft.**

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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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  
TSD EPA ID: CAD008302903  
Trans Name: ONYX ENVIRONMENTAL  
TSD EPA ID: CAD008302903  
TSD EPA Alt Name: Not reported  
Waste Code Description: 352 - Other organic solids  
RCRA Code: D018  
Meth Code: H01 - Transfer Station

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

64  
North  
1/2-1  
0.663 mi.  
3502 ft.

**MOUNTAIN SQUARE CLEANERS**  
**384 AND 386 SOUTH MOUNTAIN AVENUE**  
**UPLAND, CA 91786**

**ENVIROSTOR** **S120714328**  
**VCP** **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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

**65**  
**East**  
**1/2-1**  
**0.971 mi.**  
**5125 ft.**

**CHAFFEY HIGH SCHOOL PROPOSED NEW CLASSROOM BUILDIN**  
**1245 NORTH EUCLID AVENUE**  
**ONTARIO, CA 91762**

**ENVIROSTOR** **S118353713**  
**SCH** **N/A**

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**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	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: N/A
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 26	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	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: N/A
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 26	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.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 known 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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: 800-424-9346
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 26	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	Source: EPA
Date Data Arrived at EDR: 06/21/2022	Telephone: 800-424-9346
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/03/2022
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	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	Source: Department of the Navy
Date Data Arrived at EDR: 02/11/2022	Telephone: 843-820-7326
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 05/05/2022
Number of Days to Update: 88	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/23/2022	Telephone: 703-603-0695
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/24/2022
Number of Days to Update: 90	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/23/2022	Telephone: 703-603-0695
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/04/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***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

Source: National Response Center, United States Coast Guard

Date Data Arrived at EDR: 06/15/2022

Telephone: 202-267-2180

Date Made Active in Reports: 06/21/2022

Last EDR Contact: 06/15/2022

Number of Days to Update: 6

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

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 01/25/2022

Telephone: 916-323-3400

Date Made Active in Reports: 04/13/2022

Last EDR Contact: 04/26/2022

Number of Days to Update: 78

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 identifies 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

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 01/25/2022

Telephone: 916-323-3400

Date Made Active in Reports: 04/13/2022

Last EDR Contact: 04/26/2022

Number of Days to Update: 78

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 inventory of solid waste disposal facilities or landfills. These may be active or inactive 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

Source: Department of Resources Recycling and Recovery

Date Data Arrived at EDR: 02/08/2022

Telephone: 916-341-6320

Date Made Active in Reports: 05/05/2022

Last EDR Contact: 05/09/2022

Number of Days to Update: 86

Next Scheduled EDR Contact: 08/22/2022

Data Release Frequency: Quarterly

## ***Lists of state and tribal leaking storage tanks***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	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	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	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	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	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	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	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	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	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	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 88	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	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-6597
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: EPA, Region 5
Date Data Arrived at EDR: 11/15/2021	Telephone: 312-886-7439
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3372
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6271
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-327-7844
Date Made Active in Reports: 06/03/2022	Last EDR Contact: 06/09/2022
Number of Days to Update: 87	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	Source: SWRCB
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-341-5851
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 06/09/2022
Number of Days to Update: 69	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	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 90	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	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-7591
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 06/13/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: EPA, Region 1
Date Data Arrived at EDR: 11/15/2021	Telephone: 617-918-1313
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: EPA Region 9
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3368
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6137
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 85	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 Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/15/2022
Number of Days to Update: 142	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	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/25/2022	Telephone: 916-323-3400
Date Made Active in Reports: 04/13/2022	Last EDR Contact: 04/26/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: Quarterly

## ***Lists of state and tribal brownfield sites***

### BROWNFIELDS: Considered Brownfields 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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/21/2022	Telephone: 916-323-7905
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/10/2022	Telephone: 202-566-2777
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 06/13/2022
Number of Days to Update: 0	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 04/28/2022  
Next Scheduled EDR Contact: 08/08/2022  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **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	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 02/23/2022	Telephone: 202-307-1000
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 05/24/2022
Number of Days to Update: 76	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	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	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	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/25/2022	Telephone: 916-323-3400
Date Made Active in Reports: 04/13/2022	Last EDR Contact: 04/26/2022
Number of Days to Update: 78	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	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/20/2021	Telephone: 916-255-6504
Date Made Active in Reports: 04/08/2021	Last EDR Contact: 06/28/2022
Number of Days to Update: 78	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SAN FRANCISCO AST: Aboveground Storage Tank Site Listing Aboveground storage tank sites

Date of Government Version: 02/03/2022	Source: San Francisco County Department of Public Health
Date Data Arrived at EDR: 02/04/2022	Telephone: 415-252-3896
Date Made Active in Reports: 05/02/2022	Last EDR Contact: 04/28/2022
Number of Days to Update: 87	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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 01/19/2022	Telephone: 916-323-2514
Date Made Active in Reports: 04/11/2022	Last EDR Contact: 04/19/2022
Number of Days to Update: 82	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	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/25/2022	Telephone: 916-323-3400
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 05/25/2022
Number of Days to Update: 12	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/05/2022	Telephone: 202-564-6023
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Semi-Annually

### DEED: Deed Restriction Listing



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: DTSC and SWRCB
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-323-3400
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	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	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/21/2022	Telephone: 202-366-4555
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	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	Source: Office of Emergency Services
Date Data Arrived at EDR: 01/19/2022	Telephone: 916-845-8400
Date Made Active in Reports: 04/08/2022	Last EDR Contact: 04/19/2022
Number of Days to Update: 79	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	Source: State Water Quality Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 7	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	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/15/2022	Telephone: 202-528-4285
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 84	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	Source: USGS
Date Data Arrived at EDR: 07/13/2021	Telephone: 888-275-8747
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 04/12/2022
Number of Days to Update: 239	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	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 04/05/2022
Number of Days to Update: 574	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: 202-564-6023
Date Made Active in Reports: 02/25/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 22	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	Source: EPA
Date Data Arrived at EDR: 01/20/2022	Telephone: 202-566-0500
Date Made Active in Reports: 03/25/2022	Last EDR Contact: 04/08/2022
Number of Days to Update: 64	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/28/2022
Number of Days to Update: 79	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	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	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	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	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	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/15/2022	Telephone: 301-415-7169
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 04/18/2022
Number of Days to Update: 91	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 06/02/2022
Number of Days to Update: 84	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 05/25/2022
Number of Days to Update: 251	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 05/06/2022
Number of Days to Update: 96	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/23/2022
Number of Days to Update: 84	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Transportation, 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 Transportation, 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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 1931 and 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.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/19/2022
Number of Days to Update: 82	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2022	Telephone: 202-564-2280
Date Made Active in Reports: 06/28/2022	Last EDR Contact: 04/05/2022
Number of Days to Update: 84	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	Source: EPA
Date Data Arrived at EDR: 02/17/2022	Telephone: 800-385-6164
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 82	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	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	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	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 03/21/2022	Telephone: 916-323-3400
Date Made Active in Reports: 06/14/2022	Last EDR Contact: 06/21/2022
Number of Days to Update: 85	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	Source: Livermore-Pleasanton Fire Department
Date Data Arrived at EDR: 05/09/2022	Telephone: 925-454-2361
Date Made Active in Reports: 05/17/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 8	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Resources 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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 04/15/2020	Telephone: 916-255-1136
Date Made Active in Reports: 07/02/2020	Last EDR Contact: 04/08/2022
Number of Days to Update: 78	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	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/15/2022	Telephone: 877-786-9427
Date Made Active in Reports: 05/12/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 86	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 [CALSTITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	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	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/15/2022	Telephone: 916-323-3400
Date Made Active in Reports: 05/12/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 86	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	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 04/05/2022	Telephone: 916-440-7145
Date Made Active in Reports: 06/27/2022	Last EDR Contact: 04/05/2022
Number of Days to Update: 83	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	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-322-1080
Date Made Active in Reports: 06/01/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: Department of Public Health
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-558-1784
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 02/08/2022	Telephone: 916-445-9379
Date Made Active in Reports: 05/05/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 86	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	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-445-4038
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	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	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-323-3836
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/15/2022	Telephone: 916-445-3846
Date Made Active in Reports: 06/08/2022	Last EDR Contact: 06/09/2022
Number of Days to Update: 85	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	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-445-2408
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/13/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 196	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	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/30/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 182	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	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 01/11/2019	Telephone: 510-567-6700
Date Made Active in Reports: 03/05/2019	Last EDR Contact: 06/28/2022
Number of Days to Update: 53	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	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 12/28/2021	Telephone: 510-567-6700
Date Made Active in Reports: 03/18/2022	Last EDR Contact: 04/28/2022
Number of Days to Update: 80	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	Source: Amador County Environmental Health
Date Data Arrived at EDR: 02/04/2022	Telephone: 209-223-6439
Date Made Active in Reports: 05/02/2022	Last EDR Contact: 05/12/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 08/15/2022
	Data Release Frequency: Varies

### BUTTE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 01/12/2022	Telephone: 626-458-6973
Date Made Active in Reports: 04/04/2022	Last EDR Contact: 04/13/2022
Number of Days to Update: 82	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	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 03/21/2022	Telephone: 213-978-3800
Date Made Active in Reports: 06/15/2022	Last EDR Contact: 06/24/2022
Number of Days to Update: 86	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	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 03/21/2022	Telephone: 213-978-3800
Date Made Active in Reports: 06/15/2022	Last EDR Contact: 06/24/2022
Number of Days to Update: 86	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	Source: Community Health Services
Date Data Arrived at EDR: 07/09/2021	Telephone: 323-890-7806
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 04/14/2022
Number of Days to Update: 82	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	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 04/08/2022
Number of Days to Update: 21	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	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 04/14/2022
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 04/28/2021	Telephone: 310-618-2973
Date Made Active in Reports: 07/13/2021	Last EDR Contact: 04/18/2022
Number of Days to Update: 76	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	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/12/2020	Telephone: 559-675-7823
Date Made Active in Reports: 10/23/2020	Last EDR Contact: 05/12/2022
Number of Days to Update: 72	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	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 06/22/2022
Number of Days to Update: 29	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	Source: Department of Public Health
Date Data Arrived at EDR: 11/18/2021	Telephone: 707-463-4466
Date Made Active in Reports: 11/22/2021	Last EDR Contact: 05/19/2022
Number of Days to Update: 4	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	Source: Merced County Environmental Health
Date Data Arrived at EDR: 02/17/2022	Telephone: 209-381-1094
Date Made Active in Reports: 05/11/2022	Last EDR Contact: 06/22/2022
Number of Days to Update: 83	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Varies

MONO COUNTY:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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 Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 FRANCISCO 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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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 Environmental 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:



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA TUOLUMNE: CUPA Facility List Cupa facility list

Date of Government Version: 04/23/2018	Source: Divison of Environmental Health
Date Data Arrived at EDR: 04/25/2018	Telephone: 209-533-5633
Date Made Active in Reports: 06/25/2018	Last EDR Contact: 04/14/2022
Number of Days to Update: 61	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	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 01/20/2022	Telephone: 805-654-2813
Date Made Active in Reports: 04/08/2022	Last EDR Contact: 04/18/2022
Number of Days to Update: 78	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	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 06/22/2022
Number of Days to Update: 49	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	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 05/04/2022
Number of Days to Update: 37	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	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 01/20/2022	Telephone: 805-654-2813
Date Made Active in Reports: 04/11/2022	Last EDR Contact: 04/18/2022
Number of Days to Update: 81	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	Source: Environmental Health Division
Date Data Arrived at EDR: 03/08/2022	Telephone: 805-654-2813
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

## YOLO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST YOLO: Underground Storage Tank Comprehensive Facility Report  
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/24/2022	Source: Yolo County Department of Health
Date Data Arrived at EDR: 03/31/2022	Telephone: 530-666-8646
Date Made Active in Reports: 06/27/2022	Last EDR Contact: 06/22/2022
Number of Days to Update: 88	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	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 01/27/2022	Telephone: 530-749-7523
Date Made Active in Reports: 04/14/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 77	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	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 02/11/2022	Telephone: 860-424-3375
Date Made Active in Reports: 05/06/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 84	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	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 06/28/2022
Number of Days to Update: 36	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	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 10/29/2021	Telephone: 518-402-8651
Date Made Active in Reports: 01/19/2022	Last EDR Contact: 04/28/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 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<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

ONTARIO- WATERMARKE  
1028 4TH STREET  
ONTARIO, CA 91762

### TARGET PROPERTY COORDINATES

Latitude (North): 34.078482 - 34° 4' 42.54"  
Longitude (West): 117.668957 - 117° 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).

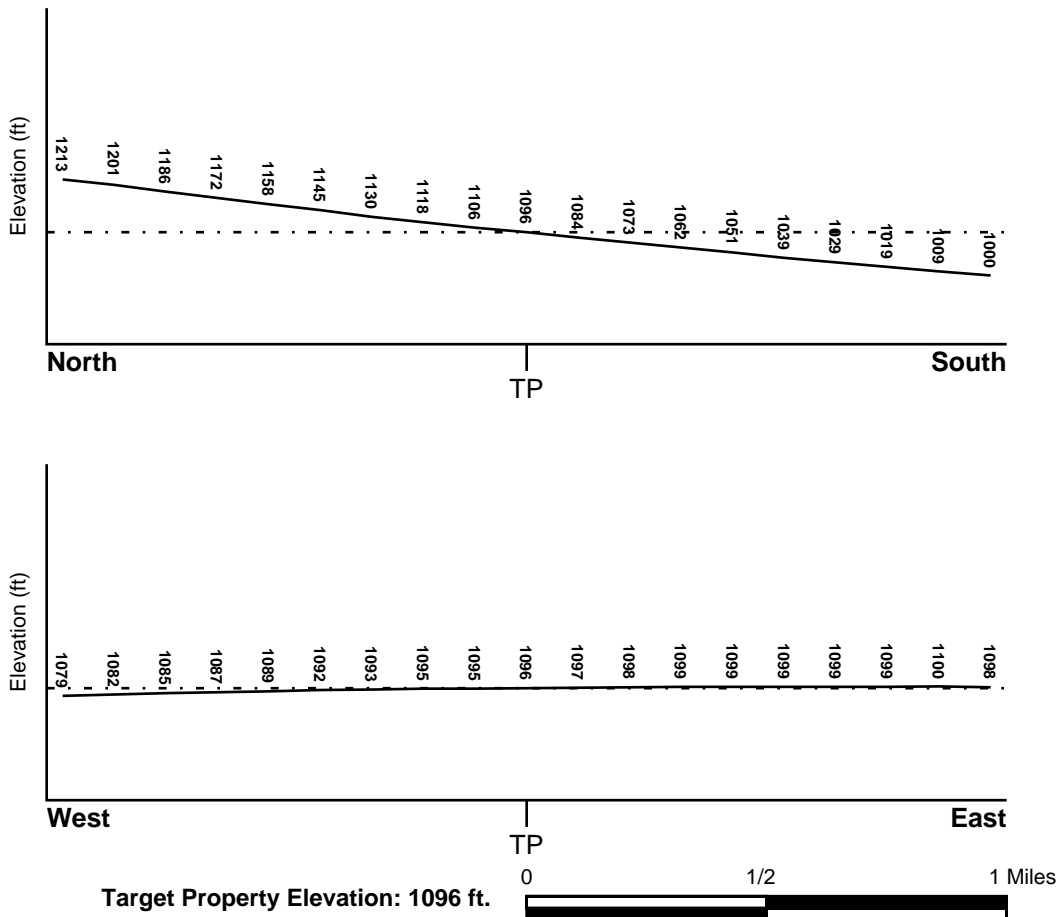
## TOPOGRAPHIC INFORMATION

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**

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06037C1750F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

## **NATIONAL WETLAND INVENTORY**

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
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.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
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*)

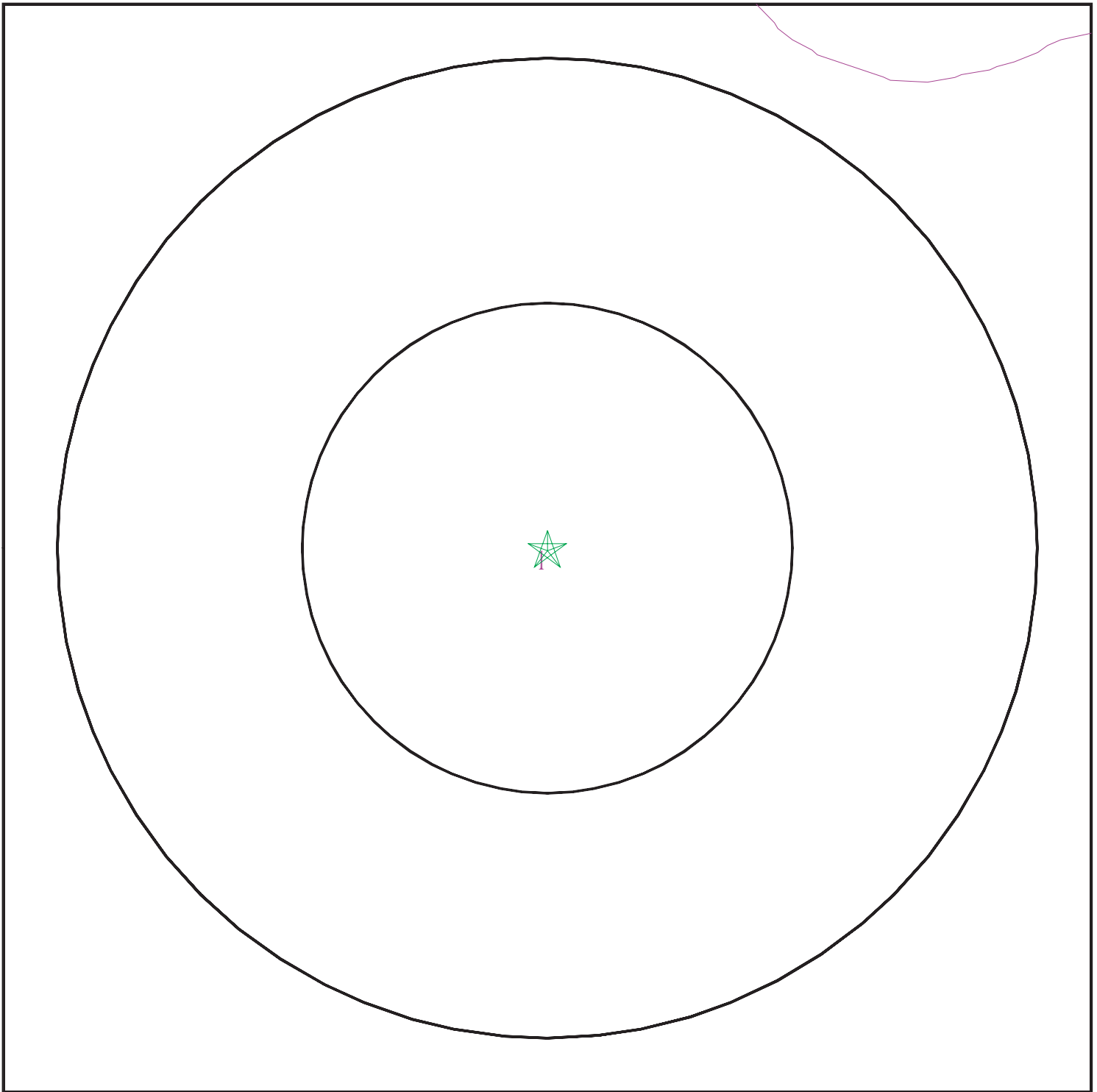
#### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

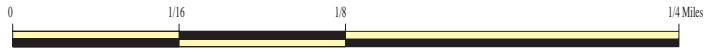
Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).



# SSURGO SOIL MAP - 7036647.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Ontario- Watermarke  
ADDRESS: 1028 4th Street  
ONTARIO CA 91762  
LAT/LONG: 34.078482 / 117.668957

CLIENT: Geokinetics  
CONTACT: Salina Marsh  
INQUIRY #: 7036647.2s  
DATE: June 29, 2022 4:02 pm

# 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							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		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

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
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

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
23	CA3610029	1/2 - 1 Mile West

Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
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	CADWR000003707	1/2 - 1 Mile SW
9	CADDW000003812	1/2 - 1 Mile WNW
10	CADWR0000028995	1/2 - 1 Mile WSW
B12	CADDW000008867	1/2 - 1 Mile West
C13	1157	1/2 - 1 Mile South
C16	CADDW000003825	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

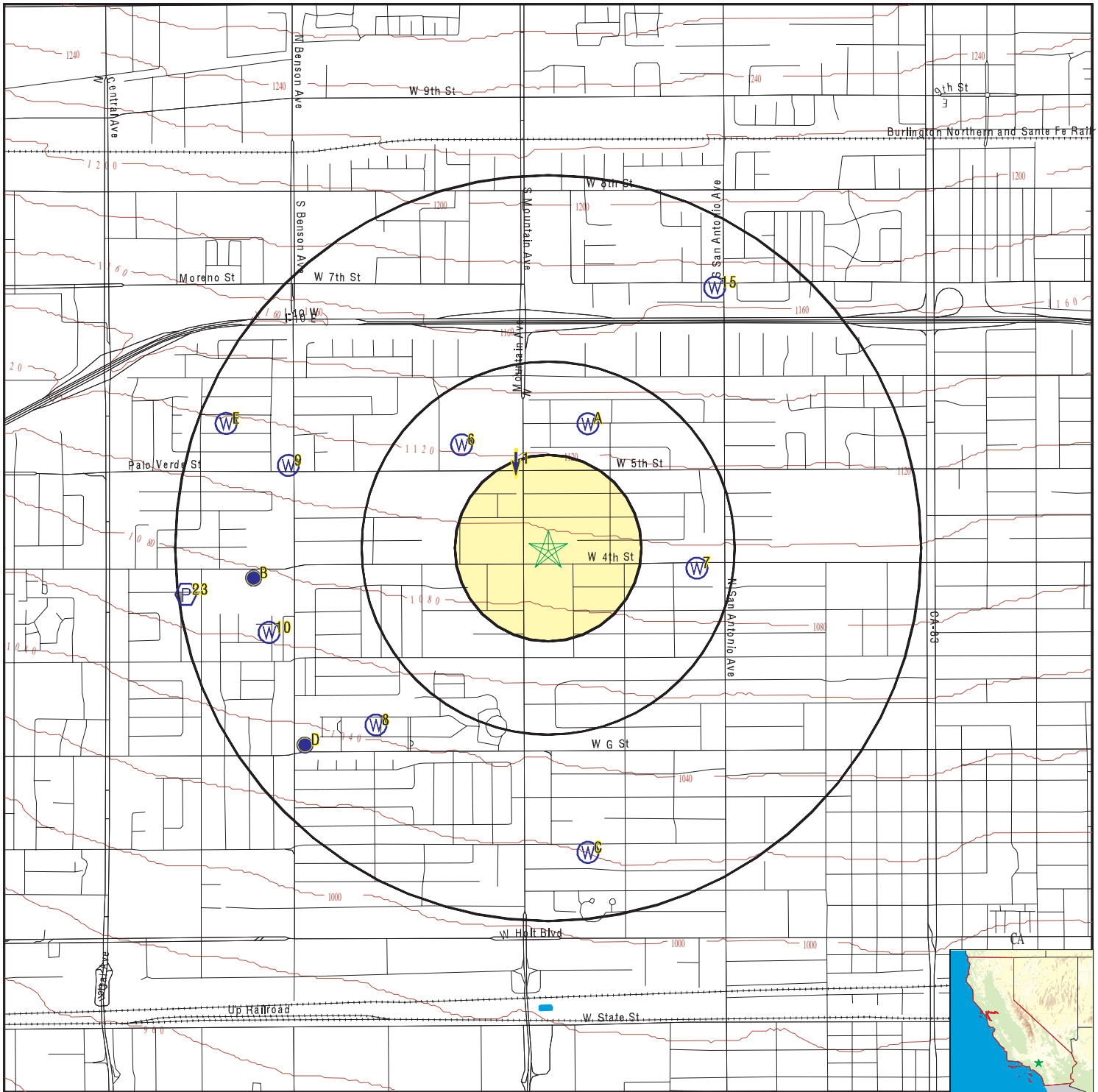
## STATE DATABASE WELL INFORMATION

MAP ID

WELL ID

LOCATION  
FROM TP

# PHYSICAL SETTING SOURCE MAP - 7036647.2s



- 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
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Ontario- Watermarke  
 ADDRESS: 1028 4th Street  
 ONTARIO CA 91762  
 LAT/LONG: 34.078482 / 117.668957

CLIENT: Geokinetics  
 CONTACT: Salina Marsh  
 INQUIRY #: 7036647.2s  
 DATE: June 29, 2022 4:02 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

<b>1</b> <b>NNW</b> <b>1/8 - 1/4 Mile</b> <b>Higher</b>	Site ID: 083601797T		
	Groundwater Flow: S	<b>AQUIFLOW</b>	<b>50135</b>
	Shallow Water Depth: 300		
	Deep Water Depth: 400		
	Average Water Depth: Not Reported		
	Date: 04/11/1996		

<b>A2</b> <b>NNE</b> <b>1/4 - 1/2 Mile</b> <b>Higher</b>		<b>CA WELLS</b>	<b>1154</b>
---	--	-----------------	-------------

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	

<b>A3</b> <b>NNE</b> <b>1/4 - 1/2 Mile</b> <b>Higher</b>		<b>CA WELLS</b>	<b>1156</b>
---	--	-----------------	-------------

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**  
 1/4 - 1/2 Mile  
 Higher

**CA WELLS      CADDW0000012016**

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:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610086-003&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610086-003&amp;store_num=</a>		
GeoTracker Data:	Not Reported		

**A5**  
**NNE**  
 1/4 - 1/2 Mile  
 Higher

**CA WELLS      CADDW0000017031**

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:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610086-004&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610086-004&amp;store_num=</a>		
GeoTracker Data:	Not Reported		

**6**  
**NW**  
 1/4 - 1/2 Mile  
 Higher

**CA WELLS      CADWR0000036128**

Well ID:	01S08W13L001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	01S08W13L001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&amp;samp_date=&amp;global_id=&amp;assigned_name=01S08W13L001S&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&amp;samp_date=&amp;global_id=&amp;assigned_name=01S08W13L001S&amp;store_num=</a>		
GeoTracker Data:	Not Reported		

**7**  
**East**  
 1/4 - 1/2 Mile  
 Lower

**CA WELLS      CADWR9000006666**

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:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&amp;samp_date=&amp;global_id=&amp;assigned_name=01S08W24E001S&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&amp;samp_date=&amp;global_id=&amp;assigned_name=01S08W24E001S&amp;store_num=</a>		
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:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610029-039&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610029-039&amp;store_num=</a>		
GeoTracker Data:	Not Reported		

**10**  
**WSW**  
**1/2 - 1 Mile**  
**Lower**

**CA WELLS      CADWR00000028995**

Well ID:	01S08W23A003S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	01S08W23A003S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&amp;samp_date=&amp;global_id=&amp;assigned_name=01S08W23A003S&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&amp;samp_date=&amp;global_id=&amp;assigned_name=01S08W23A003S&amp;store_num=</a>		
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:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610029-036&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610029-036&amp;store_num=</a>		
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 Units:	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:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610034-011&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610034-011&amp;store_num=</a>		
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:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610029-038&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610029-038&amp;store_num=</a>		
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:	<a href="https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610050-030&amp;store_num=">https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&amp;samp_date=&amp;global_id=&amp;assigned_name=3610050-030&amp;store_num=</a>		
GeoTracker Data:	Not Reported		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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
Dir:	0.4		

Sample date:	31-JAN-18	Finding:	7.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		

Sample date:	31-JAN-18	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	25-OCT-17	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	25-OCT-17	Finding:	3.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		

Sample date:	25-OCT-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	10-OCT-17	Finding:	7.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	23-AUG-17	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	23-AUG-17	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	23-AUG-17	Finding:	0.21
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	23-AUG-17	Finding:	1.3
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	23-AUG-17	Finding:	400.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	1.9
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	23-AUG-17	Finding:	16.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	50.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	23-AUG-17	Finding:	0.29
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	23-AUG-17	Finding:	2.4
Chemical:	POTASSIUM	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	16.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	20.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	75.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	270.
Chemical:	HARDNESS (TOTAL) AS CaCO <sub>3</sub>	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-AUG-17	Finding:	220.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	180.
Chemical:	ALKALINITY (TOTAL) AS CaCO <sub>3</sub>	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	8.1
Chemical:	PH, LABORATORY	Report units:	Not Reported

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	23-AUG-17	Finding:	590.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	26-JUL-17	Finding:	5.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	26-JUL-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	26-JUL-17	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-APR-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-APR-17	Finding:	7.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	27-APR-17	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	18-APR-17	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-JAN-17	Finding:	6.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	18-OCT-16	Finding:	11.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	18-OCT-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	17-AUG-16	Finding:	1.5
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	1.
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	0.37
Chemical:	RADIUM 226 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	17-AUG-16	Finding:	420.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	17-AUG-16	Finding:	1.7
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	2.9
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	3.5
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dir:	1.		
Sample date:	20-JUL-16	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	20-JUL-16	Finding:	8.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	20-JUL-16	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-APR-16	Finding:	9.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	27-APR-16	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-APR-16	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-JAN-16	Finding:	3.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	27-JAN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-JAN-16	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	20-OCT-15	Finding:	60.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	20-OCT-15	Finding:	9.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	1.e-002		
Sample date:	20-OCT-15	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	20-OCT-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	19-AUG-15	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	19-AUG-15	Finding:	390.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	27-JUL-15	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	27-JUL-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	28-APR-15	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	28-APR-15	Finding:	9.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	28-APR-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	13-JAN-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	13-JAN-15	Finding:	61.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	13-JAN-15	Finding:	9.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	14-OCT-14	Finding:	1.7
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	08-OCT-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-OCT-14	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	08-OCT-14	Finding:	9.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	25-SEP-14	Finding:	80.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	25-SEP-14	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	25-SEP-14	Finding:	9.4e-002
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	25-SEP-14	Finding:	6900.
Chemical:	CARBON DIOXIDE	Report units:	UG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	61.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	25-SEP-14	Finding:	0.91
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	25-SEP-14	Finding:	0.28
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	25-SEP-14	Finding:	51.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	25-SEP-14	Finding:	15.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	590.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	25-SEP-14	Finding:	7.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	25-SEP-14	Finding:	180.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	210.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	290.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	25-SEP-14	Finding:	21.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	17.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	2.6
Chemical:	POTASSIUM	Report units:	MG/L
Dir:	0.		
Sample date:	26-AUG-14	Finding:	61.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	16-JUL-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	16-JUL-14	Finding:	60.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	30-APR-14	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	30-APR-14	Finding:	11000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	30-APR-14	Finding:	3.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	14-JAN-14	Finding:	11000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	14-JAN-14	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	14-JAN-14	Finding:	2.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	23-OCT-13	Finding:	49.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	23-OCT-13	Finding:	3.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	23-OCT-13	Finding:	11000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	17-SEP-13	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	21-AUG-13	Finding:	3.2
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	21-AUG-13	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	21-AUG-13	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	21-AUG-13	Finding:	380.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	21-AUG-13	Finding:	3.2
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dir:	1.		
Sample date:	21-AUG-13	Finding:	3.7
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dir:	3.		
Sample date:	02-JUL-13	Finding:	53.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	02-JUL-13	Finding:	8.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	10-APR-13	Finding:	48.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	10-APR-13	Finding:	2.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	16-JAN-13	Finding:	47.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	16-JAN-13	Finding:	2.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	11-DEC-12	Finding:	24.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	04-OCT-12	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-OCT-12	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	2.	Finding:	61.
Sample date:	11-SEP-12	Report units:	MG/L
Chemical:	NITRATE (AS NO3)		
Dir:	2.		
Sample date:	29-AUG-12	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	29-AUG-12	Finding:	390.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	07-AUG-12	Finding:	59.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	11-JUL-12	Finding:	52.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	04-APR-12	Finding:	13000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-APR-12	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	04-APR-12	Finding:	7.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	11-JAN-12	Finding:	13000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	11-JAN-12	Finding:	58.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	11-JAN-12	Finding:	9.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	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

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Comment 7: Not Reported

System no: 3610050  
 Hqname: Not Reported  
 City: UPLAND  
 Zip: 91786  
 Pop serv: 66383  
 Area serve: UPLAND VIC

System nam: City Of Upland  
 Address: PO BOX 460  
 State: CA  
 Zip ext: Not Reported  
 Connection: 16736

**E21  
 WNW  
 1/2 - 1 Mile  
 Higher**

**CA WELLS 1158**

Seq: 1158  
 Frds no: 3610029003  
 District: 13  
 System no: 3610029  
 Source nam: WELL 04 - INACTIVE  
 Latitude: 340500.0  
 Precision: 8  
 Comment 1: Not Reported  
 Comment 3: Not Reported  
 Comment 5: Not Reported  
 Comment 7: Not Reported

Prim sta c: 01S/08W-14A03 S  
 County: 36  
 User id: TAN  
 Water type: G  
 Station ty: WELL/AMBNT/MUN/INTAKE/SUPPLY  
 Longitude: 1174100.0  
 Status: IR  
 Comment 2: Not Reported  
 Comment 4: Not Reported  
 Comment 6: Not Reported

System no: 3610029  
 Hqname: Not Reported  
 City: MONTCLAIR  
 Zip: 91763  
 Pop serv: 38000  
 Area serve: MONTCLAIR

System nam: Monte Vista Cwd  
 Address: PO BOX 71  
 State: CA  
 Zip ext: Not Reported  
 Connection: 10837

Sample date: 22-FEB-18  
 Chemical: NITRATE (AS N)  
 Dir: 0.4

Finding: 9.8  
 Report units: MG/L

Sample date: 22-FEB-18  
 Chemical: BROMODICHLOROMETHANE (THM)  
 Dir: 1.

Finding: 2.2  
 Report units: UG/L

Sample date: 22-FEB-18  
 Chemical: TOTAL TRIHALOMETHANES  
 Dir: 0.

Finding: 5.5  
 Report units: UG/L

Sample date: 22-FEB-18  
 Chemical: CHLOROFORM (THM)  
 Dir: 1.

Finding: 1.5  
 Report units: UG/L

Sample date: 22-FEB-18  
 Chemical: DIBROMOCHLOROMETHANE (THM)  
 Dir: 1.

Finding: 1.8  
 Report units: UG/L

Sample date: 01-NOV-17  
 Chemical: NITRATE (AS N)  
 Dir: 0.4

Finding: 13.  
 Report units: MG/L

Sample date: 01-NOV-17  
 Chemical: DIBROMOCHLOROPROPANE (DBCP)  
 Dir: 1.e-002

Finding: 9.3e-002  
 Report units: UG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	31-OCT-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	24-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	17-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	10-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	03-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	03-OCT-17	Finding:	4.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	26-SEP-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	19-SEP-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	12-SEP-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	05-SEP-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	05-SEP-17	Finding:	6.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	29-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	22-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	15-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-AUG-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	01-AUG-17	Finding:	9.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	1.e-002		
Sample date:	01-AUG-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	25-JUL-17	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	05-JUL-17	Finding:	6.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	05-JUL-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-JUN-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	20-JUN-17	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-JUN-17	Finding:	2.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	07-JUN-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-MAY-17	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	17-MAY-17	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	01-MAY-17	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-APR-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-APR-17	Finding:	4.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	09-MAR-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	02-FEB-17	Finding:	3.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	02-FEB-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	05-JAN-17	Finding:	3.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	05-JAN-17	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-DEC-16	Finding:	9.9
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-DEC-16	Finding:	2.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	10-NOV-16	Finding:	2.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	10-NOV-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	11-OCT-16	Finding:	2.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	11-OCT-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	14-SEP-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-AUG-16	Finding:	290.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	2.7
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	10.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-AUG-16	Finding:	380.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	2.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	08-AUG-16	Finding:	3.3
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	08-AUG-16	Finding:	4.
Chemical:	VANADIUM	Report units:	UG/L
Dir:	3.		
Sample date:	08-AUG-16	Finding:	1.9
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	08-AUG-16	Finding:	0.29
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	08-AUG-16	Finding:	43.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	08-AUG-16	Finding:	16.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	2.5
Chemical:	POTASSIUM	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	13.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	17.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	81.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	270.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-AUG-16	Finding:	240.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	08-AUG-16	Finding:	7.8
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	08-AUG-16	Finding:	610.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	05-JUL-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	28-JUN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	14-JUN-16	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-JUN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	07-JUN-16	Finding:	6.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	02-MAY-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	02-MAY-16	Finding:	2.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	21-APR-16	Finding:	3.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	21-APR-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	30-MAR-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	30-MAR-16	Finding:	4.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	23-MAR-16	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-MAR-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-FEB-16	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	16-FEB-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	02-FEB-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	02-FEB-16	Finding:	9.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	1.e-002		
Sample date:	26-JAN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-JAN-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	29-DEC-15	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	29-DEC-15	Finding:	8.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	22-DEC-15	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	15-DEC-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	15-DEC-15	Finding:	7.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	15-DEC-15	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-DEC-15	Finding:	7.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	08-DEC-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	08-DEC-15	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	01-DEC-15	Finding:	7.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	01-DEC-15	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	01-DEC-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	24-NOV-15	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	24-NOV-15	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	17-NOV-15	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	10-NOV-15	Finding:	3.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	10-NOV-15	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	03-NOV-15	Finding:	4.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	03-NOV-15	Finding:	49.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	19-OCT-15	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	19-OCT-15	Finding:	3.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	10-SEP-15	Finding:	45.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	10-SEP-15	Finding:	2.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	08-JUN-15	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	02-JUN-15	Finding:	7.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	02-JUN-15	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	26-MAY-15	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	19-MAY-15	Finding:	65.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	05-MAY-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	2.		
Sample date:	05-MAY-15	Finding:	8.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	21-APR-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	16-APR-15	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	15-APR-15	Finding:	9.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	14-APR-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	31-MAR-15	Finding:	53.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	24-MAR-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	17-MAR-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	06-MAR-15	Finding:	2.
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	06-MAR-15	Finding:	4.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	06-MAR-15	Finding:	48.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	05-MAR-15	Finding:	4.7
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	05-MAR-15	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	24-FEB-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	17-FEB-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	11-FEB-15	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	03-FEB-15	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	03-FEB-15	Finding:	8.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	27-JAN-15	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	20-JAN-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	13-JAN-15	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	06-JAN-15	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	06-JAN-15	Finding:	5.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	15-DEC-14	Finding:	45.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	25-NOV-14	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-NOV-14	Finding:	49.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	10-SEP-14	Finding:	9.7
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	11-AUG-14	Finding:	52.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	11-AUG-14	Finding:	6.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	30-JUL-14	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	23-JUL-14	Finding:	49.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	2.		
Sample date:	10-JUL-14	Finding:	43.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	03-JUN-14	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	03-JUN-14	Finding:	6.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	28-MAY-14	Finding:	5.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	27-MAY-14	Finding:	46.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	07-MAY-14	Finding:	44.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	12-SEP-13	Finding:	1.9
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	25-JUL-13	Finding:	7.9
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	25-JUL-13	Finding:	9400.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	25-JUL-13	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	25-JUL-13	Finding:	4.8
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	25-JUL-13	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	25-JUL-13	Finding:	1.2
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	25-JUL-13	Finding:	380.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	25-JUL-13	Finding:	2.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	25-JUL-13	Finding:	3.8
Chemical:	VANADIUM	Report units:	UG/L
Dir:	3.		
Sample date:	25-JUL-13	Finding:	170.
Chemical:	IRON	Report units:	UG/L
Dir:	100.		
Sample date:	25-JUL-13	Finding:	0.26
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	25-JUL-13	Finding:	46.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	25-JUL-13	Finding:	20.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	25-JUL-13	Finding:	3.
Chemical:	POTASSIUM	Report units:	MG/L
Dir:	0.		
Sample date:	25-JUL-13	Finding:	13.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	25-JUL-13	Finding:	18.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	25-JUL-13	Finding:	10.
Chemical:	COLOR	Report units:	UNITS
Dir:	0.		
Sample date:	25-JUL-13	Finding:	2.
Chemical:	ODOR THRESHOLD @ 60 C	Report units:	TON
Dir:	1.		
Sample date:	25-JUL-13	Finding:	630.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	25-JUL-13	Finding:	210.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	25-JUL-13	Finding:	250.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	25-JUL-13	Finding:	300.
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	25-JUL-13	Finding:	92.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	04-JUN-13	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	2.		
Sample date:	04-JUN-13	Finding:	9.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	14-MAY-13	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	02-MAY-13	Finding:	57.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	30-APR-13	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	23-APR-13	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	16-APR-13	Finding:	54.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	01-APR-13	Finding:	8.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	01-APR-13	Finding:	55.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	05-MAR-13	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	05-MAR-13	Finding:	5.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	13-FEB-13	Finding:	2.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	13-FEB-13	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	10-JAN-13	Finding:	42.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	20-DEC-12	Finding:	42.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	20-DEC-12	Finding:	2.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	06-NOV-12	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	06-NOV-12	Finding:	9.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	16-OCT-12	Finding:	48.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	16-OCT-12	Finding:	5.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	12-SEP-12	Finding:	2.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	12-SEP-12	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	03-AUG-12	Finding:	44.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	03-AUG-12	Finding:	4.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	12-JUL-12	Finding:	3.7
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dir:	3.		
Sample date:	12-JUL-12	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	12-JUL-12	Finding:	44.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	12-JUL-12	Finding:	2.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	12-JUL-12	Finding:	2.8
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	07-JUN-12	Finding:	3.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	07-JUN-12	Finding:	42.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	15-MAY-12	Finding:	47.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	2.	Finding:	41.
Sample date:	07-MAY-12	Report units:	MG/L
Chemical:	NITRATE (AS NO3)		
Dir:	2.		
Sample date:	07-MAY-12	Finding:	4.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	18-APR-12	Finding:	41.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-APR-12	Finding:	3.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	12-MAR-12	Finding:	2.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	12-MAR-12	Finding:	44.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	16-FEB-12	Finding:	2.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	16-FEB-12	Finding:	42.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-JAN-12	Finding:	2.e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	18-JAN-12	Finding:	40.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	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

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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
Dir:	0.4		
Sample date:	31-JAN-18	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	31-JAN-18	Finding:	8.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	25-OCT-17	Finding:	6.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	25-OCT-17	Finding:	13.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	25-OCT-17	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-AUG-17	Finding:	75.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	13.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-AUG-17	Finding:	13.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	23-AUG-17	Finding:	1.3
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	23-AUG-17	Finding:	400.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	23-AUG-17	Finding:	1.7
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	23-AUG-17	Finding:	0.31
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	23-AUG-17	Finding:	590.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	23-AUG-17	Finding:	8.1

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Chemical: Dir:	PH, LABORATORY 0.	Report units:	Not Reported
Sample date: Chemical: Dir:	23-AUG-17 ALKALINITY (TOTAL) AS CaCO3 0.	Finding: Report units:	180. MG/L
Sample date: Chemical: Dir:	23-AUG-17 BICARBONATE ALKALINITY 0.	Finding: Report units:	220. MG/L
Sample date: Chemical: Dir:	23-AUG-17 NITRATE (AS N) 0.4	Finding: Report units:	13. MG/L
Sample date: Chemical: Dir:	23-AUG-17 HARDNESS (TOTAL) AS CaCO3 0.	Finding: Report units:	270. MG/L
Sample date: Chemical: Dir:	23-AUG-17 MAGNESIUM 0.	Finding: Report units:	20. MG/L
Sample date: Chemical: Dir:	23-AUG-17 SODIUM 0.	Finding: Report units:	17. MG/L
Sample date: Chemical: Dir:	23-AUG-17 POTASSIUM 0.	Finding: Report units:	2.2 MG/L
Sample date: Chemical: Dir:	23-AUG-17 CHLORIDE 0.	Finding: Report units:	16. MG/L
Sample date: Chemical: Dir:	23-AUG-17 SULFATE 0.5	Finding: Report units:	50. MG/L
Sample date: Chemical: Dir:	26-JUL-17 NITRATE + NITRITE (AS N) 0.4	Finding: Report units:	12. MG/L
Sample date: Chemical: Dir:	26-JUL-17 DIBROMOCHLOROPROPANE (DBCP) 1.e-002	Finding: Report units:	5.9e-002 UG/L
Sample date: Chemical: Dir:	26-JUL-17 NITRATE (AS N) 0.4	Finding: Report units:	12. MG/L
Sample date: Chemical: Dir:	27-APR-17 NITRATE (AS N) 0.4	Finding: Report units:	14. MG/L
Sample date: Chemical: Dir:	27-APR-17 DIBROMOCHLOROPROPANE (DBCP) 1.e-002	Finding: Report units:	8.e-002 UG/L
Sample date: Chemical: Dir:	27-APR-17 NITRATE + NITRITE (AS N) 0.4	Finding: Report units:	14. MG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	27-JAN-17	Finding:	7.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	18-OCT-16	Finding:	4.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	18-OCT-16	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	18-OCT-16	Finding:	12.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	17-AUG-16	Finding:	1.8
Chemical:	GROSS BETA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	1.7
Chemical:	GROSS BETA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	0.83
Chemical:	RADIUM 228 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	0.43
Chemical:	RADIUM 226 MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	400.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	17-AUG-16	Finding:	3.1
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dir:	1.		
Sample date:	17-AUG-16	Finding:	11.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	17-AUG-16	Finding:	2.9
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	20-JUL-16	Finding:	2.6e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	20-JUL-16	Finding:	10.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	20-JUL-16	Finding:	10.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.4		
Sample date:	27-APR-16	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-APR-16	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-APR-16	Finding:	8.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	27-JAN-16	Finding:	9.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	27-JAN-16	Finding:	14.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	27-JAN-16	Finding:	14.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	20-OCT-15	Finding:	12.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	20-OCT-15	Finding:	53.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	20-OCT-15	Finding:	7.3e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	20-OCT-15	Finding:	12000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	19-AUG-15	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	19-AUG-15	Finding:	370.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	27-JUL-15	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	27-JUL-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	28-APR-15	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	28-APR-15	Finding:	9.5e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	28-APR-15	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	13-JAN-15	Finding:	5.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	13-JAN-15	Finding:	52.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	13-JAN-15	Finding:	12000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	14-OCT-14	Finding:	1.8
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	08-OCT-14	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	08-OCT-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	25-SEP-14	Finding:	63.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	25-SEP-14	Finding:	0.93
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	25-SEP-14	Finding:	0.31
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	25-SEP-14	Finding:	50.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	25-SEP-14	Finding:	12.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	2.6
Chemical:	POTASSIUM	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	19.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	77.
Chemical:	CALCIUM	Report units:	MG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	25-SEP-14	Finding:	280.
Chemical:	HARDNESS (TOTAL) AS CaCO <sub>3</sub>	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	210.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	170.
Chemical:	ALKALINITY (TOTAL) AS CaCO <sub>3</sub>	Report units:	MG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	7.7
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	25-SEP-14	Finding:	580.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	25-SEP-14	Finding:	6900.
Chemical:	CARBON DIOXIDE	Report units:	UG/L
Dir:	0.		
Sample date:	25-SEP-14	Finding:	0.13
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	25-SEP-14	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	25-SEP-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	25-SEP-14	Finding:	21.
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	26-AUG-14	Finding:	62.
Chemical:	NITRATE (AS NO <sub>3</sub> )	Report units:	MG/L
Dir:	2.		
Sample date:	16-JUL-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	16-JUL-14	Finding:	63.
Chemical:	NITRATE (AS NO <sub>3</sub> )	Report units:	MG/L
Dir:	2.		
Sample date:	16-JUL-14	Finding:	9.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	30-APR-14	Finding:	14000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	30-APR-14	Finding:	62.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	14-JAN-14	Finding:	12000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	14-JAN-14	Finding:	4.1e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	14-JAN-14	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	23-OCT-13	Finding:	12000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	23-OCT-13	Finding:	5.7e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	23-OCT-13	Finding:	51.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	21-AUG-13	Finding:	3.1
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dir:	1.		
Sample date:	21-AUG-13	Finding:	3.4
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	21-AUG-13	Finding:	370.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	21-AUG-13	Finding:	50.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	21-AUG-13	Finding:	3.
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	21-AUG-13	Finding:	5.3
Chemical:	GROSS ALPHA	Report units:	PCI/L
Dir:	3.		
Sample date:	02-JUL-13	Finding:	7.8e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	02-JUL-13	Finding:	52.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	10-APR-13	Finding:	3.4e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	1.e-002		
Sample date:	10-APR-13	Finding:	47.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	16-JAN-13	Finding:	2.9e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	16-JAN-13	Finding:	45.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	04-OCT-12	Finding:	66.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	04-OCT-12	Finding:	15000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	29-AUG-12	Finding:	67.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	29-AUG-12	Finding:	360.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	07-AUG-12	Finding:	64.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	11-JUL-12	Finding:	59.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	04-APR-12	Finding:	9.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	04-APR-12	Finding:	13000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	04-APR-12	Finding:	59.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	11-JAN-12	Finding:	56.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	11-JAN-12	Finding:	8.2e-002
Chemical:	DIBROMOCHLOROPROPANE (DBCP)	Report units:	UG/L
Dir:	1.e-002		
Sample date:	11-JAN-12	Finding:	13000.
Chemical:	NITRATE + NITRITE (AS N)	Report units:	MG/L
Dir:	0.4		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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
Ziperved:	Not Reported	Fipscounty:	06071
Status:	Active	Retpopsrvd:	52488
Pwssvconn:	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

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	ion exchange	Facticecode:	TP
Pwsid:	CA3610029	Facid:	4177
Facname:	ASR WELL 33 IX - BLENDED	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	inorganics removal
Trtprocess:	rapid mix	Facticecode:	TP
Pwsid:	CA3610029	Facid:	4178
Facname:	BENSON AVENUE BLEND - TREATED	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	rapid mix
Trtobjective:	organics removal		
Facticecode:	TP		
Pwsid:	CA3610029	Facid:	4178
Facname:	BENSON AVENUE BLEND - TREATED	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	rapid mix
Trtobjective:	inorganics removal		
Facticecode:	TP		
Pwsid:	CA3610029	Facid:	4179
Facname:	RAMONA AVENUE BLEND - TREATED	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	rapid mix
Trtobjective:	organics removal		
Facticecode:	TP		
Pwsid:	CA3610029	Facid:	4179
Facname:	RAMONA AVENUE BLEND - TREATED	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	rapid mix
Trtobjective:	inorganics removal		
Facticecode:	TP		
Pwsid:	CA3610029	Facid:	45306
Facname:	ASR WELL 04 - TREATED (CL2)	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	hypochlorination, post
Trtobjective:	disinfection		
Facticecode:	TP		
Pwsid:	CA3610029	Facid:	45307
Facname:	ASR WELL 30 - TREATED (CL2)	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	hypochlorination, post
Trtobjective:	disinfection		
Facticecode:	TP		
Pwsid:	CA3610029	Facid:	45308
Facname:	ASR WELL 32 - TREATED (CL2)	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	hypochlorination, post
Trtobjective:	disinfection		
Facticecode:	TP		
Pwsid:	CA3610029	Facid:	45309
Facname:	WELL 05 - TREATED (CL2 PO4)	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	hypochlorination, post
Trtobjective:	disinfection		
Facticecode:	TP		
Pwsid:	CA3610029	Facid:	45309
Facname:	WELL 05 - TREATED (CL2 PO4)	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	inhibitor, orthophosphate
Trtobjective:	corrosion control		
Facticecode:	TP		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	inhibitor, orthophosphate
Trtobjective:	corrosion control		
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	6099
Facname:	PLANT NO. 17 BLENDED WATER - TREATED	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	rapid mix
Trtobjective:	inorganics removal		
Factypecode:	TP		
Pwsid:	CA3610029	Facid:	6100
Facname:	PLAN NO. 4 BLENDED WATER - TREATED	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	rapid mix
Trtobjective:	inorganics removal		
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	Facactivitycode:	A
Factype:	Treatment_plant	Trtprocess:	rapid mix
Trtobjective:	inorganics removal		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

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

**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<sup>R</sup> 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 California's 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 Health 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 IRRA 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

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### SECTION

Executive Summary

Findings

City Directory Images

***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at 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.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
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

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
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 California 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

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	n ARTS TEXACO	General Telephone Company of California

### 4TH ST W

#### 1028 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Co Publishers

### W 4TH ONT

#### 1028 W 4TH ONT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Merki John Ontario Plaza Shoe Repair	GTE Directories

### W 4TH ST

#### 1028 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Video	GTE

### 1055 N MOUNTAIN AVE

#### 29437 1055 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Seuylemezian	GTE
	No	GTE

### 4TH ST E

#### 944 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	LAUFFER DONALD	General Telephone Company of California

#### 950 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	CHILDERS RALPH H	General Telephone Company of California

#### 951 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	1/2 EWING MRS HANNAH	General Telephone Company of California

#### 962 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	BRIGGS	General Telephone Company of California

#### 966 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	JONES PATRICK	General Telephone Company of California

## FINDINGS

### 1003 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	n DAVES USED FURNITURE	General Telephone Company of California

### 1006 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	EMERSON J	General Telephone Company of California

### 1009 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	SHAFFER J D	General Telephone Company of California

### 1012 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	LEEPER J E	General Telephone Company of California

### 1018 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	PARKER R M	General Telephone Company of California

### 1024 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	n ALL STATE FROSTY	General Telephone Company of California

### 1032 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	FARMERS INS GROUP	General Telephone Company of California

### 1034 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	RED VEST REALTY	General Telephone Company of California

### 1038 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	PATS CLEANERS	General Telephone Company of California

### 1042 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	o GERRYS HAIR FASHION	General Telephone Company of California

## FINDINGS

### 1044 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	THE SPINNING WHEEL	General Telephone Company of California

### 1046 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	DIB 8 LE P H TV	General Telephone Company of California

### 1050 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	FLAMINGO THE	General Telephone Company of California

### 1054 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	DLITTLE BILLS RESTRNT	General Telephone Company of California

### 1066 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	GULF OIL SVC ST	General Telephone Company of California

### 1107 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	HASWELL WM CECIL	General Telephone Company of California

### 1111 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	APARTMENT B REED ANGELINE	General Telephone Company of California

### 1115 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	BARTON R T	General Telephone Company of California

### 1119 4TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	HOWELL DAVE	General Telephone Company of California

## FINDINGS

### **4TH ST W**

#### **944 4TH ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	SKIDMORE Richard	Haines & Co Publishers
	SKIDMORE Sally	Haines & Co Publishers

#### **949 4TH ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	REDMON Steve	Haines & Co Publishers

#### **950 4TH ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	JAMES Ruth	Haines & Co Publishers

#### **952 4TH ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	BURNS Anthony	Haines & Co Publishers

#### **955 4TH ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	AMESCUA Andres	Haines & Co Publishers

#### **960 4TH ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	HARRIS William J	Haines & Co Publishers

#### **967 4TH ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	ARANDA Erika	Haines & Co Publishers

#### **1000 4TH ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Co Publishers

### 1010 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Co Publishers

### 1026 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	FABRICARE CENTER	Haines & Co Publishers

### 1030 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	CHRISTIAN SCN CH	Haines & Co Publishers
	FIRST CHURCH CHRIST SCIENTIST	Haines & Co Publishers

### 1032 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	KIRBY SERVICE CENTER	Haines & Co Publishers
	PREMIUM SUPPLY CO	Haines & Co Publishers

### 1034 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	JOHNS TV	Haines & Co Publishers

### 1038 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	BUMSTEAD BICYCLES	Haines & Co Publishers

### 1040 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	CORKS & CANS LIQUOR	Haines & Co Publishers

### 1044 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	ONT TRAVEL BUREAU	Haines & Co Publishers

## FINDINGS

### 1046 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	MEDICINE SHOP PHAR	Haines & Co Publishers

### 1048 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Co Publishers

### 1050 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	CASA JIMENEZ NO 7	Haines & Co Publishers

### 1052 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	XXXX	Haines & Co Publishers

### 1054 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	UNIQUE SALON	Haines & Co Publishers

### 1058 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	BONA REAL ESTATE NO 1	Haines & Co Publishers
	UNO MORTGAGE	Haines & Co Publishers

### 1060 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	VIDEO STAR	Haines & Co Publishers

### 1130 4TH ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	FAGAN LAWRENCE W	General Telephone Company of California

#### **963 HARVARD PL**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	ODOM R	General Telephone Company of California

#### **967 HARVARD PL**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	JASBINSEK JOHN	General Telephone Company of California

#### **968 HARVARD PL**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	MATHIS O H	General Telephone Company of California



## FINDINGS

### **HARVARD PL WM ST**

#### **956 HARVARD PL WM ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	HARRIS Michael	Haines & Co Publishers

#### **957 HARVARD PL WM ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	RIOS Evaristo	Haines & Co Publishers
	HERNANDEZ Leticia	Haines & Co Publishers

#### **962 HARVARD PL WM ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	MANSKER Donald	Haines & Co Publishers

#### **963 HARVARD PL WM ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	ODOM S	Haines & Co Publishers

#### **967 HARVARD PL WM ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	JASBINSEK John	Haines & Co Publishers

#### **968 HARVARD PL WM ST**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	MATHIS Bruce	Haines & Co Publishers

### **N MOUNTAIN**

#### **1025 N MOUNTAIN**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
1990	Bank Inventory Disposal Systems	GTE

### **N MOUNTAIN AVE**

#### **1000 N MOUNTAIN AVE**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2008	WELLS FRGO INSIDE ALBERTSONS	Haines Company, Inc.
	ALBERTSON S SAVON	Haines Company, Inc.

## FINDINGS

### 1002 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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 Jew elers	Luskey Brothers & Co

### 1005 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	OCCUPANT UNKNOWN	Cole Information Services

### 1006 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	ONTARIO BEAUTY SUPPLY & SALON	Haines Company, Inc.

### 1010 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	Gudes Barnetts Shoe Store	Luskey Brothers & Co
	Gudes Barnetts Barber Shop	Luskey Brothers & Co

### 1012 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	ROUND TABLE PIZZA	Haines Company, Inc.

### 1024 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	MOUNTAIN MOTORSPORTS	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	SUZUKI MOTORCYCLES MOUNTAIN 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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	FANTASTIC SAMS	Cole Information Services
2008	XXXX	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	OCCUPANT UNKNOWN	Cole Information Services
1994	GARVEY, M J	Cole Information Services

### 1040 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	OMEGA PROTECTIVE SERVICES	Haines Company, Inc.

## FINDINGS

### 1047 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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 COTIJA	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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	SMELTVER, JERI	Cole Information Services

### 1049 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	VIP FLOWERS	Cole Information Services
1990	VIP FLOWERS	GTE

### 1055 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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 SERVICE	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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	CALDERON, MAN	Cole Information Services

### 1088 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	HATCH, F	Cole Information Services

### 1094 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	MILNE, MATTHEW	Cole Information Services

### 1096 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	RODRIGUEZ, CECILIA	Cole Information Services

### 1105 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	ONT PLZ CLNRS/ LNDRY	GTE Directories

### 1117 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2009	ONTARIO PLAZA CLEANERS & LAUNDRY	Cole Information Services
2008	ONTARIO PLAZA CLEANERS & LAUNDRY	Haines Company, Inc.
2004	ONTARIO PLAZA CLEANERS & LNDRY	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	ONTARIO PLAZA CLEANERS & LAUNDRY	Cole Information Services
1994	ONTARIO PLAZA CLEANERS	Cole Information Services
1990	ONTARIO PLAZA CLEANERS & LAUNDRY	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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	TACOS MISTER PONCHO	Cole Information Services
2014	LAS PALMAS TAQUERIA	Cole Information Services
2008	SEÑOR 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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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	OD & J GRIFFIN	GTE

## FINDINGS

### 1123 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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 Edw ard A	GTE
	FARMERS INSURANCE GROUP Contd Agents Contd Cucamonga	GTE
	Kij Edw ard A	GTE

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	ROYAL COACH	GTE
1980	ROYAL COACH	GTE General Telephone Company of California
1975	Royal Coach tavrnr	GTE Directories
1970	ROYAL COACH	General Telephone Company of California

### 1126 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	Kathleens Bridal Salon	Luskey Brothers & Co

### 1129 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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	RDES ART/FRAME SHOP	General Telephone Company of California
1964	DONN ALDOS STUDIOS Florence Flamma	Luskey Brothers & Co

### 1131 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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 O 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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Moonlight & Roses Florist	GTE
1985	RAINBOW FLORAL CO	GTE

### 1140 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	L D M ONTARIO	Cole Information Services
2014	L D M ONTARIO	Cole Information Services
1990	Or	GTE

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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
	Flow ers	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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	W GANN	Cole Information Services

### 1152 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1994	TAB PUBLISHING	Cole Information Services

### 1155 N MOUNTAIN AVE

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	Ontario Plaza Laundromat& Dry Clnrs	Luskey Brothers & Co

### **N PALMETTO AVE**

#### **1024 N PALMETTO AVE**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	Furnivall Linda M	Luskey Brothers & Co
	Hixson Margaret L Mrs	Luskey Brothers & Co

### **PRINCETON ST**

#### **1003 PRINCETON ST**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	MICELI FRANK	General Telephone Company of California
	SHAPIRO 0 DANIEL	General Telephone Company of California

#### **1004 PRINCETON ST**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	WESTFALL B M	General Telephone Company of California

#### **1007 PRINCETON ST**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	GUNTHER JOHN	General Telephone Company of California

## FINDINGS

### 1008 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	VOCE P	General Telephone Company of California

### 1013 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	PARKER J	General Telephone Company of California

### 1014 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	FRISOLI	General Telephone Company of California

### 1017 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	LOTT	General Telephone Company of California

### 1023 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	IPPOLITO	General Telephone Company of California

### 1024 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	PISZCZEK ROGER	General Telephone Company of California

### 1025 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	TAYLOR B	General Telephone Company of California

### 1026 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	COLBURN G E	General Telephone Company of California

### 1029 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	DANNENBERG JACK	General Telephone Company of California

### 1030 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	SANORIDGE SANDY	General Telephone Company of California

## FINDINGS

### 1031 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	DE BELLIS GRAYDON F	General Telephone Company of California

### 1037 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	MAHON THOS C	General Telephone Company of California

### 1038 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	FIGGINS WARD	General Telephone Company of California

### 1041 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	PHILPOTT W	General Telephone Company of California

### 1042 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	MC FADOEN E E	General Telephone Company of California

### 1043 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	DOWELL RALPH E	General Telephone Company of California

### 1044 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	BOWERS O E	General Telephone Company of California

### 1047 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	WEISENBURGER NORMAN	General Telephone Company of California

### 1048 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	CURTIS	General Telephone Company of California

### 1049 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	ADZIGIAN D H	General Telephone Company of California

## FINDINGS

### 1050 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	CRAVOTTA JOS	General Telephone Company of California

### 1053 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	THARP ALFRED	General Telephone Company of California

### 1054 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	HARRINGTON E L	General Telephone Company of California
	SKOWRONSKI	General Telephone Company of California

### 1057 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	DOUGLAS A R	General Telephone Company of California

### 1060 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	ROMO E	General Telephone Company of California

### 1062 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	COOKE R L	General Telephone Company of California

### 1063 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	NICCOLA ALLAN	General Telephone Company of California

### 1064 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	NICHOLSON HERSCHEL	General Telephone Company of California

### 1103 PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	GOSSE GAIL	General Telephone Company of California



## FINDINGS

### **PRINCETON ST W**

#### **1003 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	PAPA Roger	Haines & Co Publishers

#### **1004 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	CALDERA Albert	Haines & Co Publishers

#### **1007 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	RAMIREZ Eleanor	Haines & Co Publishers

#### **1008 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	EDEY D	Haines & Co Publishers

#### **1013 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	STEPHEN Joan	Haines & Co Publishers
	JEWETT Raymond R	Haines & Co Publishers

#### **1014 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	LOWERY Larry	Haines & Co Publishers

#### **1019 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	CERISARA George	Haines & Co Publishers

#### **1020 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	VOGEL G	Haines & Co Publishers

#### **1025 PRINCETON ST W**

<b><u>Year</u></b>	<b><u>Uses</u></b>	<b><u>Source</u></b>
2003	MCALLISTER William	Haines & Co Publishers

## FINDINGS

### 1026 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	JOHNSON A	Haines & Co Publishers
	JOHNSON Murray	Haines & Co Publishers

### 1031 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	MUNOZ Mario	Haines & Co Publishers

### 1032 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	LEE Mary	Haines & Co Publishers

### 1037 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	MAHON Wilma	Haines & Co Publishers

### 1038 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	FIGGINS Ward	Haines & Co Publishers

### 1043 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	PRICE Ruby	Haines & Co Publishers

### 1044 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	VEGA Dora	Haines & Co Publishers

### 1049 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	GARCIA Albert	Haines & Co Publishers

### 1050 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	WOODWARD Paul	Haines & Co Publishers
	WOODWARD Chris	Haines & Co Publishers

## FINDINGS

### 1053 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	VALENCIA Rodrigo	Haines & Co Publishers
	CASTELLON Teresa	Haines & Co Publishers

### 1054 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	GROSS Cynthia	Haines & Co Publishers

### 1059 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	NGUYEN Khoi	Haines & Co Publishers

### 1060 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	KAYSARN Tepmongkol	Haines & Co Publishers

### 1063 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	LAVE Anthony	Haines & Co Publishers
	GONZALES Jose	Haines & Co Publishers

### 1064 PRINCETON ST W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	DELGADO Haroldo	Haines & Co Publishers

### ROSEWOOD CT

#### 958 ROSEWOOD CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	FREDRICKS MICHAEL	General Telephone Company of California

#### 963 ROSEWOOD CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	PANGLE T L	General Telephone Company of California

#### 964 ROSEWOOD CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	LOPEZ A 9 B	General Telephone Company of California

## FINDINGS

### 965 ROSEWOOD CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	SWEANEY HAROLO	General Telephone Company of California

### 968 ROSEWOOD CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	PETERS G SID	General Telephone Company of California

### ROSEWOOD CT W

#### 958 ROSEWOOD CT W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	PARKES Lucia	Haines & Co Publishers

#### 964 ROSEWOOD CT W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	CASTANEDA Gonzalo	Haines & Co Publishers

#### 965 ROSEWOOD CT W

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2003	HAWES Kenneth	Haines & Co Publishers

### W 4TH

#### 944 W 4TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Skidmore Richard & Sally	GTE

#### 1032 W 4TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Kirby Service Center	GTE

#### 1038 W 4TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Bumstead L G Bicycles	GTE

#### 1044 W 4TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Ontario Yamaha Music School	GTE

## FINDINGS

### 1046 W 4TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Medicine Shop Pharmacy The	GTE

### 1060 W 4TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	C & R CLOTHJ IERS Ontario Corner Of Mountain Av & 4th	GTE
	From Covina Telephones Call	GTE

### W 4TH ST

#### 944 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	SKIDMORE Richard	Haines Company, Inc.
1995	Skldmore Sally	GTE Directories
1985	SKIDMORE RICHARD	GTE

#### 949 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	Caborn Paul W	General Telephone Company Publishers
	Caborn Paul W	General Telephone Company Publishers

### 952 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	FIDEL JIMENEZ	Cole Information Services
2014	FIDEL JIMENEZ	Cole Information Services
2009	RIGOBERTO JIMINEZ	Cole Information Services
2008	JIMENEZ Alma	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	EMILIANO FLORES	Cole Information Services

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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.



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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 LIAND 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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	WIRELESS N MORE	Cole Information Services

### 1006 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Div Of Vocational Rehabilitation	GTE Directories
	Call.213	GTE Directories
	Call	GTE Directories
	Ontario	GTE Directories

## FINDINGS

### 1010 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Youth Authority Parole Ofc	GTE Directories
	Parole Services	GTE Directories
	Call.213	GTE Directories
1964	Rockwell Insurance Agency	Luskey Brothers & Co

### 1012 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	r IGBSON GIRL	General Telephone Company of California
1964	George Anns	Luskey Brothers & Co
	GEORGE ANNS Sandra Kendall	Luskey Brothers & Co
1960	Uptown Beauty Salon	General Telephone Company Publishers
	Uptown Beauty Salon	General Telephone Company Publishers

### 1014 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Housing Authority Of The County Of San Bernardino	GTE Directories
1970	ROBERTSON J DOUG	General Telephone Company of California

### 1026 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2014	GIA MONAE	Cole Information Services
2009	KB SOLUTIONS	Cole Information Services
2008	PREMIUM SUPPLY CO	Haines Company, Inc.
	KB SOLUTIONS	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	BUMSTEAD BICYCLES	Cole Information Services
2009	BUMSTEAD BIKE SHOP S	Cole Information Services
2008	BUMSTEAD BICYCLES	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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 & 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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	COKELEY REAL ESTATE CO Kenneth C Cokeley	Luskey Brothers & Co
	Cokeley Real Estate	Luskey Brothers & Co

## FINDINGS

### 1044 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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	MASCARI 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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

### 1048 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	n GORDON DR PAUL	General Telephone Company of California
1964	Gordon Paul A Optometrist	Luskey Brothers & Co

### 1058 W 4TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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
	Sw engros 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
	Bow en 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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Fortin Myran	GTE Directories
	Francis Kenneth W	GTE Directories
	Greever PT	GTE Directories
	Guffey C R	GTE Directories
	Hill Eden L	GTE Directories
	Howard David	GTE Directories
	Howard Linda	GTE Directories
	Kintzer Ralph A III	GTE Directories
	Knowlton David	GTE Directories
	Lopez Steve	GTE Directories
	Matthews 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
	Rockwood 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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	HARRIS Michael	Haines Company, Inc.
1995	Harris Michael	GTE Directories
1975	OBrien Jas	GTE Directories
1964	Fagan Lawrence 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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	MEJIA Bertha	Haines Company, Inc.
1980	MURPHY DAVID	GTE General Telephone Company of California
1964	Brown John E Margt	Luskey Brothers & Co
1960	Brown Ed Drum Studio	General Telephone Company Publishers
	Brown J Edw	General Telephone Company Publishers
	Brown J Edw	General Telephone Company Publishers
	Brown Ed Drum Studio	General Telephone Company Publishers
1956	Brown J Edw	General Telephone Company Publishers
	Brown J Edw	General Telephone Company Publishers

## FINDINGS

### 962 W HARVARD PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1956	Odom Ralph	General Telephone Company Publishers
	Odom Ralph	General Telephone Company Publishers

### 967 W HARVARD PL

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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



## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Papa Roger	GTE

#### **1008 W PRINCETN**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Voce Pasquale	GTE

#### **1013 W PRINCETN**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Jew ett Raymond R	GTE

#### **1026 W PRINCETN**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Johnson Murray	GTE

#### **1031 W PRINCETN**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	De Bellis Graydon F	GTE

#### **1037 W PRINCETN**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Mahon Thos C	GTE

## FINDINGS

### 1038 W PRINCETN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Figgins Ward	GTE

### 1049 W PRINCETN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Riescher Louise	GTE

### 1054 W PRINCETN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Harrington E L	GTE

### 1060 W PRINCETN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Romo Edw	GTE

### 1064 W PRINCETN

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	Fritz Don	GTE

### W PRINCETON ST

#### 1003 W PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	CALDERA Albert	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	JEWETT Raymond R	Haines Company, Inc.
1995	Jew ett Raymond R	GTE Directories
1985	JEWETT RAYMOND R	GTE

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2008	MCALLISTER William	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

### 1032 W PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	ADELAIDA SANCHEZ	Cole Information Services
2014	ADELAIDA SANCHEZ	Cole Information Services
2009	ARMANDO TEJIDO	Cole Information Services
2008	RESNIK Ruby	Haines Company, Inc.
2004	RUBY PRICE	Cole Information Services
1999	ARMANDO TEJIDO	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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1964	Bow ers Harmon M Dorothy	Luskey Brothers & Co
	Bow ers Dorothy Mrs	Luskey Brothers & Co
1956	Ponce Ray	General Telephone Company Publishers
	Ponce Ray	General Telephone Company Publishers

### 1049 W PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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



## FINDINGS

### 1053 W PRINCETON ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2017	STEPHANIE NGUYEN	Cole Information Services
2014	STEPHANIE NGUYEN	Cole Information Services
2009	KHOI NGUYEN	Cole Information Services
2008	NGUYEN Khoi	Haines Company, Inc.

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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**

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

## FINDINGS

### 963 W ROSEWOOD CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1985	PANGLE T L	GTE
1980	PANGLE T L	GTE General Telephone Company of California

### 964 W ROSEWOOD CT

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
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

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1975	Sweeney Harold A	GTE Directories
1964	Sweeney Harold A Margt	Luskey Brothers & Co
1960	Sweeney Harold A	General Telephone Company Publishers
	Sweeney 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.

<b><u>Address Researched</u></b>	<b><u>Address Not Identified in Research Source</u></b>
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

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**

1028 4th Street

**Address Not Identified in Research Source**

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



*First American*

## Property Address:

1012 W 4TH ST  
ONTARIO, CA 91762



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 /
Zoning:		Lot Size Ac / Sq Ft:	1.44 / 62726
Bedrooms:	0	Bathrooms:	0.0
# Rooms:	0	Quality:	LOW
Pool:		Air:	
Stories:		Garage Area :	
Gross Area:	15968	Sq. Ft. :	15968
		# of Units:	4
		Fireplace:	
		Heating:	
		Style:	
		Parking / #:	OFF SITE /
		Basement Area:	

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: %



First American

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State  
**CA**

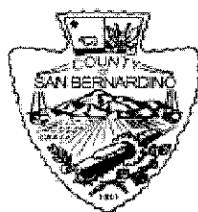
County  
**SAN BERNARDINO**

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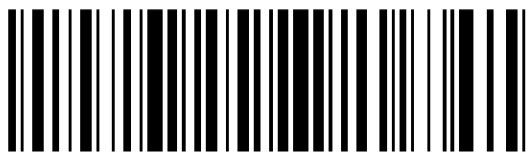
**LARRY WALKER**  
Auditor/Controller - Recorder

825 First American Title Company

Doc #: 2005-0245939

Titles: 1 Pages: 4

GRANT



Fees	25.00
Taxes	** Conf **
Other	.00
PAID	25.00

**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:**

**DOCUMENTARY TRANSFER TAX:  
NOT OF PUBLIC RECORD**

JAFAM CORPORATION  
1013 Begonia Avenue  
Ontario, CA 917622  
Attention: Sandy Griffin

**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:

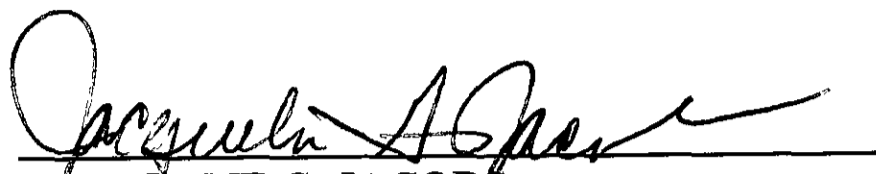
See Schedule 1 attached hereto and incorporated herein by reference.

**SUBJECT TO:**

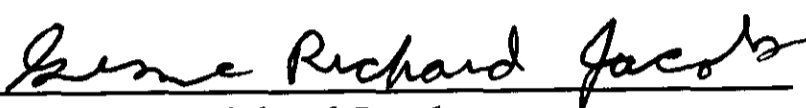
1. All non-delinquent real property taxes and unpaid general and special assessments.
2. All covenants, conditions, restrictions and other matters of record, and all matters that are apparent by a survey or physical inspection of the Property.

Grantor has caused this Grant Deed to be duly executed on 11-15-04.

**GRANTOR:**

  
JAQUELINE G. JACOBS  
a married woman ✓

HANDITILE COMPANY,  
a California general partnership

By:   
Name: George Richard Jacobs ✓  
Title: President

**(ALL SIGNATURES MUST BE ACKNOWLEDGED)**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

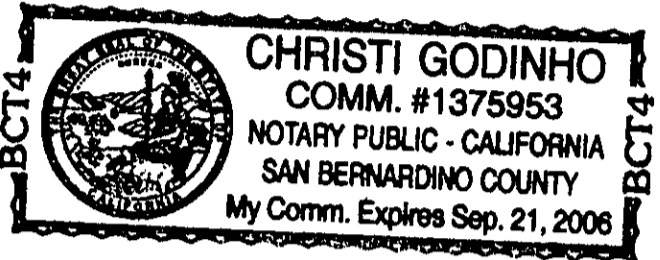
State of California

County of San Bernardino

On Nov. 15, 2004 before me, Christi Godinho, Notary Public

personally appeared George Richard Jacobs and Jacqueline C Jacobs

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.



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

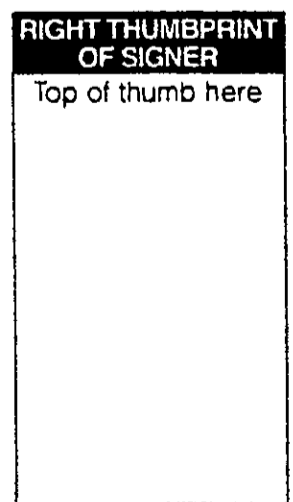
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

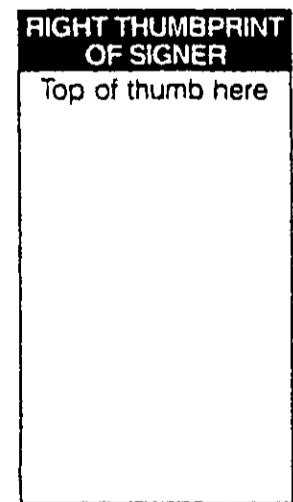
- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

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		



First American



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Transaction History

1012 W 4TH ST, ONTARIO, CA 91762

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clarityfirst® Tax Map

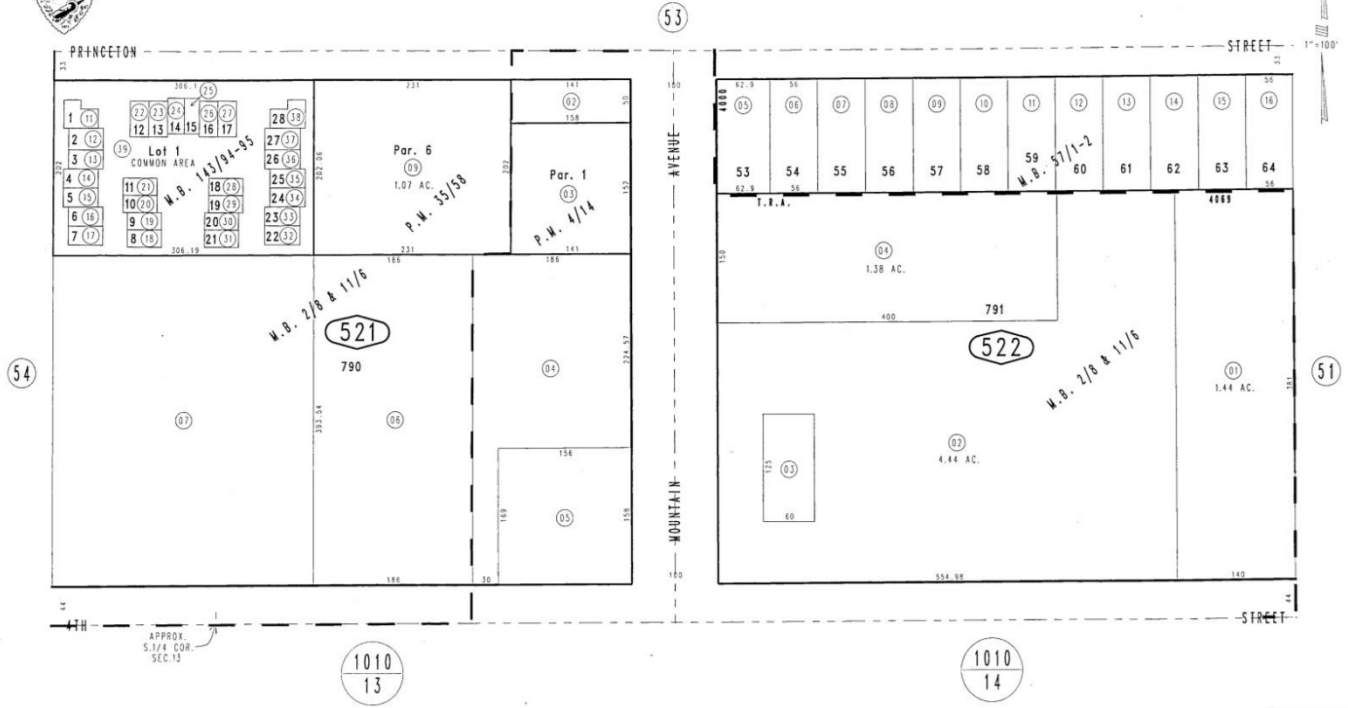
1012 W 4TH ST, ONTARIO, CA 91762

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Ontario Colony Lands, M.B. 2/8 & 11/6

City of Ontario  
Tax Rate Area  
4000 4069

1008 - 52



Parcel Map No. 3854, P.M. 35/58  
Parcel Map No. 381, P.M. 4/14  
Tract No. 10263, M.B. 143/94-95, Condominium Plan, O.R. 9725/473  
Ptn. Tract No. 4558, M.B. 57/1-2

Ptn. S.1/2, Sec.13  
T.1S.,R.8W.

Assessor's Map  
Book 1008 Page 52  
San Bernardino County

REVISED  
04/26/11 RW

October 2004



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*First American*

## Property Address:

1028 W 4TH ST  
ONTARIO, CA 91762



Property Information		
<b>Owner(s):</b>	JAFAM CORPORATION	<b>Mailing Address:</b> 3200 INLAND EMPIRE BLVD #220, ONTARIO, CA 91764
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b> 1028 W 4TH ST, ONTARIO, CA 91762
<b>Vesting Type:</b>		<b>Alt. APN:</b> 1008-522-02-0000
<b>County:</b>	SAN BERNARDINO	<b>APN:</b> 1008-522-02-0000
<b>Map Coord:</b>	10-F6 :	<b>Census Tract:</b> 001104
<b>Lot#:</b>	791	<b>Block:</b>
<b>Subdivision:</b>		<b>Tract:</b> 4558
<b>Legal:</b>	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			
<b>Use:</b>	SHOPPING CENTER	<b>Year Built / Eff. :</b>	1957 / 1957
<b>Zoning:</b>		<b>Lot Size Ac / Sq Ft:</b>	4.4 / 191664
<b>Bedrooms:</b>	0	<b>Bathrooms:</b>	0.0
<b># Rooms:</b>	0	<b>Quality:</b>	LOW
<b>Pool:</b>		<b>Air:</b>	
<b>Stories:</b>	1.0	<b>Garage Area :</b>	
<b>Gross Area:</b>	18518	<b>Sq. Ft. :</b>	18518
		<b># of Units:</b>	2
		<b>Fireplace:</b>	
		<b>Heating:</b>	
		<b>Style:</b>	
		<b>Parking / #:</b>	OFF SITE /
		<b>Basement Area:</b>	

Sale and Loan Information		
<b>Sale / Rec Date:</b>	/	<b>*\$/Sq. Ft.:</b>
<b>Sale Price:</b>		<b>2nd Mtg.:</b>
<b>Doc No.:</b>		<b>1st Loan:</b>
<b>Doc Type:</b>		<b>Loan Type:</b>
<b>Seller:</b>		<b>Prior Sale Amt:</b>
		<b>Prior Sale Date:</b>
		<b>Prior Sale Date:</b>
		<b>Prior Doc No.:</b>
		<b>Prior Doc Type:</b>
		<b>Transfer Date:</b>
		<b>Lender:</b>

\*\$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information	
<b>Imp Value:</b>	\$314,964
<b>Land Value:</b>	\$369,887
<b>Total Value:</b>	\$684,851
<b>Total Tax Amt:</b>	\$7,747.24
<b>Exemption Type:</b>	
<b>Tax Year / Area:</b>	2021 / 004-069
<b>Tax Value:</b>	
<b>Improved:</b>	45.99%



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We're sorry the Vesting Deed is unavailable.



*First American*

We're sorry the Transaction History is unavailable.



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clarityfirst® Tax Map

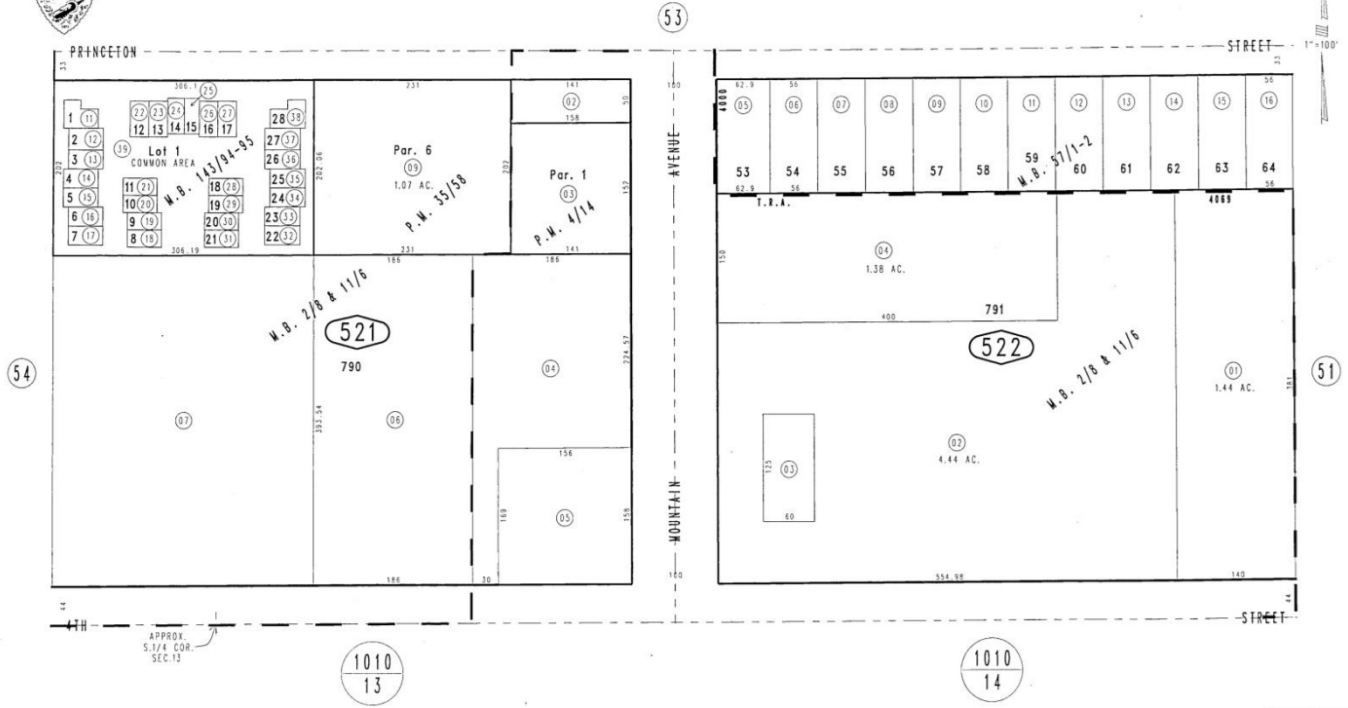
1028 W 4TH ST, ONTARIO, CA 91762

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Ontario Colony Lands, M.B. 2/8 & 11/6

City of Ontario  
Tax Rate Area  
4000 4069

1008 - 52



Parcel Map No. 3854, P.M. 35/58  
 Parcel Map No. 381, P.M. 4/14  
 Tract No. 10263, M.B. 143/94-95, Condominium Plan, O.R. 9725/473  
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Ptn. S.1/2, Sec.13  
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Assessor's Map  
 Book 1008 Page 52  
 San Bernardino County

REVISED  
 04/26/11 RW

October 2004



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*First American*

## Property Address:

1060 W 4TH ST  
ONTARIO, CA 91762





Property Information			
<b>Owner(s):</b>	JAFAM CORPORATION	<b>Mailing Address:</b>	3200 INLAND EMPIRE BLVD #220, ONTARIO, CA 91764
<b>Owner Phone:</b>	Unknown	<b>Property Address:</b>	1060 W 4TH ST, ONTARIO, CA 91762
<b>Vesting Type:</b>		<b>Alt. APN:</b>	1008-522-03-0000
<b>County:</b>	SAN BERNARDINO	<b>APN:</b>	1008-522-03-0000
<b>Map Coord:</b>	10-F6 :	<b>Census Tract:</b>	001104
<b>Lot#:</b>	791	<b>Block:</b>	
<b>Subdivision:</b>		<b>Tract:</b>	
<b>Legal:</b>	ONTARIO COLONY LANDS E 60 FT W 133 FT N 125 FT S 209 FT LOT 791		

Property Characteristics			
<b>Use:</b>	VACANT LAND (NEC)	<b>Year Built / Eff. :</b>	/
<b>Zoning:</b>		<b>Lot Size Ac / Sq Ft:</b>	0.1722 / 7500
<b>Bedrooms:</b>	0	<b>Bathrooms:</b>	0.0
<b># Rooms:</b>	0	<b>Quality:</b>	
<b>Pool:</b>		<b>Air:</b>	
<b>Stories:</b>		<b>Garage Area :</b>	
<b>Gross Area:</b>		<b>Sq. Ft. :</b>	
		<b># of Units:</b>	
		<b>Fireplace:</b>	
		<b>Heating:</b>	
		<b>Style:</b>	
		<b>Parking / #:</b>	/
		<b>Basement Area:</b>	

Sale and Loan Information			
<b>Sale / Rec Date:</b>	/ 02/10/1987	<b>*\$/Sq. Ft.:</b>	
<b>Sale Price:</b>		<b>1st Loan:</b>	
<b>Doc No.:</b>	1987.44308	<b>Loan Type:</b>	
<b>Doc Type:</b>	DEED	<b>Transfer Date:</b>	02/10/1987
<b>Seller:</b>	OWNER NAME UNAVAILABLE	<b>Lender:</b>	
		<b>2nd Mtg.:</b>	
		<b>Prior Sale Amt:</b>	
		<b>Prior Sale Date:</b>	
		<b>Prior Doc No.:</b>	1987.44308
		<b>Prior Doc Type:</b>	DEED

\*\$/Sq. Ft. is a calculation of Sale Price divided by Sq. Feet.

Tax Information			
<b>Imp Value:</b>		<b>Exemption Type:</b>	
<b>Land Value:</b>	\$16,052	<b>Tax Year / Area:</b>	2021 / 004-069
<b>Total Value:</b>	\$16,052	<b>Tax Value:</b>	
<b>Total Tax Amt:</b>	\$204.93	<b>Improved:</b>	%



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pages for following request:**

State  
**CA**

County  
**SAN BERNARDINO**

Document Number  
**1987.44308**

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RECORDED AT REQUEST OF  
AND MAIL TO

87-044308

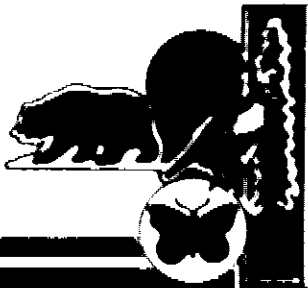
RECORDED IN  
OFFICIAL RECORDS

1987 FEB 10 AM 11:32

SAN BERNARDINO  
CO., CALIF.

WCS  
KINDEL & ANDERSON  
LAWYERS  
TWENTY-SIXTH FLOOR  
555 SOUTH FLOWER STREET  
LOS ANGELES, CALIFORNIA 90071-2488

FILE	DATE	CLASS	INDEX
5			A
YES	PT		



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, 1986,

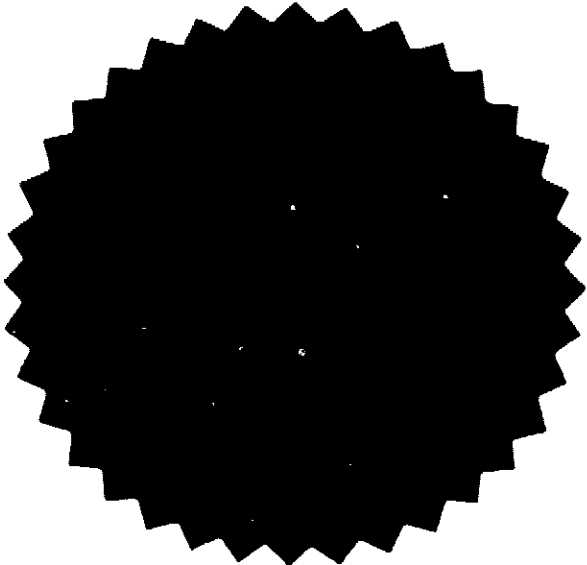
there was filed in this office a Certificate of Ownership

merging NEWDAN, INC.,

a California corporation into JAFAM 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



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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Transaction History

1060 W 4TH ST, ONTARIO, CA 91762

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clarityfirst® Tax Map

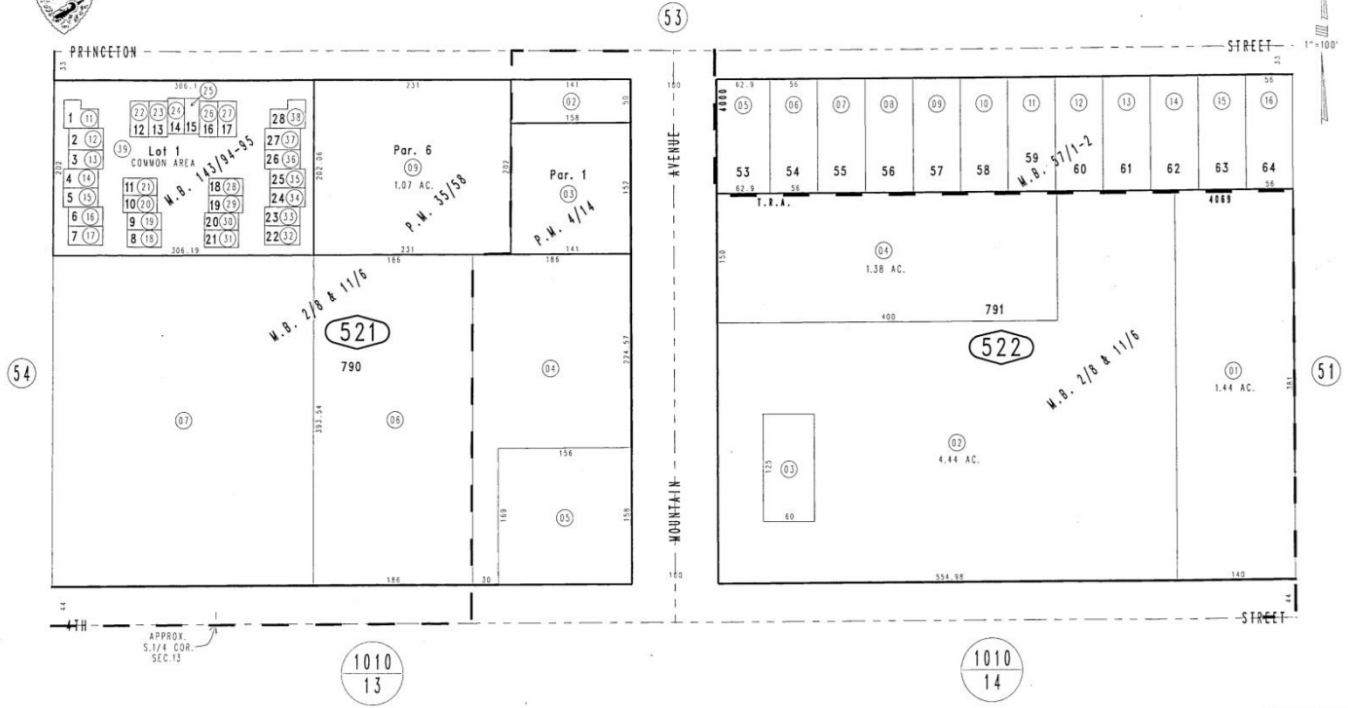
1060 W 4TH ST, ONTARIO, CA 91762

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Ptn. Ontario Colony Lands, M.B. 2/8 & 11/6

City of Ontario  
Tax Rate Area  
4000 4069

1008 - 52



Parcel Map No. 3854, P.M. 35/58  
Parcel Map No. 381, P.M. 4/14  
Tract No. 10263, M.B. 143/94-95, Condominium Plan, O.R. 9725/473  
Ptn. Tract No. 4558, M.B. 57/1-2

Ptn. S.1/2, Sec.13  
T.1S.,R.8W.

Assessor's Map  
Book 1008 Page 52  
San Bernardino County

REVISED  
04/26/11 RW

October 2004



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Property Address:

, 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. :	/
Zoning:		Lot Size Ac / Sq Ft:	0.1338 / 5828
Bedrooms:	0	Bathrooms:	0.0
# Rooms:	0	Quality:	
Pool:		Air:	
Stories:		Garage Area :	
Gross Area:		Sq. Ft. :	

Sale and Loan Information			
Sale / Rec Date:	11/27/1996 / 12/04/1996	*/Sq. Ft.:	
Sale Price:	\$416,000	1st Loan:	\$374,400
Doc No.:	1996.446357	Loan Type:	CONVENTIONAL
Doc Type:		Transfer Date:	12/04/1996
Seller:	FEDERAL DEPOSITORY INS CORP	Lender:	PACIFIC NATIONAL BANK

\*/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  
**CA**

County  
**SAN BERNARDINO**

Document Number  
**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	2	3	4	5	6	7	8	9	0
PG	FEE	APP	GIMS	PH CPY	CRT CPY	ADD NM	PEN PR	PCOR	
2	7	3							
			5				6	Z	
NON ST	LN	SVY	CIT CO	TRANS TAX	DA	CHRG	EXAM		

**GRANT DEED \***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, <sup>Jacobs</sup> ~~George and Jacqueline Jacobs~~, husband and wife

Do hereby GRANT to <sup>Jacobs</sup> ~~George 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 before me, Sandra C. Kinco

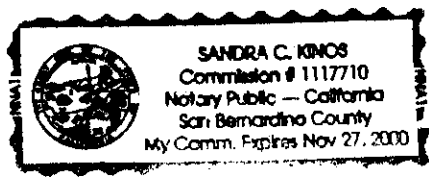
DATE

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.



WITNESS my hand and official seal.

Sandra C. Kinco  
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: \_\_\_\_\_

**DESCRIPTION OF ATTACHEO DOCUMENT**

Grant Deed  
TITLE OR TYPE OF DOCUMENT

1  
NUMBER OF PAGES

March 11, 1998  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE



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	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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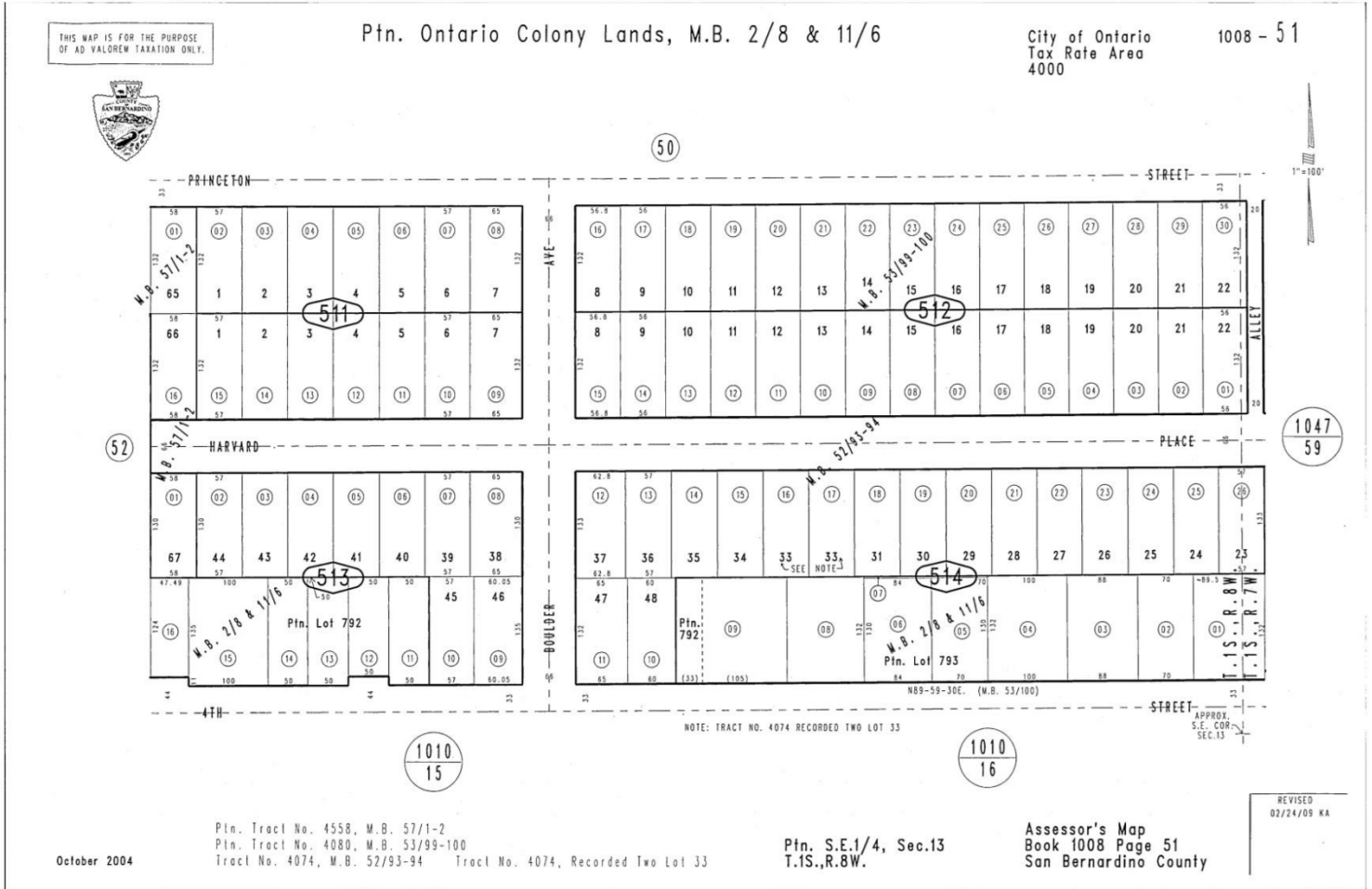




First American

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## **APPENDIX E**

### **RESUMES OF KEY GEOKINETICS PERSONNEL**

**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,



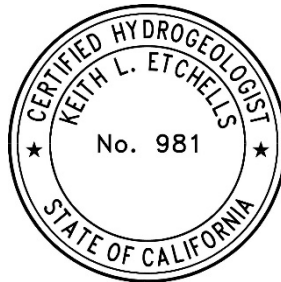
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## **DISCLAIMER**

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<sup>1</sup>, 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

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<sup>1</sup> [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60001166](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 ( $\mu\text{g}/\text{m}^3$ ). 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.<sup>2</sup> 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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<sup>2</sup> 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 bfg. 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 fbg in 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 Nylaflo 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 Nylaflo™ 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 ( $\mu\text{g}/\text{kg}$ ). 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 ( $\mu\text{g}/\text{m}^3$ ) in sample SVP-13-5 to a maximum of 10,000  $\mu\text{g}/\text{m}^3$  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  $\mu\text{g}/\text{m}^3$  in sample SVP-12-5 to a maximum of 51  $\mu\text{g}/\text{m}^3$  in sample SVP-16-5. Concentrations of F11 was reported in 1 of the 21 samples analyzed, sample SVP-20-5 at 7.1  $\mu\text{g}/\text{m}^3$ .
- 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  $\mu\text{g}/\text{m}^3$  in sample SVP-1-5 to a maximum of 31  $\mu\text{g}/\text{m}^3$  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  $\mu\text{g}/\text{m}^3$  in sample SVP-14-5 to a maximum of 220  $\mu\text{g}/\text{m}^3$  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  $\mu\text{g}/\text{m}^3$ .
- 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  $\mu\text{g}/\text{m}^3$  in sample SVP-19-5 to a maximum of 5.6  $\mu\text{g}/\text{m}^3$  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<sup>3</sup> 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)<sup>4</sup> 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<sup>5</sup> in conjunction with DTSC HHRA Note 4<sup>6</sup>.

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<sup>7</sup>, 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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<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> 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.

<sup>6</sup> Human Health Risk Assessment Note 4 - Guidance for Screening Level Human Health Risk Assessments, March 29, 2022.

<sup>7</sup> 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 <sup>1</sup>	Predicted Indoor Air Concentration for Future Commercial Use <sup>2</sup>	DTSC/EPA Screening Levels <sup>3</sup> Commercial/Residential	Action Recommended (based on attenuation factors described herein)
		(µg/m <sup>3</sup> )			
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:**

µg/m<sup>3</sup> – 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 µg/m<sup>3</sup> and 0.46 µg/m<sup>3</sup> respectively, indicating a potential Significant human health risk for both the current commercial<sup>8</sup> 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 µg/m<sup>3</sup>, 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

<sup>8</sup> 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<sup>9</sup>, 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 through 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).

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<sup>9</sup> [https://www.waterboards.ca.gov/rwqcb2/water\\_issues/programs/sitecleanup/2022\\_VIM\\_Guidance.pdf](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
<b>Waste-Based</b> 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)	
<b>Risk-Based Mitigation Criteria</b> 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 <sup>1</sup>
	Lead	Lead (EPA 6010B)	>80 mg/kg with Site-wide 95 UCL
		WET Lead (CCR 66261.100)	<5 mg/L <sup>2</sup>
	Petroleum hydrocarbons	TPHo (EPA 8015B)	>1,600 mg/kg <sup>3</sup>
			<14,000 mg/kg <sup>3</sup>
		TPHd (EPA 8015B)	>260 mg/kg <sup>3</sup>
			<10,000 mg/kg <sup>3</sup>
	TPHg (EPA 8015B)	>100 mg/kg <sup>3</sup>	
<5,600 mg/kg <sup>3</sup>			

**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 (TTL), 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<sup>10</sup> 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

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<sup>10</sup> 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	<b>0.0065</b>
BV-2	4.5	10/3/2007	<b>0.013</b>
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	<b>0.02</b>
BV-6i	1.0	11/19/2007	<b>0.01</b>
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	<b>0.009</b>
BV-9	9.5	11/19/2007	<b>0.055</b>
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	<b>0.0159</b>
ENB-1A	10.5	5/12/2009	<0.001
SB-1	5.0	2/11/2010	<b>0.0108</b>
SB-2	5.0	2/11/2010	<0.001
SB-3	5.0	2/11/2010	<b>0.00541</b>
SB-4	5.0	2/11/2010	<b>12.7</b>
SB-5	5.0	2/11/2010	<0.001
<b>DTSC SL for soil (units of mg/kg)</b>			<b>0.59</b>

**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	<b>95</b>	< 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	<b>2,900</b>	< 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	<b>1,400</b>	< 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	<b>10</b>	<b>66</b>	< 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	<b>2,100</b>	< 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	<b>2,800</b>	< 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	<b>2,100</b>	<b>5.8</b>	ND
SCS10-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
SCS11-1	1	10/4/2022	SCS	< 250	< 250	<b>2,000</b>	< 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	<b>230</b>	< 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	<b>750</b>	< 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	<b>1,000</b>	< 5.0	ND
SCS16-3	3	10/4/2022	SCS	NA	NA	NA	< 5.0	ND
Health Risk-Based Criteria <sup>1</sup>				<b>430</b>	<b>260</b>	<b>12,000</b>	<b>0.59</b>	NA
Waste-Based Criteria <sup>2</sup>				Any detectable concentration exceeds the Tier 1 Screening 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
<b>Health Risk-Based Criteria<sup>1</sup></b>			80	NA	31	12*	15,000	1,600	910	NE	23	47,000	1.0	390	15,000	390	390	78	390	23,000
<b>Hazardous Waste Criteria<sup>2</sup></b>			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
<b>Waste-Based Screening Criteria<sup>3</sup></b>			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 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 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 (TTL) 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
<b>Maximum Site Concentration (µg/m<sup>3</sup>)</b>			51	31	220	7.1	10,000	43	5.6	NA
<b>Predicted Indoor Air Concentration for Existing Commercial Use<sup>1</sup> (µg/m3)</b>			0.051	0.031	0.22	0.0071	10	0.043	0.0056	NA
<b>Predicted Indoor Air Concentration for Future Commercial Use<sup>2</sup> (µg/m3)</b>			0.0255	0.0155	0.11	0.00355	5	0.0215	0.0028	NA
<b>Predicted Indoor Air Concentration for Future Residential Use<sup>3</sup> (µg/m3)</b>			0.051	0.031	0.22	0.0071	10	0.043	0.0056	NA
<b>DTSC-SL<sup>3</sup> - Commercial (µg/m3)</b>			440 <sup>^</sup>	3,100 <sup>^</sup>	0.53 <sup>^</sup>	5,300	2	0.33	1,300	NA
<b>DTSC-SL<sup>3</sup> - Residential (µg/m3)</b>			100 <sup>^</sup>	730 <sup>^</sup>	0.12 <sup>^</sup>	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.

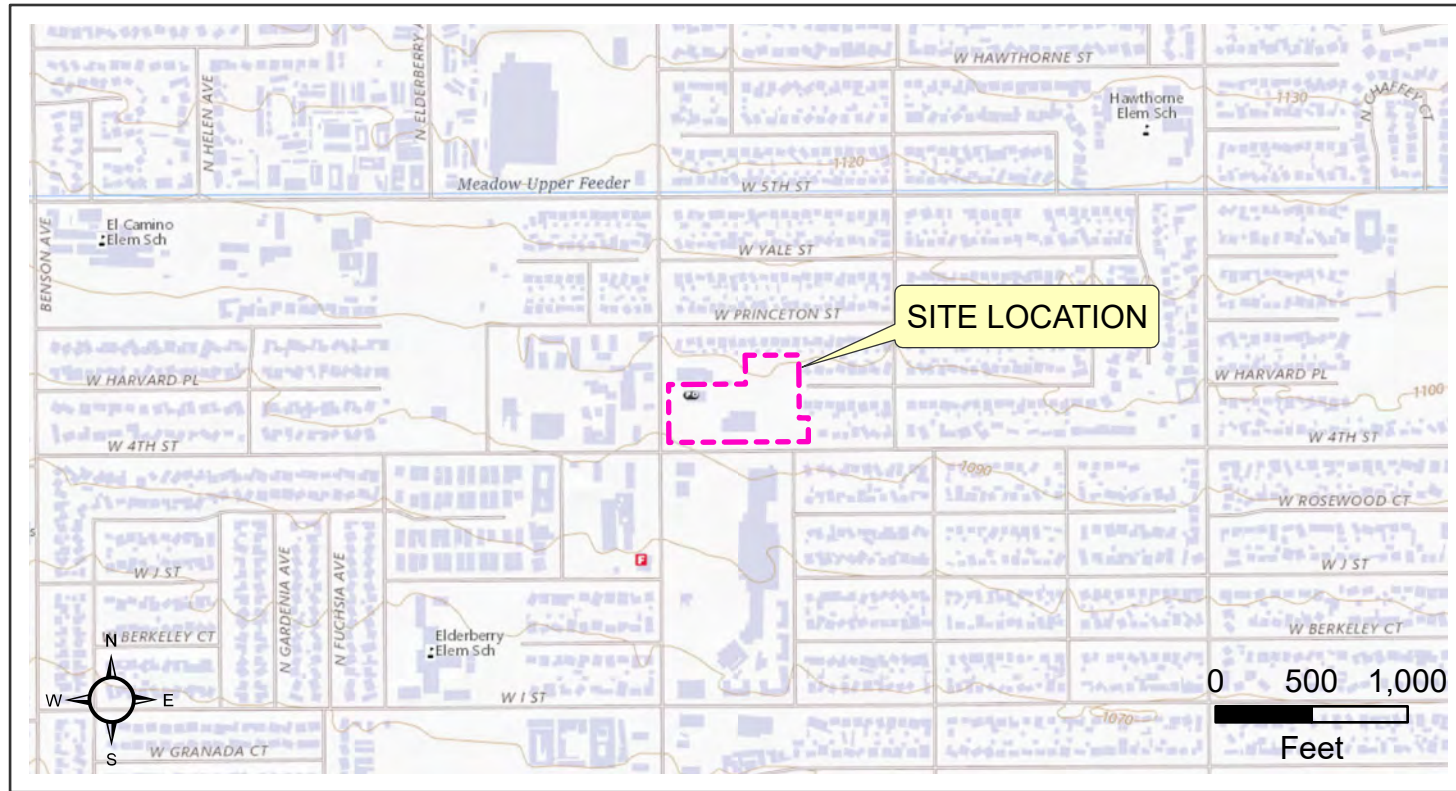
2: Maximum soil vapor concentration multiplied by the default DTSC attenuation factor of 0.0005 for a future commercial building, per Table 2 - Attenuation Factors for Preliminary Screening Evaluations of the Vapor Intrusion Guidance.

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.

<sup>^</sup> 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**

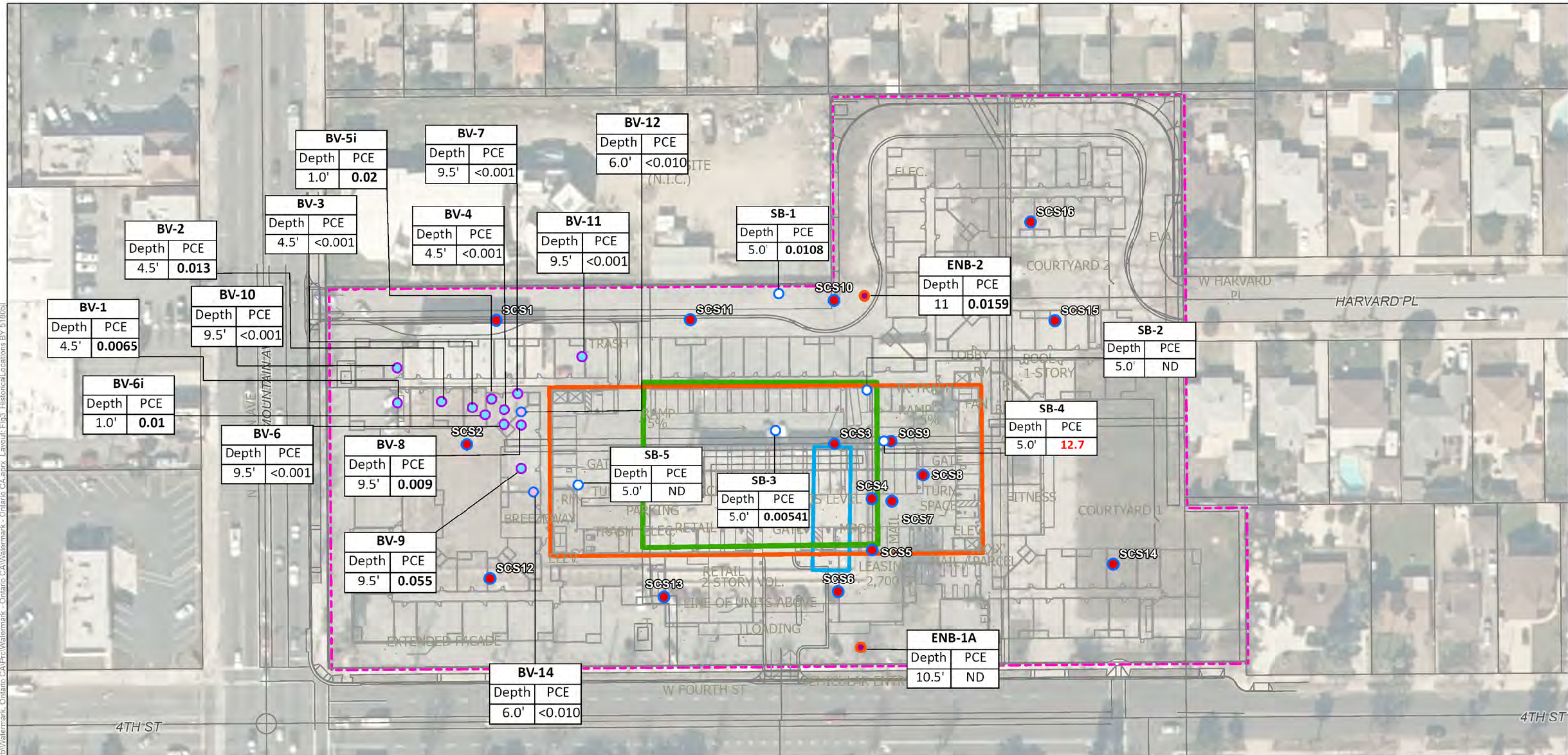
**Figure 1**

**Jan 2023**

**SCS ENGINEERS**





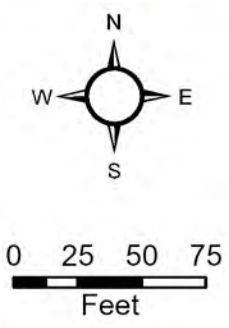


Sample ID	Depth	PCE
BV-1	4.5'	0.0065
BV-2	4.5'	0.013
BV-3	4.5'	<0.001
BV-4	4.5'	<0.001
BV-5i	1.0'	0.02
BV-6	9.5'	<0.001
BV-7	9.5'	<0.001
BV-8	9.5'	0.009
BV-9	9.5'	0.055
BV-10	9.5'	<0.001
BV-11	9.5'	<0.001
BV-12	6.0'	<0.010
BV-14	6.0'	<0.010
SB-1	5.0'	0.0108
SB-2	5.0'	ND
SB-3	5.0'	0.00541
SB-4	5.0'	12.7
SB-5	5.0'	ND
ENB-1A	10.5'	ND
ENB-2	11'	0.0159

**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
- 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).



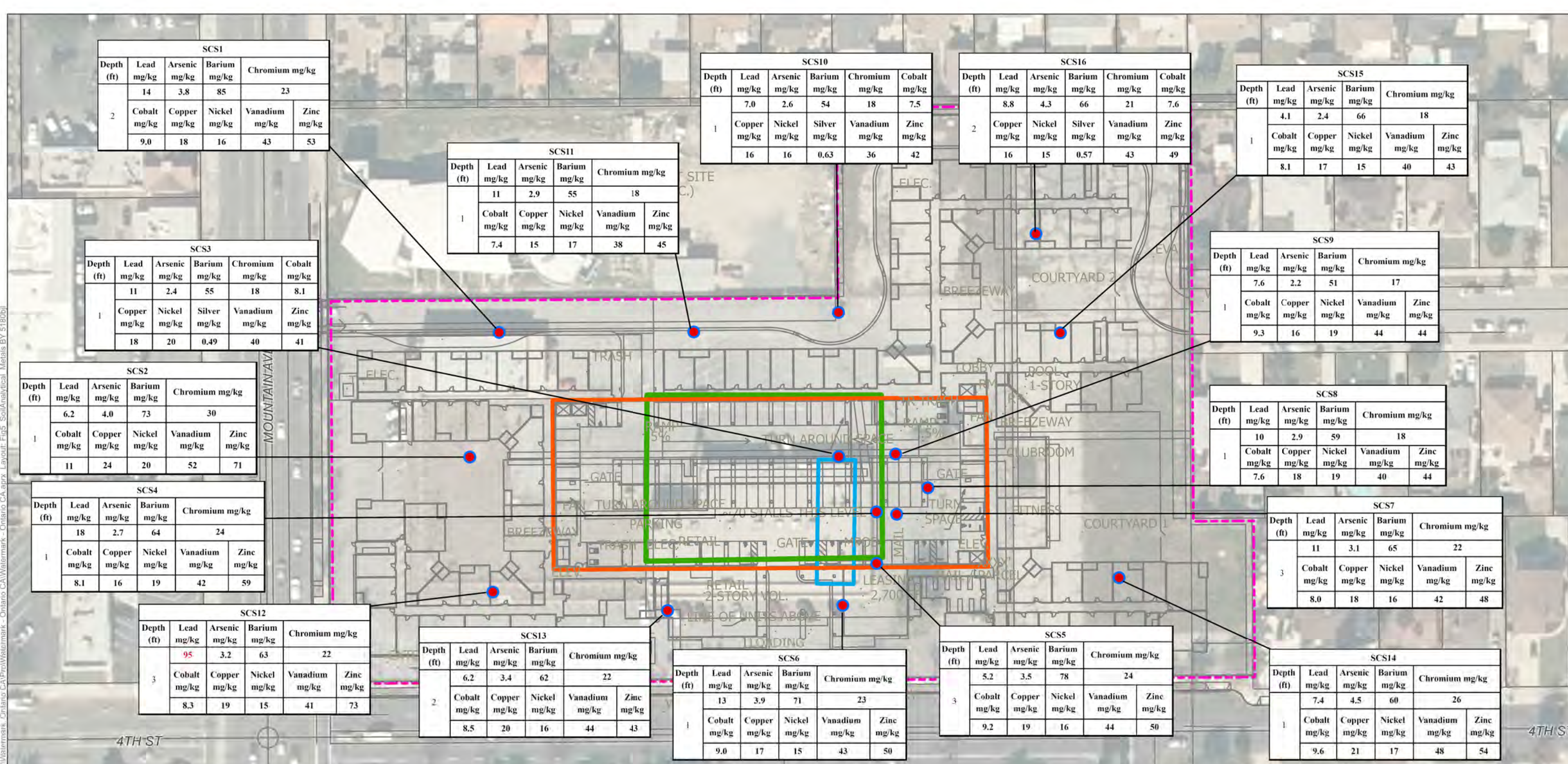
**Historical Shallow Sample Locations and Additional Soil and Soil Vapor Locations**

**JAFAM Corporation**  
**1028 West Fourth Street**  
**Ontario, California**

**Figure 3**      **Jan 2023**

**SCS ENGINEERS**





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

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

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

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

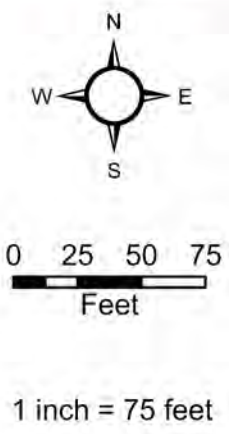
SCS6					
Depth (ft)	Lead mg/kg	Arsenic mg/kg	Barium mg/kg	Chromium mg/kg	
1	13	3.9	71	23	
	Cobalt mg/kg	Copper mg/kg	Nickel mg/kg	Vanadium mg/kg	Zinc mg/kg
	9.0	17	15	43	50

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 (TTL) 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.

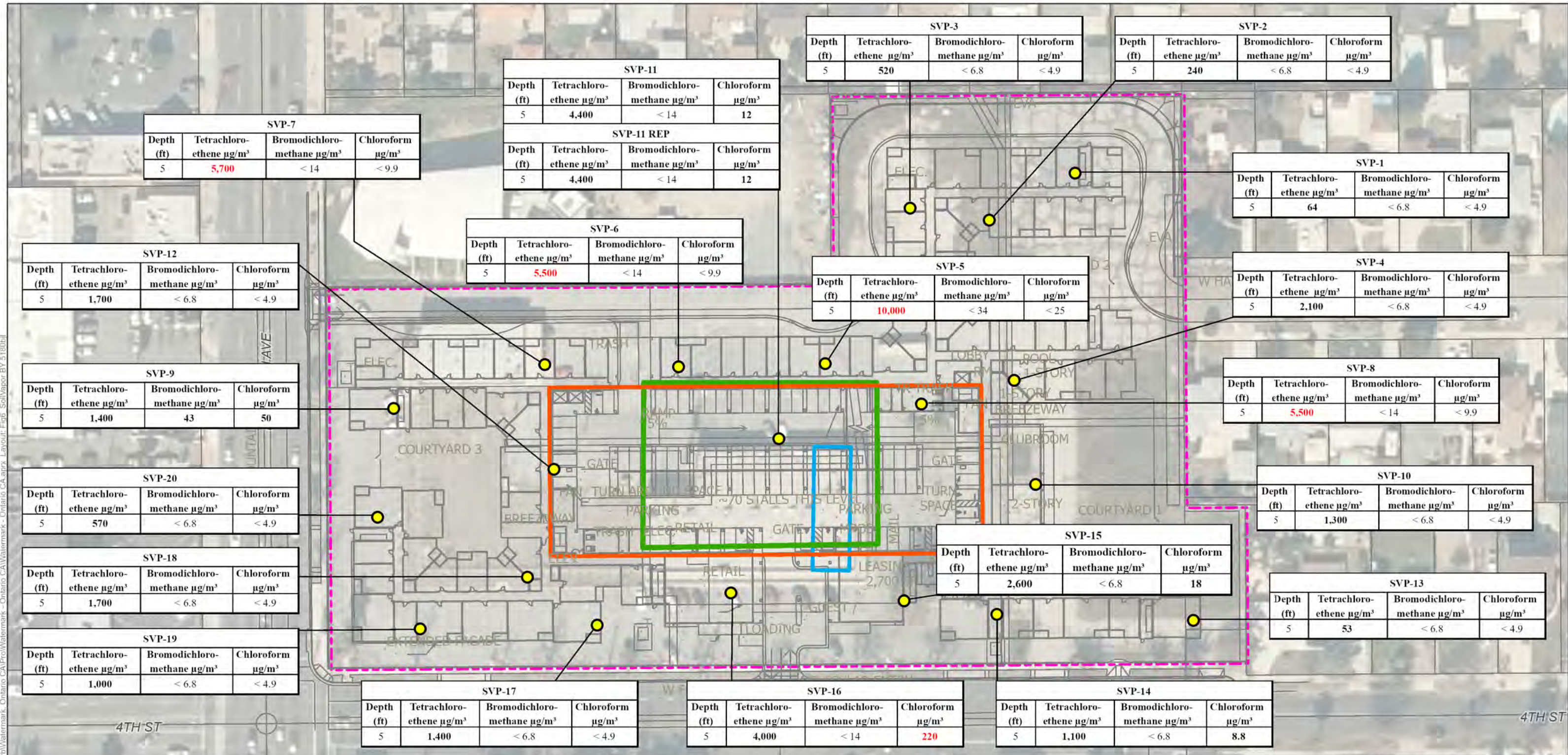


**Site Map Showing Metals Soil Sample Analytical Results**

**JAFAM Corporation  
 1028 West Fourth Street  
 Ontario, California**

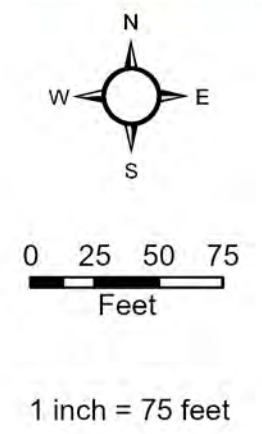
**Figure 5 Jan 2023**

**SCS ENGINEERS**



- 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.



**Site Map Showing Soil Vapor Analytical Results**

**JAFAM Corporation**  
**1028 West Fourth Street**  
**Ontario, California**

**Figure 6**      **Jan 2023**

**SCS ENGINEERS**

# APPENDIX A

DTSC No Further Action Letter and Land Use Covenant



**Matthew Rodriguez**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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.

Mr. Clayton Trevor Fabeck  
December 15, 2017  
Page 2 of 2

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, 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. Inc

Recorded in Official Records, County of San Bernardino

12/13/2017  
1:09 PM  
KE  
SAN



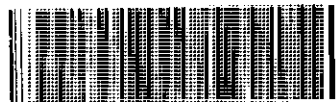
**BOB DUTTON**  
ASSESSOR - RECORDER - CLERK

P Counter

RECORDING REQUESTED BY:  
Department of Toxic Substances Control  
and  
JAFAM Corporation  
1013 N. Begonia Avenue  
Ontario, California 91762

Doc#: 2017-0527438

Titles: 1 Pages: 12



Fees 48.00  
Taxes 0.00  
Other 0.00  
PAID \$48.00

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 4<sup>th</sup> 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.

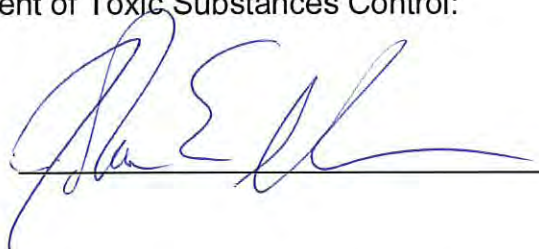
Covenantor: JAFAM Corporation

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.

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),*

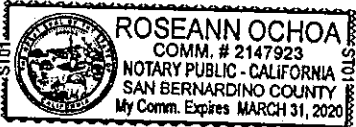
personally appeared CLAYTON TREVOR FABECK, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their 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 (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

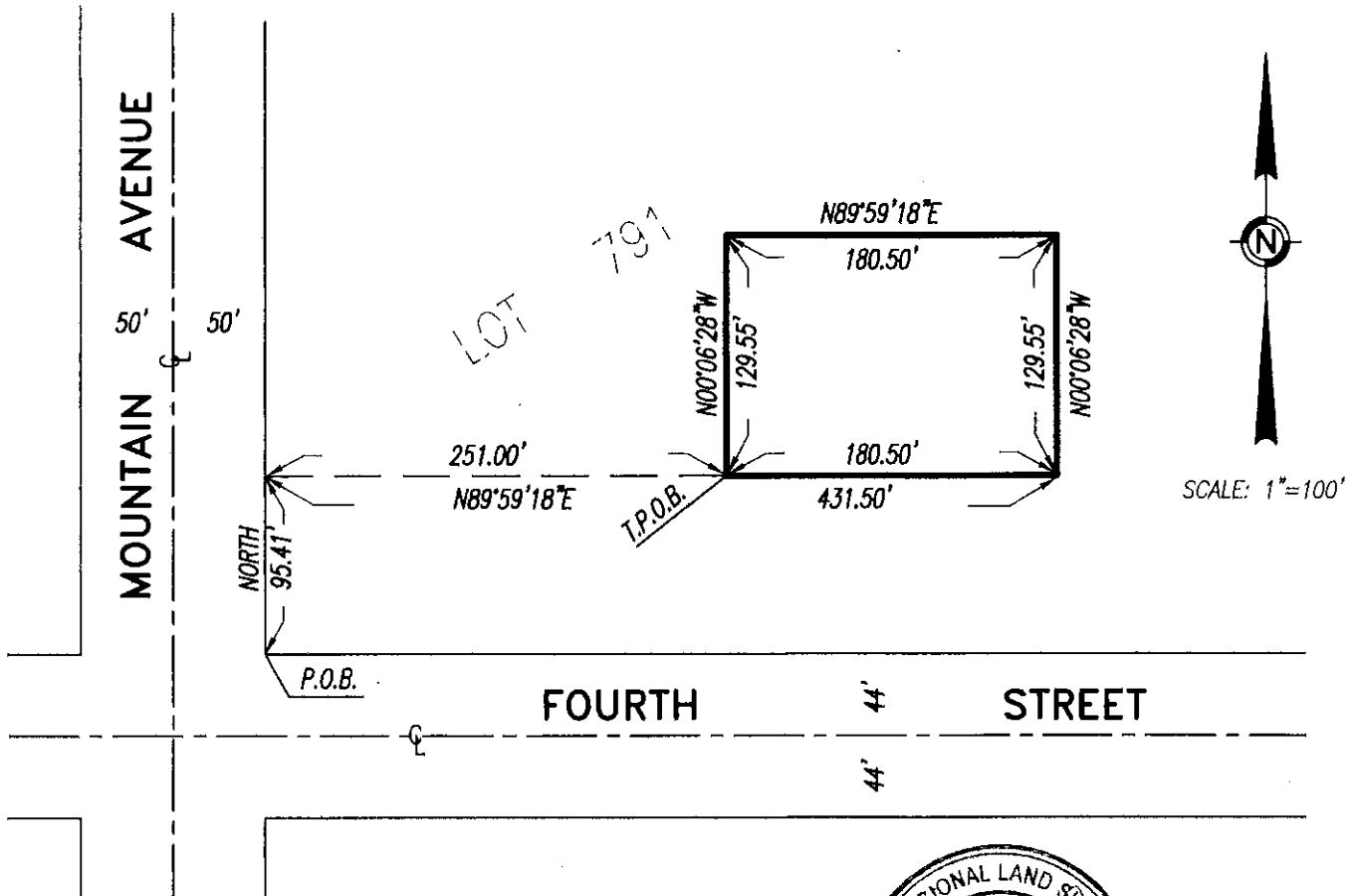
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.



# EXHIBIT "B"

SHEET 1 OF 1

## ONTARIO PLAZA



PREPARED BY:  
**ANDREASEN ENGINEERING, INC.**

Civil Engineering • Land Surveying • Municipal Engineering  
580 North Park Avenue, Pomona, California 91768  
(909) 823-1595 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](mailto: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

## 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

### 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



## 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

### 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

## Case Narrative

---

SCS Engineers                      Lab Job Number: 470175  
8799 Balboa #290                      Project No: WATERMARK ONTARIO  
San Diego, CA 92123                      Location: 1028 W. 4th St., Ontario, CA - Supplemental Report 1  
Keith Etchells                      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.

# ENTHALPY ANALYTICAL

## Enthalpy Analytical - Orange

931 W. Barkley Avenue, Orange, CA 92868  
Phone 714-771-6900

### Chain of Custody Record

Lab No: **470175**  
Page: **1** of **10**

### Turn Around Time (rush by advanced notice only)

Standard:  5 Day:  3 Day:   
2 Day:  1 Day:  Custom TAT:

Matrix: A = Air S = Soil/Solid  
W = Water DW = Drinking Water SD = Sediment  
PP = Pure Product SEA = Sea Water  
SW = Swab T = Tissue WP = Wipe O = Other

Preservatives:  
1 = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub> 2 = HCl 3 = HNO<sub>3</sub>  
4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other  
Sample Receipt Temp: **21/08, 5.0**  
(lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION				Analysis Request		Test Instructions / Comments	
Company:	Name:	Name:	Sampling Time	Matrix	Container No. / Size	Pres.			
SCS Engineers	Watermark Ontario	Watermark Ontario							
Report To: Keith Etchells	Number:								
Email: ketchells@scsengineers.com	P.O. #:	0122219600							
Address: 8799 Balboa Ave, Suite 290	Address:	1028 W. 4th St.							
		San Diego, CA 92123							
Phone: (858) 571-5500	Global ID:	Ontario, CA							
Fax:	Sampled By:	Garrett Lepine							
Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	TPH ext. mg/L (8015B)	VOCs (8260B)	CAM 17 Metals (6010B/7000)	Other
SCS1-1	10/4/22	1354	S	ICE	ICE	X	X	X	GL
SCS1-2	10/4/22	1356	\$	Acetone/Leak	ICE	X	X	X	GL
SCS1-3		1358				X	X	X	
SCS1-4		1400				X	X	X	
SCS1-5		1405				X	X	X	
SCS1-6		1422				X	X	X	
SCS2-1		1424				X	X	X	
SCS2-2		1426				X	X	X	
SCS2-3		1428				X	X	X	
SCS2-4						X	X	X	
Relinquished By:	Signature	Print Name	Company / Title	Date / Time					
1 Relinquished By:	<i>[Signature]</i>	Garrett Lepine	SCS	10/4/22 1610					
1 Received By:	<i>[Signature]</i>	2500 J.	ENTHALPY	10/4/22 1610					
2 Relinquished By:									
2 Received By:									
3 Relinquished By:									
3 Received By:									

# ENTHALPY ANALYTICAL

**Enthalpy Analytical - Orange**

931 W. Barkley Avenue, Orange, CA 92868

Phone 714-771-6900

**Chain of Custody Record**

Lab No: **470175**

Page: **2** of **10**

**Turn Around Time (rush by advanced notice only)**

Standard:  5 Day:  3 Day:

2 Day:  1 Day:  Custom TAT:

Preservatives:  
 1 = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub> 2 = HCl 3 = HNO<sub>3</sub>  
 4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other

Matrix: A = Air S = Soil/Solid  
 W = Water DW = Drinking Water SD = Sediment  
 PP = Pure Product SEA = Sea Water  
 SW = Swab T = Tissue WP = Wipe O = Other

Sample Receipt Temp:  
(lab use only)

**PROJECT INFORMATION**

Company: \_\_\_\_\_ Name: \_\_\_\_\_  
 Report To: \_\_\_\_\_ Number: **AS**  
 Email: **Same** P.O. #: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: **Page A**  
 Phone: \_\_\_\_\_ Global ID: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Sampled By: \_\_\_\_\_

**CUSTOMER INFORMATION**

**Test Instructions / Comments**

**Analysis Request**

TPH ext range (8015B)   
 CAM17 Metals (6010B/7000)   
 VOCs (82608)

Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.
SCS2-5	10/4/27	1430	S	Acetate Seal ICE	
SCS2-8		1435			
SCS3-1		1107			
SCS3-2		1109			
SCS3-3		1111			
SCS3-4		1113			
SCS3-5		1115			
SCS3-8		1120			
SCS4-1		0952			
SCS4-2		0954			

Signature: *[Signature]* Print Name: **Garrett Levine** Date / Time: **10/4/27 1610**

1 Relinquished By: \_\_\_\_\_ Company / Title: **SCS**

1 Received By: *[Signature]* **ZARIN P.** Date / Time: **10/4/27 1610**

2 Relinquished By: \_\_\_\_\_

2 Received By: \_\_\_\_\_

3 Relinquished By: \_\_\_\_\_

3 Received By: \_\_\_\_\_

# ENTHALPY ANALYTICAL

**Enthalpy Analytical - Orange**

931 W. Barkley Avenue, Orange, CA 92868  
Phone 714-771-6900

Chain of Custody Record

Lab No: 470175  
Page: 3 of 10

Turn Around Time (rush by advanced notice only)

Standard:  5 Day:  3 Day:   
2 Day:  1 Day:  Custom TAT:

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PP = Pure Product SEA = Sea Water  
SW = Swab T = Tissue WP = Wipe O = Other

Preservatives:  
1 = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub> 2 = HCl 3 = HNO<sub>3</sub>  
4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other

Sample Receipt Temp:  
(lab use only)

### PROJECT INFORMATION

Company: \_\_\_\_\_ Name: \_\_\_\_\_  
 Report To: \_\_\_\_\_ Number: AS  
 Email: same P.O. #: \_\_\_\_\_  
 Address: Page 1 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Global ID: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Sampled By: \_\_\_\_\_

### Analysis Request

<input checked="" type="checkbox"/>	TPH ext. range (8015B)
<input checked="" type="checkbox"/>	CAM Metals (6010B/1000)
<input checked="" type="checkbox"/>	VOCs (8260B)

### Test Instructions / Comments

Archive

Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.
1 SCS4-3	10/4/22	0956	S	Acetate/ICE	
2 SCS4-4		0958			
3 SCS4-5		1000			
4 SCS4-8		1005			
5 <del>SCS5-1</del>					
6 <del>SCS5-2</del>					
7 SCS5-3		0846			
8 SCS5-4		0848			
9 SCS5-5		0850			
10 SCS5-8		0855			

Signature	Print Name	Company / Title	Date / Time
<i>[Signature]</i>	Garrett Levine	SCS	10/4/22 1616
<i>[Signature]</i>	ZARA P.	EA/EL	10/4/22 1610



**Enthalpy Analytical - Orange**  
 931 W. Barkley Avenue, Orange, CA 92868  
 Phone 714-771-6900

**Chain of Custody Record**  
 Lab No: **470175**  
 Page: **4** of **10**  
 Matrix: A = Air S = Soil/Solid  
 W = Water DW = Drinking Water SD = Sediment  
 PP = Pure Product SEA = Sea Water  
 SW = Swab T = Tissue WP = Wipe O = Other  
 (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION				ANALYSIS REQUEST		TEST INSTRUCTIONS / COMMENTS	
Company:	Name:	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.		
Report To:	Number:	SCS6-1	10/4/22	0816	9	Acetic Slime ICE			
Email:	P.O. #:	SCS6-2		0818					
Address:	Address:	SCS6-3		0820					
Phone:	Page: <b>4</b>	SCS6-4		0822					
Fax:	Global ID:	SCS6-5		0825					
	Sampled By:	SCS6-8		0830					
		SCS7-6		0911					
		SCS7-7		0913					
		SCS7-3		0906					
		SCS7-4		0908					

Signature	Print Name	Company / Title	Date / Time
	Carrett Lepore	SCS	10/4/22 1610
	ZARD P.	EA/BA	10/4/22 1610



**Enthalpy Analytical - Orange**

931 W. Barkley Avenue, Orange, CA 92868

Phone 714-771-6900

**Chain of Custody Record**

Lab No: 470175

Page: 5 of 10

Matrix: A = Air S = Soil/Solid  
 W = Water DW = Drinking Water SD = Sediment  
 PP = Pure Product SEA = Sea Water  
 SW = Swab T = Tissue WP = Wipe O = Other

**Turn Around Time (rush by advanced notice only)**

Standard:  5 Day:  3 Day:

2 Day:  1 Day:  Custom TAT:

**Sample Receipt Temp:**

Preservatives:  
 1 = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub> 2 = HCl 3 = HNO<sub>3</sub>  
 4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other

(lab use only)

CUSTOMER INFORMATION				PROJECT INFORMATION				ANALYSIS REQUEST				TEST INSTRUCTIONS / COMMENTS			
Company:	Name:	Report To:	Numbers:	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.						
Email:	P.O. #:	Address:	Page 1	SCS7-5	10/4/22	0910	S	Acetate/Stone	ICE						
Phone:	Global ID:	Sampled By:		SCS7-8		0915									
Fax:				SCS8-1		0922									
				SCS8-2		0924									
				SCS8-3		0926									
				SCS8-4		0928									
				SCS8-5		0930									
				SCS8-8		0935									
				SCS9-1		1012									
				SCS9-2		1014									

Signature	Print Name	Company / Title	Date / Time
	Garrett Lepire	SCS	10/4/22 1610
	Zach P.	EA/Anal	10/4/22 1610



# ENTHALPY ANALYTICAL

**Enthalpy Analytical - Orange**  
 931 W. Barkley Avenue, Orange, CA 92868  
 Phone 714-771-6900

Chain of Custody Record  
 Lab No: **470175**  
 Page: **6** of **10**

Turn Around Time (rush by advanced notice only)  
 Standard:  5 Day:  3 Day:   
 2 Day:  1 Day:  Custom TAT:

Matrix: A = Air S = Soil/Solid  
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 4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other  
 Sample Receipt Temp: (lab use only)

CUSTOMER INFORMATION		PROJECT INFORMATION		Analysis Request		Test Instructions / Comments	
Company:	Name:						
Report To:	Number:						
Email:	P.O. #:						
Address:	Address:						
Phone:	Global ID:						
Fax:	Sampled By:						

Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.
1 SCS9-3	10/4/22	1016	S	Acetate Sleeve ICE	
2 SCS9-4		1016			
3 SCS9-5		1070			
4 SCS9-8		1075			
5 SCS10-1		1137			
6 SCS10-2		1134			
7 SCS10-3		1136			
8 SCS10-4		1138			
9 SCS10-5		1140			
10 SCS10-8		1145			

Signature	Print Name	Company / Title	Date / Time
	Garrett Lepine	SCS	10/4/22 1610
	Zoya P.	EA/SL	10/4/22 1610

# ENTHALPY ANALYTICAL

**Enthalpy Analytical - Orange**  
931 W. Barkley Avenue, Orange, CA 92868  
Phone 714-771-6900

**Chain of Custody Record**  
Lab No: 470175      Turn Around Time (rush by advanced notice only)  
Page: 7 of 10      Standard:  5 Day:      3 Day:  
Matrix: A = Air S = Soil/Solid      1 Day:      Custom TAT  
W = Water DW = Drinking Water SD = Sediment      Preservatives:      Sample Receipt Temp:  
PP = Pure Product SEA = Sea Water      1 = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub> 2 = HCl 3 = HNO<sub>3</sub>  
SW = Swab T = Tissue WP = Wipe O = Other      4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other  
(lab use only)

CUSTOMER INFORMATION			PROJECT INFORMATION				Analysis Request			Test Instructions / Comments		
Company:	Name:		Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.				
Report To:	Number:		1	10/4/22	1317	S	Acetate/Seawater/ICE					
Email:	P.O. #:		2		1319							
Address:	Address:		3		1321							
Phone:	Global ID:		4		1323							
Fax:	Sampled By:		5		1325							
			6		1330							
			7									
			8		0740							
			9		0720							
			10		0788							

Signature	Print Name	Company / Title	Date / Time
<i>[Signature]</i>	Garrett Levine	SCS	10/4/22 1610
<i>[Signature]</i>	NOVA P.	EA/AL	10/4/22 1610



**Enthalpy Analytical - Orange**  
 931 W. Barkley Avenue, Orange, CA 92868  
 Phone 714-771-6900

Chain of Custody Record  
 Lab No: 470175  
 Page: 8 of 10

Turn Around Time (rush by advanced notice only)  
 Standard:  5 Day:  3 Day:   
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 4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other

Sample Receipt Temp:

**CUSTOMER INFORMATION**

Company: \_\_\_\_\_ Name: \_\_\_\_\_  
 Report To: \_\_\_\_\_ Number: \_\_\_\_\_  
 Email: Same as P.O. #: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Global ID: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Sampled By: \_\_\_\_\_

**PROJECT INFORMATION**

Analysis Request: \_\_\_\_\_  
 Test Instructions / Comments: \_\_\_\_\_

Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.
1 SCS12-5	10/4/22	0730	S	Active Seawater ICE	
2 SCS12-8		0743			
3 SCS13-7		0803			
4 SCS13-2		0752			
5 SCS13-3		0754			
6 SCS13-4		0756			
7 SCS13-5		0758			
8 SCS13-8		0805			
9 SCS14-1		1202			
10 SCS14-2		1204			

**Signature** \_\_\_\_\_ **Print Name** \_\_\_\_\_ **Date / Time** \_\_\_\_\_

1 Relinquished By: *[Signature]* Garrettle Pine SCS 10/4/22 1610  
 1 Received By: *[Signature]* -Zack P. EA/GAL 10/4/22 1610  
 2 Relinquished By: \_\_\_\_\_  
 2 Received By: \_\_\_\_\_  
 3 Relinquished By: \_\_\_\_\_  
 3 Received By: \_\_\_\_\_

# ENTHALPY ANALYTICAL

**Enthalpy Analytical - Orange**  
 931 W. Barkley Avenue, Orange, CA 92868  
 Phone 714-771-6900

**Chain of Custody Record**  
 Lab No: 470175  
 Page: 9 of 10

**Turn Around Time (rush by advanced notice only)**  
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 2 Day:  1 Day:  Custom TAT:

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 SW = Swab T = Tissue WP = Wipe O = Other (lab use only)

**Preservatives:**  
 1 = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub> 2 = HCl 3 = HNO<sub>3</sub>  
 4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other

**Sample Receipt Temp:**

CUSTOMER INFORMATION				PROJECT INFORMATION				ANALYSIS REQUEST				TEST INSTRUCTIONS / COMMENTS			
Company:	Name:	Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	Company / Title	Date / Time	Company / Title	Date / Time	Company / Title	Date / Time		
Report To:	Name: Numbeg	SCS14-3	10/4/22	1206	S	Acetate/Kean ICE		TPH ext. range (6015B)							
Email:	P.O.#: Same	SCS14-4		1208				VOCs (6260B)							
Address:	Address: Page 1	SCS14-5		1210				CAM Metals (6010B/7000)							
Phone:	Global ID:	SCS14-8		1215											
Fax:	Sampled By:	SCS15-1		1222											
		SCS15-2		1224											
		SCS15-3		1221											
		SCS15-4		1228											
		SCS15-5		1230											
		SCS15-8		1235											

**Signature** *[Signature]* **Print Name** Garrett Levine  
**Relinquished By:** *[Signature]* **Company / Title** SCS **Date / Time** 10/4/22 1610  
**Received By:** Zaki P. **Company / Title** EA/EL **Date / Time** 10/4/22 1610  
**Relinquished By:**  
**Received By:**  
**Relinquished By:**  
**Received By:**

**Chain of Custody Record**  
 Lab No: 470175 Page: 10 of 10  
 Standard:  5 Day:  3 Day:   
 2 Day:  1 Day:  Custom TAT:   
 Matrix: A = Air S = Soil/Solid  
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 Preservatives:  
 1 = Na<sub>2</sub>S<sub>2</sub>O<sub>3</sub> 2 = HCl 3 = HNO<sub>3</sub>  
 4 = H<sub>2</sub>SO<sub>4</sub> 5 = NaOH 6 = Other

**CUSTOMER INFORMATION**

Company: \_\_\_\_\_ Name: \_\_\_\_\_  
 Report To: \_\_\_\_\_ Number: \_\_\_\_\_  
 Email: Same P.O. #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Global ID: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Sampled By: \_\_\_\_\_

**PROJECT INFORMATION**

Sample ID	Sampling Date	Sampling Time	Matrix	Container No. / Size	Pres.	Analysis Request	Test Instructions / Comments
1 SCS16-1			S		ICE		
2 SCS16-2	10/4/22	1254	S	Acetone/Sea	ICE		ARCHIVE
3 SCS16-3		1256	S				
4 SCS16-4		1258	S				
5 SCS16-5		1300	S				
6 SCS16-8		1305	S				
7							
8							
9							
10							

**Analysis Request**

TPH Ext. Range (80158)   
 CAM17 Metals (6010B/7000)   
 VOCs (8260B)

**Signature** \_\_\_\_\_ **Print Name** Garnett Leflore **Date / Time** 10/4/22 1610  
ZABO P. EAHAL 10/4/22 1610

1 Relinquished By: \_\_\_\_\_  
 1 Received By: \_\_\_\_\_  
 2 Relinquished By: \_\_\_\_\_  
 2 Received By: \_\_\_\_\_  
 3 Relinquished By: \_\_\_\_\_  
 3 Received By: \_\_\_\_\_



**SAMPLE ACCEPTANCE CHECKLIST**

**Section 1**  
 Client: SCS Engineers Project: \_\_\_\_\_  
 Date Received: 10/04/22 Sampler's Name Present:  Yes  No

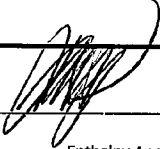
**Section 2**  
 Sample(s) received in a cooler?  Yes, How many? 1  No (skip section 2) Sample Temp (°C) (No Cooler) : \_\_\_\_\_  
 Sample Temp (°C), One from each cooler: #1: 8.3 #2: \_\_\_\_\_ #3: \_\_\_\_\_ #4: \_\_\_\_\_  
*(Acceptance range is < 6°C but not frozen (for Microbiology samples, acceptance 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?	<input checked="" type="checkbox"/>		
Are sample IDs present?	<input checked="" type="checkbox"/>		
Are sampling dates & times present?	<input checked="" type="checkbox"/>		
Is a relinquished signature present?	<input checked="" type="checkbox"/>		
Are the tests required clearly indicated on the COC?	<input checked="" type="checkbox"/>		
Are custody seals present?		<input checked="" type="checkbox"/>	
If custody seals are present, were they intact?			<input checked="" type="checkbox"/>
Are all samples sealed in plastic bags? (Recommended for Microbiology samples)	<input checked="" type="checkbox"/>		
Did all samples arrive intact? If no, indicate in Section 4 below.	<input checked="" type="checkbox"/>		
Did all bottle labels agree with COC? (ID, dates and times)	<input checked="" type="checkbox"/>		
Were the samples collected in the correct containers for the required tests?	<input checked="" type="checkbox"/>		
Are the containers labeled with the correct preservatives?			<input checked="" type="checkbox"/>
Is there headspace in the VOA vials greater than 5-6 mm in diameter?			<input checked="" type="checkbox"/>
Was a sufficient amount of sample submitted for the requested tests?	<input checked="" type="checkbox"/>		

**Section 5 Explanations/Comments**  
SAMPLES WERE SUBMERGED IN ICE WATER UPON LABELING. WATER WAS DISCOVERED IN MOST ACETATE SLEEVES. (29)

**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



Ranjit Clarke &lt;ranjit.clarke@enthalpy.com&gt;

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**[EXTERNAL] 128 W. 4th Street - Additional Analysis**

1 message

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**O'Neal, Allison** <AONeal@scsengineers.com>  
To: Ranjit Clarke <Ranjit.Clarke@enthalpy.com>  
Cc: "Etchells, Keith" <KEtchells@scsengineers.com>

Wed, Nov 2, 2022 at 9:18 AM

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](mailto:aoneal@scsengineers.com)

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 **470175\_level2.pdf**  
1289K

## 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

<b>Sample ID: SCS1-2</b>	<b>Lab ID: 470175-001</b>	<b>Collected: 10/04/22 13:54</b>
	<b>Matrix: Soil</b>	

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	<b>3.8</b>		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Barium	<b>85</b>		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	<b>23</b>		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Cobalt	<b>9.0</b>		mg/Kg	0.48	0.95	298567	10/10/22	10/11/22	SBW
Copper	<b>18</b>		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Lead	<b>14</b>		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	<b>16</b>		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	<b>43</b>		mg/Kg	0.95	0.95	298567	10/10/22	10/11/22	SBW
Zinc	<b>53</b>		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)	<b>95</b>		mg/Kg	50	0.99	298565	10/10/22	10/10/22	MES
<b>Surrogates</b>				<b>Limits</b>					
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



### 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID:</b> SCS2-1	<b>Lab ID:</b> 470175-006	<b>Collected:</b> 10/04/22 14:22
<b>Matrix:</b> 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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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

### 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
<b>Surrogates</b>									
				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID:</b> SCS2-3	<b>Lab ID:</b> 470175-008	<b>Collected:</b> 10/04/22 14:26
<b>Matrix:</b> 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



### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID: SCS3-1</b>	<b>Lab ID: 470175-012</b>	<b>Collected: 10/04/22 11:07</b>
<b>Matrix: Soil</b>		

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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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

### 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
<b>Surrogates</b>									
				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID:</b> SCS4-1	<b>Lab ID:</b> 470175-018	<b>Collected:</b> 10/04/22 09:52
<b>Matrix:</b> 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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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



### 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
<b>Surrogates</b>									
				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID:</b> SCS4-3	<b>Lab ID:</b> 470175-020	<b>Collected:</b> 10/04/22 09:56
<b>Matrix:</b> 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID:</b> SCS5-3	<b>Lab ID:</b> 470175-024	<b>Collected:</b> 10/04/22 08:46
<b>Matrix:</b> 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
<b>Surrogates</b>				<b>Limits</b>					
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

### 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID:</b> SCS5-4	<b>Lab ID:</b> 470175-025	<b>Collected:</b> 10/04/22 08:48
<b>Matrix:</b> 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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



## Analysis Results for 470175

<b>Sample ID:</b> SCS6-1	<b>Lab ID:</b> 470175-028	<b>Collected:</b> 10/04/22 08:16
<b>Matrix:</b> 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
<b>Surrogates</b>				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID:</b> SCS7-3	<b>Lab ID:</b> 470175-036	<b>Collected:</b> 10/04/22 09:06
<b>Matrix:</b> 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
<b>Surrogates</b>				<b>Limits</b>					
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

### 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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



## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID:</b> SCS8-1	<b>Lab ID:</b> 470175-040	<b>Collected:</b> 10/04/22 09:22
<b>Matrix:</b> 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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID: SCS9-1</b>	<b>Lab ID: 470175-046</b>	<b>Collected: 10/04/22 10:12</b>
<b>Matrix: Soil</b>		

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
<b>Surrogates</b>	<b>Limits</b>								
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



### 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

### 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
<b>Surrogates</b>									
				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID: SCS10-1</b>	<b>Lab ID: 470175-052</b>	<b>Collected: 10/04/22 11:32</b>
<b>Matrix: Soil</b>		

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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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	<b>5.8</b>		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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## 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



### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID: SCS11-1</b>	<b>Lab ID: 470175-058</b>	<b>Collected: 10/04/22 13:17</b>
<b>Matrix: Soil</b>		

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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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

### 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
<b>Surrogates</b>									
				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID: SCS11-3</b>	<b>Lab ID: 470175-060</b>	<b>Collected: 10/04/22 13:21</b>
<b>Matrix: Soil</b>		

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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## 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
<b>Surrogates</b>				<b>Limits</b>						
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

### 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
1,1,1,2-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



### 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
<b>Surrogates</b>				<b>Limits</b>						
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

<b>Sample ID: SCS12-4</b>	<b>Lab ID: 470175-066</b>	<b>Collected: 10/04/22 07:28</b>
	<b>Matrix: Soil</b>	

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	

<b>Sample ID: SCS12-5</b>	<b>Lab ID: 470175-067</b>	<b>Collected: 10/04/22 07:30</b>
	<b>Matrix: Soil</b>	

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	

## Analysis Results for 470175

<b>Sample ID:</b> SCS13-2	<b>Lab ID:</b> 470175-070	<b>Collected:</b> 10/04/22 07:52
<b>Matrix:</b> 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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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

### 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
<b>Surrogates</b>									
				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID: SCS14-1</b>	<b>Lab ID: 470175-075</b>	<b>Collected: 10/04/22 12:02</b>
<b>Matrix: Soil</b>		

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
<b>Surrogates</b>				<b>Limits</b>					
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

### 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



### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID: SCS14-3</b>	<b>Lab ID: 470175-077</b>	<b>Collected: 10/04/22 12:06</b>
<b>Matrix: Soil</b>		

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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Analysis Results for 470175

<b>Sample ID: SCS15-1</b>	<b>Lab ID: 470175-081</b>	<b>Collected: 10/04/22 12:22</b>
<b>Matrix: Soil</b>		

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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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



## Analysis Results for 470175

<b>Sample ID: SCS16-2</b>	<b>Lab ID: 470175-087</b>	<b>Collected: 10/04/22 12:54</b>
<b>Matrix: Soil</b>		

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
<b>Surrogates</b>	<b>Limits</b>								
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

### 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## 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

### 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
<b>Surrogates</b>				<b>Limits</b>					
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

## Batch QC

<b>Type: Blank</b>	<b>Lab ID: QC1024040</b>	<b>Batch: 300564</b>
<b>Matrix: WET Leachate</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: METHOD</b>

QC1024040 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Lead	ND		mg/L	0.15	11/07/22	11/07/22

<b>Type: Lab Control Sample</b>	<b>Lab ID: QC1024041</b>	<b>Batch: 300564</b>
<b>Matrix: WET Leachate</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: METHOD</b>

QC1024041 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Lead	4.126	4.000	mg/L	103%		80-120

<b>Type: Lab Control Sample Duplicate</b>	<b>Lab ID: QC1024042</b>	<b>Batch: 300564</b>
<b>Matrix: WET Leachate</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: METHOD</b>

QC1024042 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	RPD	RPD Lim
Lead	3.887	4.000	mg/L	97%		80-120	6	20

<b>Type: Blank</b>	<b>Lab ID: QC1017820</b>	<b>Batch: 298567</b>
<b>Matrix: Soil</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: EPA 3050B</b>

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

## Batch QC

<b>Type: Lab Control Sample</b>	<b>Lab ID: QC1017821</b>	<b>Batch: 298567</b>
<b>Matrix: Soil</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: EPA 3050B</b>

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

<b>Type: Matrix Spike</b>	<b>Lab ID: QC1017822</b>	<b>Batch: 298567</b>
<b>Matrix (Source ID): Soil (470175-001)</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: EPA 3050B</b>

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

## Batch QC

<b>Type: Matrix Spike Duplicate</b>	<b>Lab ID: QC1017823</b>	<b>Batch: 298567</b>
<b>Matrix (Source ID): Soil (470175-001)</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: EPA 3050B</b>

QC1017823 Analyte	Result	Source Sample		Units	Recovery	Qual	Limits	RPD	RPD	
		Result	Spiked						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

<b>Type: Blank</b>	<b>Lab ID: QC1023488</b>	<b>Batch: 300408</b>
<b>Matrix: Soil</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: EPA 3050B</b>

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



## Batch QC

<b>Type: Lab Control Sample</b>	<b>Lab ID: QC1023489</b>	<b>Batch: 300408</b>
<b>Matrix: Soil</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: EPA 3050B</b>

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

<b>Type: Matrix Spike</b>	<b>Lab ID: QC1023490</b>	<b>Batch: 300408</b>
<b>Matrix (Source ID): Soil (470175-066)</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: EPA 3050B</b>

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

## Batch QC

<b>Type: Matrix Spike Duplicate</b>	<b>Lab ID: QC1023491</b>	<b>Batch: 300408</b>
<b>Matrix (Source ID): Soil (470175-066)</b>	<b>Method: EPA 6010B</b>	<b>Prep Method: EPA 3050B</b>

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

<b>Type: Blank</b>	<b>Lab ID: QC1017671</b>	<b>Batch: 298526</b>
<b>Matrix: Soil</b>	<b>Method: EPA 7471A</b>	<b>Prep Method: METHOD</b>

QC1017671 Analyte	Result	Qual	Units	RL	Prepared	Analyzed
Mercury	ND		mg/Kg	0.14	10/08/22	10/08/22

<b>Type: Lab Control Sample</b>	<b>Lab ID: QC1017672</b>	<b>Batch: 298526</b>
<b>Matrix: Soil</b>	<b>Method: EPA 7471A</b>	<b>Prep Method: METHOD</b>

QC1017672 Analyte	Result	Spiked	Units	Recovery	Qual	Limits
Mercury	0.8072	0.8333	mg/Kg	97%		80-120

<b>Type: Matrix Spike</b>	<b>Lab ID: QC1017673</b>	<b>Batch: 298526</b>
<b>Matrix (Source ID): Soil (470210-001)</b>	<b>Method: EPA 7471A</b>	<b>Prep Method: METHOD</b>

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

## Batch QC

<b>Type: Matrix Spike Duplicate</b>	<b>Lab ID: QC1017674</b>	<b>Batch: 298526</b>
<b>Matrix (Source ID): Soil (470210-001)</b>	<b>Method: EPA 7471A</b>	<b>Prep Method: METHOD</b>

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

<b>Type: Blank</b>	<b>Lab ID: QC1017812</b>	<b>Batch: 298565</b>
<b>Matrix: Soil</b>	<b>Method: EPA 8015B</b>	<b>Prep Method: EPA 3580</b>

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

<b>Type: Lab Control Sample</b>	<b>Lab ID: QC1017813</b>	<b>Batch: 298565</b>
<b>Matrix: Soil</b>	<b>Method: EPA 8015B</b>	<b>Prep Method: EPA 3580</b>

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

<b>Type: Matrix Spike</b>	<b>Lab ID: QC1017814</b>	<b>Batch: 298565</b>
<b>Matrix (Source ID): Soil (470175-001)</b>	<b>Method: EPA 8015B</b>	<b>Prep Method: EPA 3580</b>

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

<b>Type: Matrix Spike Duplicate</b>	<b>Lab ID: QC1017815</b>	<b>Batch: 298565</b>
<b>Matrix (Source ID): Soil (470175-001)</b>	<b>Method: EPA 8015B</b>	<b>Prep Method: EPA 3580</b>

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

## Batch QC

<b>Type: Lab Control Sample</b>	<b>Lab ID: QC1017452</b>	<b>Batch: 298449</b>
<b>Matrix: Soil</b>	<b>Method: EPA 8260B</b>	<b>Prep Method: EPA 5030B</b>

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
<b>Surrogates</b>						
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

<b>Type: Lab Control Sample Duplicate</b>	<b>Lab ID: QC1017453</b>	<b>Batch: 298449</b>
<b>Matrix: Soil</b>	<b>Method: EPA 8260B</b>	<b>Prep Method: EPA 5030B</b>

QC1017453 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	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
<b>Surrogates</b>								
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		

## Batch QC

<b>Type: Blank</b>	<b>Lab ID: QC1017454</b>	<b>Batch: 298449</b>
<b>Matrix: Soil</b>	<b>Method: EPA 8260B</b>	<b>Prep Method: EPA 5030B</b>

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

### 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
<b>Surrogates</b>				<b>Limits</b>		
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

## Batch QC

<b>Type: Lab Control Sample</b>	<b>Lab ID: QC1017613</b>	<b>Batch: 298507</b>
<b>Matrix: Soil</b>	<b>Method: EPA 8260B</b>	<b>Prep Method: EPA 5030B</b>

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
<b>Surrogates</b>						
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

<b>Type: Lab Control Sample Duplicate</b>	<b>Lab ID: QC1017614</b>	<b>Batch: 298507</b>
<b>Matrix: Soil</b>	<b>Method: EPA 8260B</b>	<b>Prep Method: EPA 5030B</b>

QC1017614 Analyte	Result	Spiked	Units	Recovery	Qual	Limits	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
<b>Surrogates</b>								
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		

## Batch QC

<b>Type: Blank</b>	<b>Lab ID: QC1017618</b>	<b>Batch: 298507</b>
<b>Matrix: Soil</b>	<b>Method: EPA 8260B</b>	<b>Prep Method: EPA 5030B</b>

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



### 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
<b>Surrogates</b>				<b>Limits</b>		
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

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](http://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.

SCS Engineers - San Diego  
8799 Balboa Avenue, Suite 290  
San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etechells

Reported:  
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

SCS Engineers - San Diego  
8799 Balboa Avenue, Suite 290  
San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etchells

Reported:  
24-Oct-22 15:59

**DETECTIONS SUMMARY**

Sample ID: **SVP-16-5**

Laboratory ID: **E210039-01**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
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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Project Manager: Keith Etechells

Reported:  
24-Oct-22 15:59

Sample ID: SVP-9-5

Laboratory ID: E210039-06

Analyte	Result	Reporting	Units	Method	Notes
		Limit			
Tetrachloroethene	1400	6.9	ug/m3	EPA TO-15	

Sample ID: SVP-7-5

Laboratory ID: E210039-07

Analyte	Result	Reporting	Units	Method	Notes
		Limit			
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	Units	Method	Notes
		Limit			
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	Units	Method	Notes
		Limit			
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	Units	Method	Notes
		Limit			
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	Units	Method	Notes
		Limit			
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	Units	Method	Notes
		Limit			
Dichlorodifluoromethane (F12)	27	25	ug/m3	EPA TO-15	
Tetrachloroethene	10000	34	ug/m3	EPA TO-15	

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Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etchells

Reported:  
24-Oct-22 15:59

Sample ID: SVP-15-5

Laboratory ID: E210039-13

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
Tetrachloroethene	240	6.9		ug/m3	EPA TO-15	

Sample ID: SVP-3-5

Laboratory ID: E210039-17

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
Tetrachloroethene	520	6.9		ug/m3	EPA TO-15	

Sample ID: SVP-8-5

Laboratory ID: E210039-18

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
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		Units	Method	Notes
		Limit				
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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Project: SCS101122-13  
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Reported:  
24-Oct-22 15:59

Sample ID: **SVP-4-5**

Laboratory ID: **E210039-19**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
<b>Tetrachloroethene</b>	<b>2100</b>	6.9		ug/m3	EPA TO-15	

Sample ID: **SVP-10-5**

Laboratory ID: **E210039-20**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
<b>Dichlorodifluoromethane (F12)</b>	<b>9.2</b>	5.0		ug/m3	EPA TO-15	
<b>Tetrachloroethene</b>	<b>1300</b>	6.9		ug/m3	EPA TO-15	

Sample ID: **SVP-13-5**

Laboratory ID: **E210039-21**

Analyte	Result	Reporting		Units	Method	Notes
		Limit				
<b>Tetrachloroethene</b>	<b>53</b>	6.9		ug/m3	EPA TO-15	

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Project: SCS101122-13  
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Project Manager: Keith Etechells

Reported:  
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
<b>SVP-16-5 (E210039-01) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22002	20-Oct-22	20-Oct-22	EPA TO-15	
<b>Dichlorodifluoromethane (F12)</b>	<b>51</b>	<b>10</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<b>Carbon disulfide</b>	<b>31</b>	<b>13</b>	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	16	"	"	"	"	"	"	
1,1-Dichloroethane	ND	8.2	"	"	"	"	"	"	
2-Butanone (MEK)	ND	60	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	8.0	"	"	"	"	"	"	
<b>Chloroform</b>	<b>220</b>	<b>9.9</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>4000</b>	<b>14</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	



SCS Engineers - San Diego  
8799 Balboa Avenue, Suite 290  
San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etechells

Reported:  
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
<b>SVP-16-5 (E210039-01) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	
<b>Dichlorodifluoromethane (F12)</b>	<b>35</b>	<b>5.0</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	

SCS Engineers - San Diego  
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Reported:  
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
<b>SVP-17-5 (E210039-02) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>1400</b>	<b>6.9</b>	"	"	"	"	"	"	
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  
Surrogate: Toluene-d8

114 %      76-134      "      "      "      "  
104 %      78-125      "      "      "      "

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Reported:  
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
<b>SVP-18-5 (E210039-03) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
<b>Dichlorodifluoromethane (F12)</b>	<b>14</b>	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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>1700</b>	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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Reported:  
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
<b>SVP-18-5 (E210039-03) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	
<b>Dichlorodifluoromethane (F12)</b>	<b>19</b>	<b>5.0</b>	"	"	"	"	"	"	
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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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
<b>SVP-19-5 (E210039-04) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Toluene</b>	<b>4.4</b>	<b>3.8</b>	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>1000</b>	<b>6.9</b>	"	"	"	"	"	"	
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  
Surrogate: Toluene-d8

112 %      76-134      "      "      "      "  
104 %      78-125      "      "      "      "

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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
<b>SVP-20-5 (E210039-05) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
<b>Dichlorodifluoromethane (F12)</b>	<b>11</b>	5.0	"	"	"	"	"	"	
Chloromethane	ND	2.1	"	"	"	"	"	"	
Dichlorotetrafluoroethane (F114)	ND	7.1	"	"	"	"	"	"	
Vinyl chloride	ND	2.6	"	"	"	"	"	"	
Bromomethane	ND	16	"	"	"	"	"	"	
Chloroethane	ND	8.0	"	"	"	"	"	"	
<b>Trichlorofluoromethane (F11)</b>	<b>7.1</b>	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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>570</b>	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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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
<b>SVP-20-5 (E210039-05) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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

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Surrogate: Toluene-d8

104 %

78-125

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**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	
<b>Dichlorodifluoromethane (F12)</b>	<b>11</b>	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	"	"	"	"	"	"	
<b>Chloroform</b>	<b>50</b>	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	"	"	"	"	"	"	

SCS Engineers - San Diego  
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Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etechells

Reported:  
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
<b>SVP-9-5 (E210039-06) Vapor</b> <b>Sampled: 11-Oct-22</b> <b>Received: 11-Oct-22</b>									
1,2-Dichloropropane	ND	9.4	ug/m3	1	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
<b>Bromodichloromethane</b>	<b>43</b>	<b>6.8</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>1400</b>	<b>6.9</b>	"	"	"	"	"	"	
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  
Surrogate: Toluene-d8

111 %    76-134    "    "    "    "  
103 %    78-125    "    "    "    "



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Reported:  
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
<b>SVP-7-5 (E210039-07) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22002	20-Oct-22	21-Oct-22	EPA TO-15	
<b>Dichlorodifluoromethane (F12)</b>	<b>16</b>	<b>10</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>5700</b>	<b>14</b>	"	"	"	"	"	"	
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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**Volatile Organic Compounds by EPA TO-15**

**H&P Mobile Geochemistry, Inc.**

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
<b>SVP-7-5 (E210039-07) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	
<b>Dichlorodifluoromethane (F12)</b>	<b>7.4</b>	<b>5.0</b>	"	"	"	"	"	"	
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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Reported:  
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
<b>SVP-12-5 (E210039-08) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>1700</b>	<b>6.9</b>	"	"	"	"	"	"	
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  
Surrogate: Toluene-d8

113 %      76-134      "      "      "      "  
104 %      78-125      "      "      "      "

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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
<b>SVP-6-5 (E210039-09) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
<b>Dichlorodifluoromethane (F12)</b>	<b>20</b>	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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>5500</b>	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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**Volatile Organic Compounds by EPA TO-15**

**H&P Mobile Geochemistry, Inc.**

Analyte	Result	Reporting Limit	Units	Dilution Factor	Batch	Prepared	Analyzed	Method	Notes
<b>SVP-6-5 (E210039-09) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	
<b>Dichlorodifluoromethane (F12)</b>	<b>17</b>	<b>10</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<b>Chloroform</b>	<b>12</b>	<b>9.9</b>	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	11	"	"	"	"	"	"	
1,2-Dichloroethane (EDC)	ND	8.2	"	"	"	"	"	"	
Benzene	ND	6.5	"	"	"	"	"	"	
Carbon tetrachloride	ND	13	"	"	"	"	"	"	
Trichloroethene	ND	11	"	"	"	"	"	"	

SCS Engineers - San Diego  
8799 Balboa Avenue, Suite 290  
San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etechells

Reported:  
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
<b>SVP-11-5 (E210039-10) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>4400</b>	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

SCS Engineers - San Diego  
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Project Manager: Keith Etchells

Reported:  
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
<b>SVP-11-5 REP (E210039-11) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
1,1-Difluoroethane (LCC)	ND	11	ug/m3	2	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
<b>Dichlorodifluoromethane (F12)</b>	<b>17</b>	<b>10</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<b>Chloroform</b>	<b>12</b>	<b>9.9</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>4400</b>	<b>14</b>	"	"	"	"	"	"	
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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Reported:  
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
<b>SVP-11-5 REP (E210039-11) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	
<b>Dichlorodifluoromethane (F12)</b>	<b>27</b>	<b>25</b>	"	"	"	"	"	"	
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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Reported:  
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
<b>SVP-5-5 (E210039-12) Vapor    Sampled: 11-Oct-22    Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>10000</b>	<b>34</b>	"	"	"	"	"	"	
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  
Surrogate: Toluene-d8

117 %      76-134      "      "      "      "  
104 %      78-125      "      "      "      "

SCS Engineers - San Diego  
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Project: SCS101122-13  
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Reported:  
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
<b>SVP-15-5 (E210039-13) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	21-Oct-22	EPA TO-15	
<b>Dichlorodifluoromethane (F12)</b>	<b>15</b>	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	"	"	"	"	"	"	
<b>Chloroform</b>	<b>18</b>	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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>2600</b>	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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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
<b>SVP-15-5 (E210039-13) Vapor    Sampled: 11-Oct-22    Received: 11-Oct-22</b>									
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  
Surrogate: Toluene-d8

118 %    76-134  
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	
<b>Dichlorodifluoromethane (F12)</b>	<b>9.6</b>	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	"	"	"	"	"	"	
<b>Chloroform</b>	<b>8.8</b>	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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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
<b>SVP-14-5 (E210039-14) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>1100</b>	<b>6.9</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<hr/>									
Surrogate: 1,2-Dichloroethane-d4		117 %		76-134	"	"	"	"	
Surrogate: Toluene-d8		104 %		78-125	"	"	"	"	

SCS Engineers - San Diego  
8799 Balboa Avenue, Suite 290  
San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etchells

Reported:  
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
<b>SVP-1-5 (E210039-15) Vapor    Sampled: 11-Oct-22    Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Carbon disulfide</b>	<b>7.1</b>	<b>6.3</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	
<b>Toluene</b>	<b>4.9</b>	<b>3.8</b>	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>64</b>	<b>6.9</b>	"	"	"	"	"	"	
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	"	"	"	"	"	"	

SCS Engineers - San Diego  
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Project: SCS101122-13  
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Project Manager: Keith Etechells

Reported:  
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
<b>SVP-1-5 (E210039-15) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	

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Reported:  
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
<b>SVP-2-5 (E210039-16) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>240</b>	<b>6.9</b>	"	"	"	"	"	"	
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  
Surrogate: Toluene-d8

117 %      76-134      "      "      "      "  
104 %      78-125      "      "      "      "

SCS Engineers - San Diego  
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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
<b>SVP-3-5 (E210039-17) Vapor    Sampled: 11-Oct-22    Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>520</b>	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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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
<b>SVP-3-5 (E210039-17) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	
<b>Dichlorodifluoromethane (F12)</b>	<b>19</b>	<b>10</b>	"	"	"	"	"	"	
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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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
<b>SVP-8-5 (E210039-18) Vapor    Sampled: 11-Oct-22    Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>5500</b>	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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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
<b>SVP-4-5 (E210039-19) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
1,1-Difluoroethane (LCC)	ND	5.5	ug/m3	1	EJ22103	21-Oct-22	22-Oct-22	EPA TO-15	
<b>Dichlorodifluoromethane (F12)</b>	<b>7.9</b>	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	"	"	"	"	"	"	
<b>Toluene</b>	<b>5.6</b>	3.8	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.5	"	"	"	"	"	"	
2-Hexanone (MBK)	ND	8.3	"	"	"	"	"	"	
Dibromochloromethane	ND	8.6	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>2100</b>	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	"	"	"	"	"	"	

SCS Engineers - San Diego  
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San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etechells

Reported:  
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
<b>SVP-4-5 (E210039-19) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	
<b>Dichlorodifluoromethane (F12)</b>	<b>9.2</b>	<b>5.0</b>	"	"	"	"	"	"	
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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Reported:  
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
<b>SVP-10-5 (E210039-20) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>1300</b>	<b>6.9</b>	"	"	"	"	"	"	
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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Reported:  
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
<b>SVP-13-5 (E210039-21) Vapor Sampled: 11-Oct-22 Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<b>Tetrachloroethene</b>	<b>53</b>	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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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
<b>SVP-13-5 (E210039-21) Vapor    Sampled: 11-Oct-22    Received: 11-Oct-22</b>									
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	"	"	"	"	"	"	
<i>Surrogate: 1,2-Dichloroethane-d4</i>		116 %		76-134	"	"	"	"	
<i>Surrogate: Toluene-d8</i>		104 %		78-125	"	"	"	"	

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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
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**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	"							



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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
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**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	"							
<i>Surrogate: 1,2-Dichloroethane-d4</i>	238		"	214		111	76-134			
<i>Surrogate: Toluene-d8</i>	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			

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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
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**Batch EJ22002 - TO-15**

Prepared & Analyzed: 20-Oct-22										
<b>LCS (EJ22002-BS1)</b>										
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			
<i>Surrogate: 1,2-Dichloroethane-d4</i>	<i>249</i>		<i>"</i>	<i>214</i>		<i>116</i>	<i>76-134</i>			
<i>Surrogate: Toluene-d8</i>	<i>211</i>		<i>"</i>	<i>208</i>		<i>102</i>	<i>78-125</i>			

**Batch EJ22103 - TO-15**

Prepared & Analyzed: 21-Oct-22										
<b>Blank (EJ22103-BLK1)</b>										
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	"							

SCS Engineers - San Diego  
8799 Balboa Avenue, Suite 290  
San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etechells

Reported:  
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

SCS Engineers - San Diego  
8799 Balboa Avenue, Suite 290  
San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etchells

Reported:  
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			
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**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			

SCS Engineers - San Diego  
8799 Balboa Avenue, Suite 290  
San Diego, CA 92123

Project: SCS101122-13  
Project Number: 01222196.00 / Ontario, CA  
Project Manager: Keith Etchells

Reported:  
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.handpimg.com/about/certifications](http://www.handpimg.com/about/certifications).

Lab Client and Project Information		Turnaround Time	Sampler Information
Lab Client/Consultant: <b>SCS</b>	Project Name / #: <b>01222196.00</b>	<input checked="" type="checkbox"/> Standard (7 days for preliminary report, 10 days for final report) <input type="checkbox"/> Rush (specify): _____	Sampler(s): <b>E. Corson</b>
Lab Client Project Manager: <b>Keith Etchells</b>	Project Location: <b>1025 W. 4th St., Ontario, Ca</b>		Signature: <b>[Signature]</b>
Lab Client Address: <b>8799 Balboa Ave #290</b>	Report E-Mail(s): <b>KEtchells@sescengineers.com</b> <b>TWatkins@sescengineers.com</b>		Date: <b>10/11/22</b>
Lab Client City, State, Zip: <b>San Diego, Ca 92123</b>			
Phone Number: <b>858-204-4646</b>			
<b>Reporting Requirements</b> <input checked="" type="checkbox"/> Standard Report <input type="checkbox"/> Level III <input type="checkbox"/> Level IV <input type="checkbox"/> Excel EDD <input type="checkbox"/> Other EDD: _____ <input type="checkbox"/> CA Geotracker Global ID: _____			

Sample Receipt (Lab Use Only)	
Date Recd: <b>10/11/22</b>	Control #: <b>220659.02</b>
H&P Project #: <b>SC9C1122-15</b>	
Lab Work Order #: <b>E810039</b>	
Sample Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Notes Below
Receipt Gauge ID: <b>60206</b>	Temp: <b>RT</b>
Outside Lab:	
Receipt Notes/Tracking #: _____	
Lab PM Initials: <b>WBfor</b>	

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		VOCs Short List / Project List		Naphthalene <input type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	TPHV as Gas <input type="checkbox"/> 8260SV/m <input type="checkbox"/> TO-15	Aromatic/Aliphatic Fractions <input type="checkbox"/> 8260SV/m <input type="checkbox"/> TO-15	Leak Check Compound <input checked="" type="checkbox"/> DFA <input type="checkbox"/> IPA <input type="checkbox"/> He	Methane by EPA 8015m	Fixed Gases by ASTM D1945 <input type="checkbox"/> CO2 <input type="checkbox"/> O2 <input type="checkbox"/> N2
								<input checked="" type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	<input type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	<input type="checkbox"/> 8260SV <input type="checkbox"/> TO-15	<input type="checkbox"/> 8260SV <input type="checkbox"/> TO-15						
SVP-16-5		10/11/22	0726	SV	400ml Summa	486	-0.82	X									
SVP-17-5			0747			606	-0.67	Y									
SVP-16-5			0752			538	-0.46	Y									
SVP-19-5			0815			605	-0.50	Y									
SVP-20-5			0836			624	-0.80	Y									
SVP-9-5			0839			658	-0.73	X									
SVP-7-5			0901			745	-0.50	X									
SVP-12-5			0923			749	-0.61	Y									
SVP-6-5			0927			748	-0.66	Y									
SVP-11-5			0952			747	-0.55	Y									
Approved/Relinquished by: <b>[Signature]</b> Date: <b>10/11/22</b> Time: <b>1300</b> Approved/Relinquished by: <b>[Signature]</b> Date: _____ Time: _____ Approved/Relinquished by: <b>[Signature]</b> Date: _____ Time: _____								Company: <b>SCS</b> Company: _____ Company: _____		Date: <b>10/11/22</b> Time: <b>1300</b> Date: _____ Time: _____ Date: _____ Time: _____		Company: <b>SCS</b> Company: _____ Company: _____		Date: <b>10/11/22</b> Time: <b>1300</b> Date: _____ Time: _____ Date: _____ Time: _____			

**Additional Instructions to Laboratory:**

\* Preferred VOC units (please choose one):

µg/L  µg/m<sup>3</sup>  ppbv  ppmv

VAPOR / AIR Chain of Custody

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

**HiP** Mobile  
Geochemistry, Inc.

Lab Client and Project Information	
Lab Client/Consultant: SCS	Project Name / #: 01222196.00
Lab Client Project Manager: Kerth Etchells	Project Location: 1028 W. 4th St., Ontario, CA
Lab Client Address: 8799 Balboa Ave #290	Report E-Mail(s):
Lab Client City, State, Zip: San Diego, CA 92123	Etchells@scsengineering.com, TWatking@scsengineering.com
Phone Number: 658-204-4646	
Reporting Requirements	Turnaround Time
<input checked="" type="checkbox"/> Standard Report <input type="checkbox"/> Level III <input type="checkbox"/> Level IV	<input checked="" type="checkbox"/> Standard (7 days for preliminary report, 10 days for final report)
<input type="checkbox"/> Excel EDD <input type="checkbox"/> Other EDD:	<input type="checkbox"/> Rush (specify):
<input type="checkbox"/> CA Geotracker Global ID:	
Sampler Information	
Sampler(s): E. Carson	
Signature: E. Carson	
Date: 10/11/22	

Sample Receipt (Lab Use Only)	
Date Rec'd: 10/11/22	Control #: 220689.02
H&P Project #: SCS 101122-13	
Lab Work Order #: E810039	
Sample Intact: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Notes Below
Receipt Gauge ID: 60206	Temp: RT
Outside Lab:	
Receipt Notes/Tracking #: Lab PM Initials: VB for SM	

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 <input checked="" type="checkbox"/> 8260SV TO-15	Short List / Project List <input type="checkbox"/> 8260SV TO-15	Oxygenates <input type="checkbox"/> 8260SV TO-15	Naphthalene <input type="checkbox"/> 8260SV TO-15	TPHV as Gas <input type="checkbox"/> 8260SV TO-15	Aromatic/Aliphatic Fractions <input type="checkbox"/> 8260SV TO-15	Leak Check Compound <input checked="" type="checkbox"/> DFA <input type="checkbox"/> IPA <input type="checkbox"/> He	Methane by EPA 8015m <input type="checkbox"/> CO2 <input type="checkbox"/> O2 <input type="checkbox"/> N2	Fixed Gases by ASTM D1945																		
SVP-11-5 REP		10/11/22	0956	SV	400mL Summa	750	-0.64	X																										
<del>SVP-15-5</del> SVP-5-5			0957			755	-0.68	X																										
SVP-15-5			1029			753	-0.94	X																										
SVP-14-5			1034			769	-0.97	X																										
SVP-1-5			1104			757	-1.12	X																										
SVP-2-5			1126			764	-1.46	X																										
SVP-3-5			1135			770	-1.10	X																										
SVP-8-5			1155			783	-1.75	X																										
SVP-4-5			1203			781	-1.69	X																										
SVP-10-5			1226			785	-1.81	X																										
Approved/Relinquished by: Stephen Watkins SCS								Date: 10/11/22	Time: 1300	Company: SCS																								
Approved/Relinquished by: Stephen Watkins SCS								Date: 10/11/22	Time: 1540	Company: SCS																								
Approved/Relinquished by: Stephen Watkins SCS								Date: 10/11/22	Time: 1540	Company: SCS																								





**Log Sheet: Soil Vapor Sampling with Summa**

H&P Project #: SCS01122-Tech Date: 10/11/22  
 Site Address: 1028 W 4th St., Ontario Page: 1 of 2  
 Consultant: SCS H&P Rep(s): E. Carlson  
 Consultant Rep(s): Tyler Watkins

Reviewed: EC  
Scanned: \_\_\_\_\_

**Equipment Info**  
 Inline Gauge ID#: -  
 Pump ID#: 013,041

**Purge Volume Information**  
 PV Amount: 3AV PV Includes:  Tubing  
 Sand 40%  
 Dry Bent 50%

**Leak Check Compound**  
 1,1-DFA  
 1,1,1,2-TFA  
 IPA  
 Other: \_\_\_\_\_  
 A cloth saturated with LCC is placed around tubing connections and probe seal. This is done for all samples unless otherwise noted.

Point ID	Sample and Summa Information					Probe Specs					Purge & Collection Information									
	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)	Probe/Vac <input type="checkbox"/> Hg <input checked="" type="checkbox"/> H <sub>2</sub> O
1	SVP16-5	486	299	0723	0726	27	27	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
2	SVP-17-5	606	016	0744	0747	27.5	27.5	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
3	SVP-18-5	538	234	0749	0752	26	26	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
4	SVP-19-5	605	240	0751	0755	26.5	26.5	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
5	SVP-20-5	624	213	0833	0836	28	28	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
6	SVP-9-5	658	303	0836	0839	27	27	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
7	SVP-7-5	745	215	0858	0901	27	27	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
8	SVP-12-5	749	155	0919	0923	26	26	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
9	SVP-6-5	748	326	0924	0927	26	26	1/4	12*	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
10	SVP-11-5	747	249	0949	0952	26	26	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø
11	SVP-11-5 REP	750	244	0952	0956	26	26	1/4	12	2.25	12	2.25	12	2.25	✓	2611	2200	—	2200	Ø
12	SVP-5-5	755	252	0954	0957	27	27	1/4	12	2.25	12	2.25	12	2.25	✓	2211	2200	11:03	2200	Ø

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

**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**  
 1,1-DFA  
 1,1,1,2-TFA  
 IPA  
 Other:  
 A cloth saturated with LCC is placed around tubing connections and probe seal. This is done for all samples unless otherwise noted.

Point ID	Sample and Summa Information				Probe Specs				Purge & Collection Information										
	Summa ID #	Sample Kit ID #	Start Time	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 <input type="checkbox"/> Hg <input checked="" type="checkbox"/> H <sub>2</sub> O
1	753	309	1026	1029	-27	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
2	769	154	1031	1034	-29	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
3	757	348	1100	1104	-28	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
4	764	015	1123	1126	-29.5	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
5	763	188	1132	1135	-25	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
6	783	235	1152	1155	-29.5	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
7	781	349	1159	1203	-28	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
8	785	189	1222	1226	-27	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
9	776	246	1228	1231	-26	5	6	1/4	12	2-25	12	2-25	✓	✓	2211	2200	11:03	2200	⊗
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

# 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 [ $\mu\text{g}/\text{m}^3$ ]) 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 through 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 through 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 through 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.

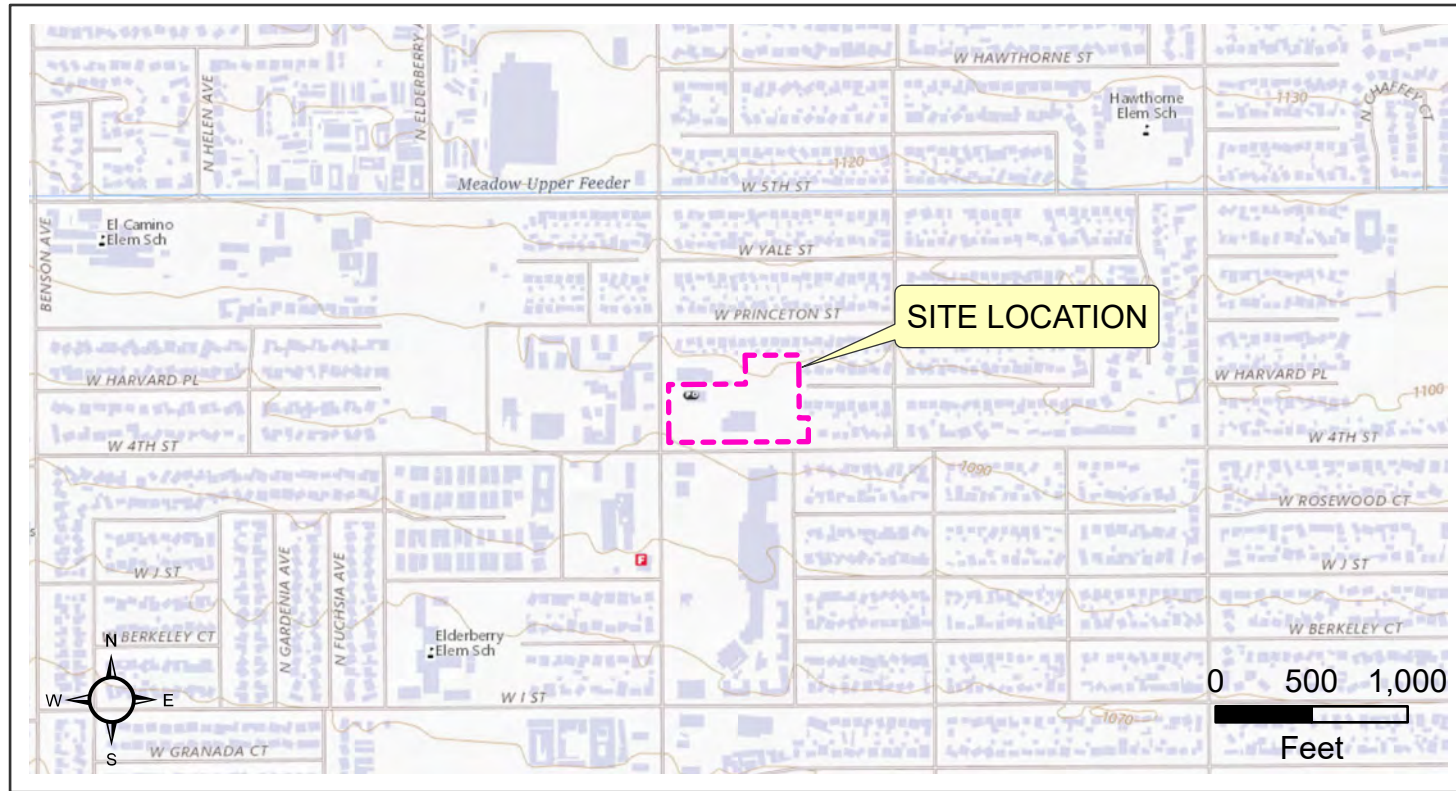
### Signage

Upon completion of construction, warning signs will be posted at prominent locations that incorporate the following language:

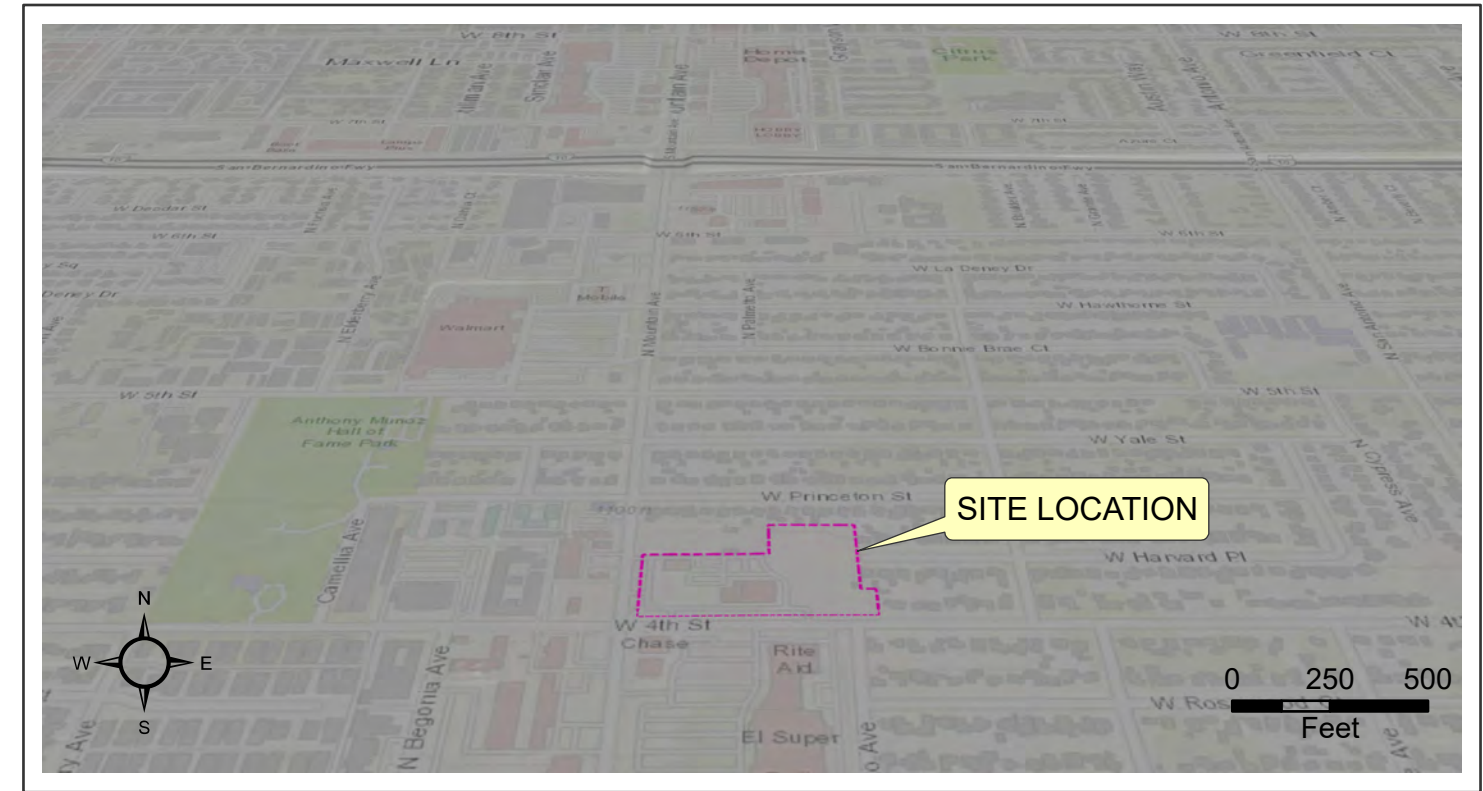
*“WARNING: A vapor intrusion mitigation system is installed beneath the building floor slab to prevent vapor intrusion from the soil. Any proposed penetration or alteration of the floor slab requires prior written notification to the owner. It is illegal to remove this sign.”* In addition, soil vapor 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.

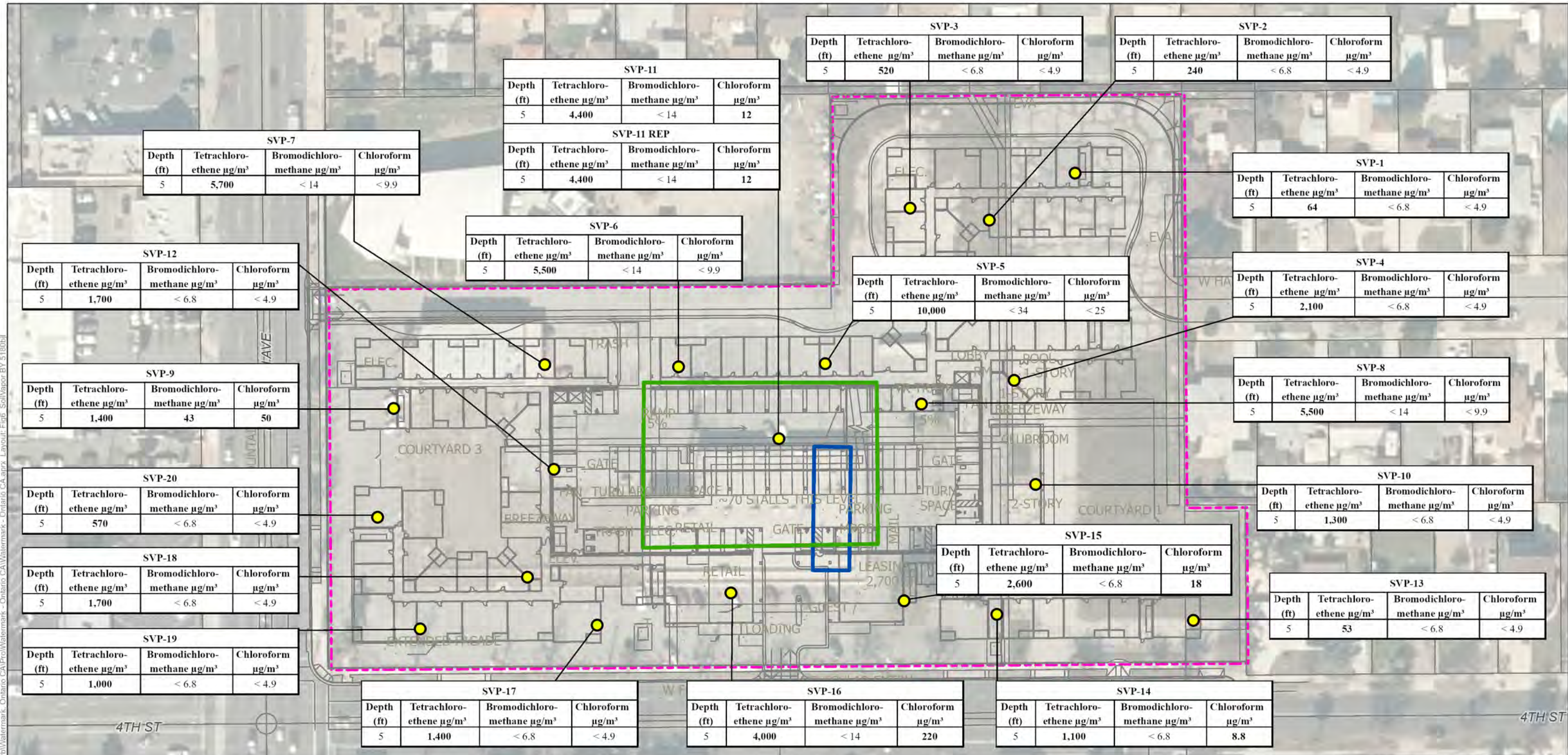
**JAFAM Corporation**  
**1028 West 4th Street, Ontario,**  
**California 91762**

**Three-Way Site Location Map**

**Figure 1**

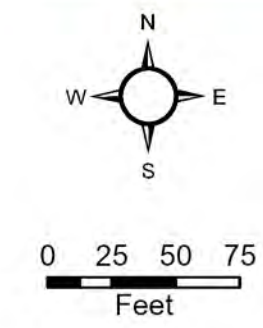
**Nov 2022**

**SCS ENGINEERS**



- Legend**
- Approximate soil vapor boring location
  - Approximate location of deed restriction boundary
  - Approximate location of former dry cleaner
  - Approximate Site Boundary


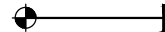

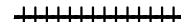

Notes:  
 Soil vapor samples collected by SCS Engineers on October 11, 2022 and analyzed for Volatile Organic Compounds (VOCs) in general accordance with EPA Method TO-15.  
 <: less than the indicated laboratory reporting limit.  
 ND: Group of constituents not detected above the laboratory reporting 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.



1 inch = 75 feet

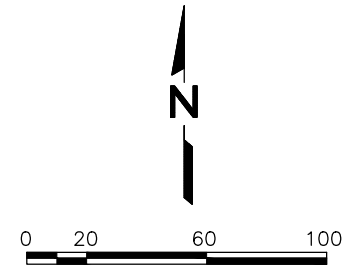
<b>Soil Vapor Analytical Results</b>	
<b>JAFAM Corporation</b> <b>1028 West Fourth Street</b> <b>Ontario, California</b>	
<b>Figure 2</b>	<b>Nov 2022</b>
<b>SCS ENGINEERS</b>	

**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

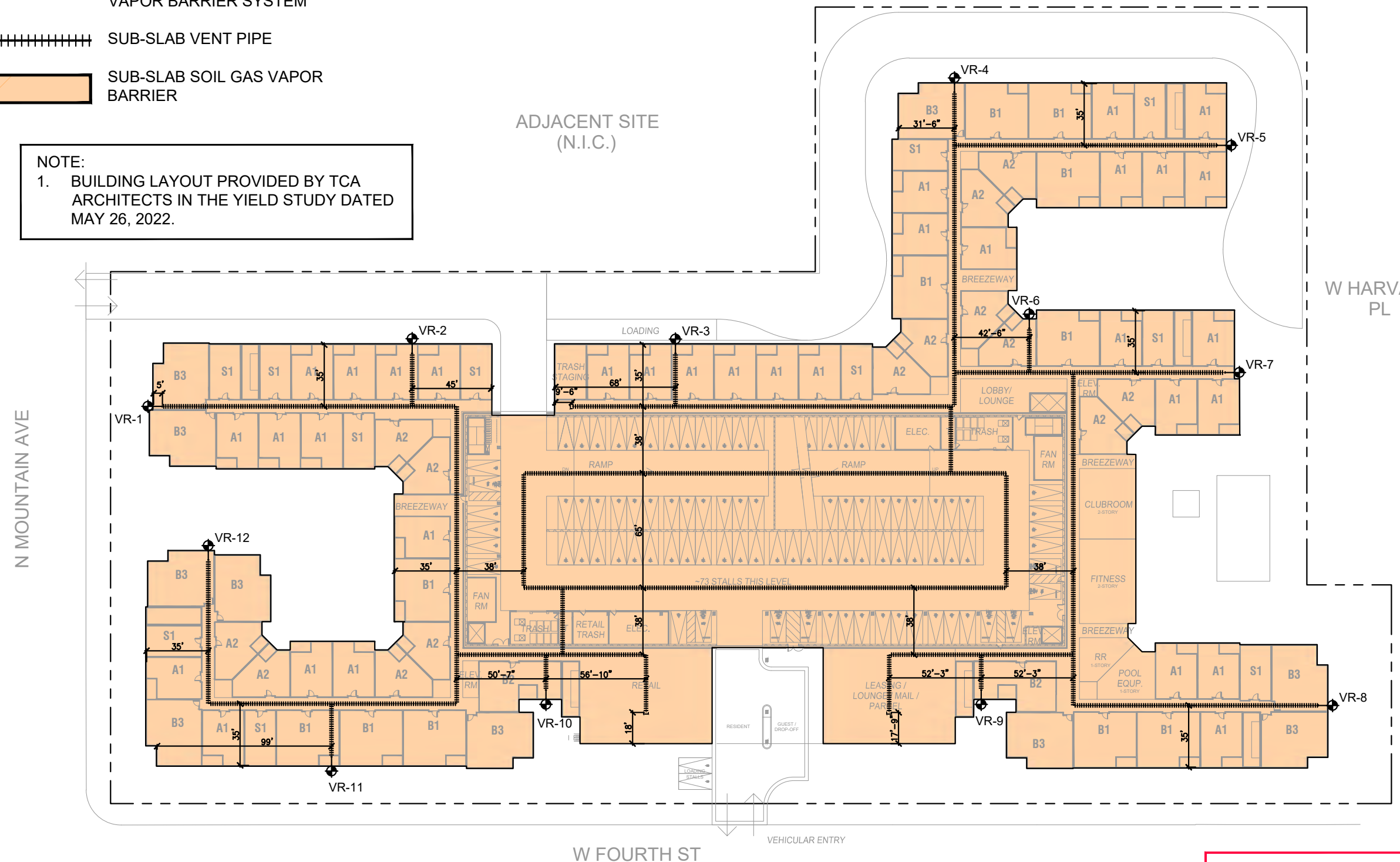
**QUANTITIES**

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.

ADJACENT SITE (N.I.C.)



CONCEPTUAL PLAN  
NOT FOR CONSTRUCTION

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  
3900 KILROY AIRPORT WAY, SUITE 100  
LONG BEACH, CA 90806  
PH: (562) 426-9544 FAX: (562) 427-0805

PROJ. NO. 01222196.00  
DESIGN BY: RR  
CHECK BY: AB  
APP. BY: AB

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: 27471-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
$\mu\text{Pa}$	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](#).

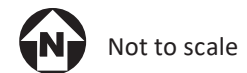
## 1.2 Project Description

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

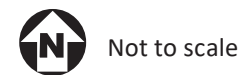
**Exhibit 1:** Regional Location Map  
*Watermark Ontario Planned Unit Development Project, City of Ontario*





Source: Google Earth

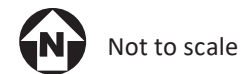
**Exhibit 2: Project Vicinity Map**  
*Watermarke Ontario Planned Unit Development Project, City of Ontario*





Source: TCA Architects

**Exhibit 3: Conceptual Site Plan**  
*Watermarke Ontario Planned Unit Development Project, City of Ontario*



## 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 ( $\mu\text{Pa}$ ) 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.

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Jet fly-over at 1,000 feet	- 110 -	Rock Band
Gas lawnmower at 3 feet	- 100 -	
Diesel truck at 50 feet at 50 miles per hour	- 90 -	Food blender at 3 feet
Noisy urban area, daytime	- 80 -	Garbage disposal at 3 feet
Gas lawnmower, 100 feet	- 70 -	Vacuum cleaner at 10 feet
Commercial area	- 60 -	Normal Speech at 3 feet
Heavy traffic at 300 feet	- 50 -	Large business office
Quiet urban daytime	- 40 -	Dishwasher in next room
Quiet urban nighttime	- 30 -	Theater, large conference room (background)
Quiet suburban nighttime	- 20 -	Library
Quiet rural nighttime	- 10 -	Bedroom at night, concert hall (background)
		Broadcast/recording studio
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](#).

<b>Term</b>	<b>Definitions</b>
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 $\mu\text{Pa}$ (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 $\mu\text{Pa}$ ). 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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> No excess attenuation is assumed for hard

<sup>1</sup> California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol*, September 2013.

<sup>2</sup> *Noise Sources and Their Effects*. Available at: <https://www.chem.purdue.edu/chemsafety/Training/PPETrain/dblevels.htm>

<sup>3</sup> FHWA, *Noise Fundamentals*, 2017. Available at: [https://www.fhwa.dot.gov/Environment/noise/regulations\\_and\\_guidance/polguide/polguide02.cfm](https://www.fhwa.dot.gov/Environment/noise/regulations_and_guidance/polguide/polguide02.cfm)

<sup>4</sup> 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.<sup>5</sup> 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.<sup>6</sup> 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<sup>7</sup>:

- 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.

<sup>5</sup> Federal Highway Administration, Highway Traffic and Construction Noise - Problem and Response, April 2006.

<sup>6</sup> Compiled from James P. Cowan, *Handbook of Environmental Acoustics*, 1994 and Cyril M. Harris, *Handbook of Noise Control*, 1979.

<sup>7</sup> 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.<sup>8</sup>

**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<sup>9</sup>.

## 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.

<sup>8</sup> U.S. Department of Labor, Occupational Safety and Health Standards, 29 CFR 1910 (Occupational Noise Exposure).

<sup>9</sup> 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.

<b>Maximum PPV (in/sec)</b>	<b>Vibration Annoyance Potential Criteria</b>	<b>Vibration Damage Potential Threshold Criteria</b>	<b>FTA Vibration Damage Criteria</b>
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 Compatibility Guidelines (shown in [Table 4](#) below) when siting new development and making land use decisions.

Land Use Categories		Community Noise Equivalent Level (CNEL)			
Category	Uses	Clearly Acceptable <sup>1</sup>	Normally Acceptable <sup>2</sup>	Normally Unacceptable <sup>3</sup>	Clearly Unacceptable <sup>4</sup>
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

<sup>1</sup> No special noise insulation required, assuming buildings of normal conventional construction.

<sup>2</sup> 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

<sup>3</sup> 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.

<sup>4</sup> 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.

<b>Table 5: Exterior Noise Standards – City of Ontario</b>		
<b>Land Use</b>	<b>Allowed Equivalent Noise Level, <math>L_{eq}</math></b>	
	<b>7:00 AM to 10:00 PM</b>	<b>10:00 PM to 7:00 AM</b>
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](#).

Roadway	Segment	ADT	dBA CNEL <sup>1</sup>
Mountain Avenue	North of 4 <sup>th</sup> Street	23,130	65.9
	South of 4 <sup>th</sup> Street	20,380	65.4
4 <sup>th</sup> 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 4 <sup>th</sup> 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](#).


Site	Location	Measurement Period	Duration	$L_{eq}$ (dBA)
<b>Short-Term Noise Measurements</b>				
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 4 <sup>th</sup> 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 Locations  
 Watermark Ontario Planned Unit Development Project, City of Ontario

 Not to scale

### 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.


<b>Sensitive Receptor Number</b>	<b>Receptor Description</b>	<b>Distance and Direction from the Project</b>
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: Sensitive Receptor Locations**  
*Watermark 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:<sup>10</sup>

- 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.

<b>Building Category</b>	<b>PPV (in/sec)</b>
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.

<sup>10</sup> 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 conducted 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:

$$PPV_{\text{equip}} = PPV_{\text{ref}} \times (25/D)^{1.5}$$

where:  $PPV_{\text{equip}}$  = the peak particle velocity in in/sec of the equipment adjusted for the distance  
 $PPV_{\text{ref}}$  = 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.

<b>Equipment</b>	<b>Typical Noise Level (dBA) at 50 feet from Source</b>	<b>Typical Noise Level (dBA) at 25 feet from Source<sup>1</sup></b>
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:  $dBA_2 = dBA_1 + 20\log(d_1/d_2)$   
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,<sup>11</sup> 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.<sup>12</sup> 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.<sup>13</sup> 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.

<sup>11</sup> U.S. Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, NTID300.1, December 31, 1971.

<sup>12</sup> Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Manual*, Table 7-2, Page 179, September 2018.

<sup>13</sup> 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 <sub>eq</sub> )	Noise Threshold (dBA L <sub>eq</sub> ) <sup>1</sup>	Exceed Threshold?	Ambient Noise Level (dBA L <sub>eq</sub> )	Construction + Ambient Combined Noise Level (dBA L <sub>eq</sub> )	Exceed Threshold?
Demolition	71.5	80	No	57.2	71.7	No <sup>4</sup>
Site Preparation	72.7		No		72.8	No <sup>4</sup>
Grading	72.3		No		72.4	No <sup>4</sup>
Combined Building Construction and Paving <sup>2</sup>	71.8		No		71.9	No <sup>4</sup>
Combined Building Construction and Architectural Coating <sup>3</sup>	71.1		No		71.3	No <sup>4</sup>
<p>1. Federal Transit Administration noise threshold of 80 dBA for residences.</p> <p>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.</p> <p>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.</p> <p>4. Combined Noise level remains below the 80 dBA construction noise threshold for residential uses.</p>						
Source: Federal Highway Administration, <i>Roadway Construction Noise Model</i> , 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<sup>14</sup>. 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.

<sup>14</sup> 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.<sup>15</sup> 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.<sup>16</sup> 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<sup>17</sup> 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.

<sup>15</sup> Kariel, H. G., *Noise in Rural Recreational Environments*, Canadian Acoustics 19(5), 3-10, 1991.

<sup>16</sup> Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden. Noise Navigator Sound Level Database with Over 1700 Measurement Values, July 6, 2010.

<sup>17</sup> 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 4<sup>th</sup> Street. Noise impacts from off-site traffic would be less than significant.

Roadway	Segment	Opening Year		Opening Year Plus Project		Project Change from No Build Conditions	Significant Impact?
		ADT	dBA CNEL <sup>1</sup>	ADT	dBA CNEL <sup>1</sup>		
Mountain Avenue	North of 4 <sup>th</sup> Street	25,605	66.4	26,035	66.5	0.1	No
	South of 4 <sup>th</sup> Street	21,715	65.7	21,845	65.7	0.0	No
4 <sup>th</sup> 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 4 <sup>th</sup> 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: <i>Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario</i> , 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 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., 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.

Equipment	Peak Particle Velocity at 25 Feet (in/sec)	Peak Particle Velocity at 5 Feet (in/sec) <sup>1</sup>	Peak Particle Velocity at 23 Feet (in/sec) <sup>1</sup>
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.<sup>18</sup> 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

<sup>18</sup> 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 <sup>1</sup>	Opening Year Without Project dBA CNEL <sup>1</sup>	Opening Year With Project dBA CNEL <sup>1</sup>	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 4 <sup>th</sup> Street	65.9	66.4	66.5	0.6	0.1	No
	South of 4 <sup>th</sup> Street	65.4	65.7	65.7	0.3	0.0	No
4 <sup>th</sup> 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 4 <sup>th</sup> 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: <i>Traffic Study for the Proposed Watermarke Ontario Project in the City of Ontario</i> , 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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7. City of Ontario. 2022. *TOP 2050 Final Supplemental Environmental Report Impact, Section 5.13, Noise*. [https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final\\_DraftSEIR\\_TOP2050.pdf](https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/The%20Ontario%20Plann/EIR/Final_DraftSEIR_TOP2050.pdf).
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9. Federal Highway Administration, *Noise Fundamentals*, 2017.
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.
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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

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### Noise Measurement Field Data

<b>Project:</b>	Ontario Watermarke project	<b>Job Number:</b>	195490001
<b>Site No.:</b>	1	<b>Date:</b>	7/26/2023
<b>Analyst:</b>	Heather Boland and Daria Young	<b>Time:</b>	12:11 PM
<b>Location:</b>	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	
<b>Sound Level Meter:</b>	LD SoundExpert LxT
<b>Calibrator:</b>	CAL200
<b>Response Time:</b>	Slow
<b>Weighting:</b>	A
<b>Microphone Height:</b>	5 feet

Weather	
<b>Temp. (degrees F):</b>	96°
<b>Wind (mph):</b>	7 NE
<b>Sky:</b>	Clear
<b>Bar. Pressure:</b>	29.92"
<b>Humidity:</b>	27%

**Photo:**



**Kimley»Horn**

## Summary

File Name on Meter	ST-.137.s
File Name on PC	LxTse_0007061-20230726 115851-ST-.137.ldbii
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	
	<b>A</b>	<b>C</b>
Under Range Peak	<b>78.9</b>	75.9
Under Range Limit	<b>24.2</b>	25.2
Noise Floor	15.1	16.1
	<b>First</b>	<b>Second</b>
Instrument Identification	1100 W. Town&Country Rd, #700	



## Results

LAeq		71.4 dB
LAE		99.2 dB
EA		920.257 $\mu\text{Pa}^2\text{h}$
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

<b>Community Noise</b>	<b>LDN</b>	<b>LDay 07:00-22:00</b>
	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

<b>Preamp</b>	<b>Date</b>	<b>dB re. 1V/Pa</b>
PRMLxT1L	2023-06-20 09:26:23	-26.15

### Noise Measurement Field Data

<b>Project:</b>	Ontario Watermarke project	<b>Job Number:</b>	195490001
<b>Site No.:</b>	2	<b>Date:</b>	7/26/2023
<b>Analyst:</b>	Heather Boland and Daria Young	<b>Time:</b>	12:30 PM
<b>Location:</b>	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	
<b>Sound Level Meter:</b>	LD SoundExpert LxT
<b>Calibrator:</b>	CAL200
<b>Response Time:</b>	Slow
<b>Weighting:</b>	A
<b>Microphone Height:</b>	5 feet

Weather	
<b>Temp. (degrees F):</b>	97°
<b>Wind (mph):</b>	5 NE
<b>Sky:</b>	Clear
<b>Bar. Pressure:</b>	29.91"
<b>Humidity:</b>	27%

**Photo:**



## Summary

File Name on Meter	ST-.139.s
File Name on PC	LxTse_0007061-20230726 123033-ST-.139.ldbii
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	
	<b>A</b>	<b>C</b>
Under Range Peak	<b>78.9</b>	75.9
Under Range Limit	<b>24.2</b>	25.2
Noise Floor	15.1	16.1
	<b>First</b>	<b>Second</b>
Instrument Identification	1100 W. Town&Country Rd, #700	

## Results

LAeq		68.5 dB
LAE		96.3 dB
EA		471.964 $\mu\text{Pa}^2\text{h}$
LApk (max)	2023-07-26 12:39:20	107.0
LASmax	2023-07-26 12:39:20	90.3
LASmin	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
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
	68.5	68.5

LCeq	77.6 dB
LAeq	68.5 dB
LCeq - LAeq	9.1 dB
LALeq	71.7 dB
LAeq	68.5 dB
LALeq - LAeq	3.2 dB

A		
	dB	Time Stamp
Leq	68.5	
LS(max)	90.3	2023/07/26 12:39:20
LS(min)	51.8	2023/07/26 12:36:09
Lpk(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

<b>Project:</b>	Ontario Watermarke project	<b>Job Number:</b>	195490001
<b>Site No.:</b>	3	<b>Date:</b>	7/26/2023
<b>Analyst:</b>	Heather Boland and Daria Young	<b>Time:</b>	12:44 PM
<b>Location:</b>	End of W Harvard Place		
<b>Noise Sources:</b>	Birds, rustling leaves		
<b>Comments:</b>			

<b>Results (dBA):</b>				
	<b>Leq:</b>	<b>Lmin:</b>	<b>Lmax:</b>	<b>Peak:</b>
	57.2	45.6	61.8	80.1

Equipment	
<b>Sound Level Meter:</b>	LD SoundExpert LxT
<b>Calibrator:</b>	CAL200
<b>Response Time:</b>	Slow
<b>Weighting:</b>	A
<b>Microphone Height:</b>	5 feet

Weather	
<b>Temp. (degrees F):</b>	97°
<b>Wind (mph):</b>	8 NE
<b>Sky:</b>	Clear
<b>Bar. Pressure:</b>	29.91"
<b>Humidity:</b>	27%

Photo:



Kimley»Horn

## Summary

File Name on Meter	ST-.140.s
File Name on PC	LxTse_0007061-20230726 124431-ST-.140.ldbii
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	
	<b>A</b>	<b>C</b>
Under Range Peak	<b>78.9</b>	75.9
Under Range Limit	<b>24.2</b>	25.2
Noise Floor	15.1	16.1
	<b>First</b>	<b>Second</b>
Instrument Identification	1100 W. Town&Country Rd, #700	

## Results

LAeq		57.2 dB
LAE		85.0 dB
EA		34.987 $\mu\text{Pa}^2\text{h}$
LApk (max)	2023-07-26 12:44:51	80.1
LASmax	2023-07-26 12:48:30	61.8
LASmin	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
LApk > 135.0 dB	0	0.0
LApk > 137.0 dB	0	0.0
LApk > 140.0 dB	0	0.0

<b>Community Noise</b>	<b>LDN</b>	<b>LDay 07:00-22:00</b>
	57.2	57.2

LCeq	65.7 dB
LAeq	57.2 dB
LCeq - LAeq	8.5 dB
LALeq	57.7 dB
LAeq	57.2 dB
LALeq - LAeq	0.5 dB

Leq	
LS(max)	
LS(min)	
Lpk(max)	

A	
dB	Time Stamp
57.2	
61.8	2023/07/26 12:48:30
45.6	2023/07/26 12:44:47
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			
<b>Project:</b>	Ontario Watermarke project	<b>Job Number:</b>	195490001
<b>Site No.:</b>	4	<b>Date:</b>	7/26/2023
<b>Analyst:</b>	Heather Boland and Daria Young	<b>Time:</b>	12:58 PM
<b>Location:</b>	Sidewalk on the south side of the W Princeton street (eastbound) (10th house down)		
<b>Noise Sources:</b>	Cars driving by on Princeton Street		
<b>Comments:</b>			

Results (dBA):				
	Leq:	Lmin:	Lmax:	Peak:
	52.0	46.3	65.4	81.7

Equipment	
<b>Sound Level Meter:</b>	LD SoundExpert LxT
<b>Calibrator:</b>	CAL200
<b>Response Time:</b>	Slow
<b>Weighting:</b>	A
<b>Microphone Height:</b>	5 feet

Weather	
<b>Temp. (degrees F):</b>	94°
<b>Wind (mph):</b>	6 NE
<b>Sky:</b>	Clear
<b>Bar. Pressure:</b>	29.92"
<b>Humidity:</b>	29%

Photo:





## Summary

File Name on Meter	ST-.141.s
File Name on PC	LxTse_0007061-20230726 125853-ST-.141.ldbii
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	
	<b>A</b>	<b>C</b>
Under Range Peak	<b>78.9</b>	75.9
Under Range Limit	<b>24.2</b>	25.2
Noise Floor	15.1	16.1
	<b>First</b>	<b>Second</b>
Instrument Identification	1100 W. Town&Country Rd, #700	

## Results

LAeq		52.0 dB
LAE		79.8 dB
EA		10.566 $\mu\text{Pa}^2\text{h}$
LApk (max)	2023-07-26 13:05:55	81.7
LASmax	2023-07-26 13:05:55	65.4
LASmin	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
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
	52.0	52.0

LCeq	65.0 dB
LAeq	52.0 dB
LCeq - LAeq	13.0 dB
LALeq	53.6 dB
LAeq	52.0 dB
LALeq - LAeq	1.6 dB

A		
	dB	Time Stamp
Leq	52.0	
LS(max)	65.4	2023/07/26 13:05:55
LS(min)	46.3	2023/07/26 13:04:51
Lpk(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**

<b>Project:</b>	Ontario Watermarke project	<b>Job Number:</b>	195490001
<b>Site No.:</b>	5	<b>Date:</b>	7/26/2023
<b>Analyst:</b>	Heather Boland and Daria Young	<b>Time:</b>	11:58 AM
<b>Location:</b>	At the NE corner of the intersection of N Mountain Ave and W Princeton Street		
<b>Noise Sources:</b>	Cars driving down Mountain Ave		
<b>Comments:</b>	Please note - no wall just a shrub, had to move towards this area to avoid dog barking on the SE corner of the intersection		

<b>Results (dBA):</b>				
	<b>Leq:</b>	<b>Lmin:</b>	<b>Lmax:</b>	<b>Peak:</b>
	71.4	56.4	81.1	97.0

Equipment	
<b>Sound Level Meter:</b>	LD SoundExpert LxT
<b>Calibrator:</b>	CAL200
<b>Response Time:</b>	Slow
<b>Weighting:</b>	A
<b>Microphone Height:</b>	5 feet

Weather	
<b>Temp. (degrees F):</b>	96°
<b>Wind (mph):</b>	6 NE
<b>Sky:</b>	Clear
<b>Bar. Pressure:</b>	29.92"
<b>Humidity:</b>	28%

**Photo:**



## Summary

File Name on Meter	ST-.137.s
File Name on PC	LxTse_0007061-20230726 115851-ST-.137.ldbii
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	
	<b>A</b>	<b>C</b>
Under Range Peak	<b>78.9</b>	75.9
Under Range Limit	<b>24.2</b>	25.2
Noise Floor	15.1	16.1
	<b>First</b>	<b>Second</b>
Instrument Identification	1100 W. Town&Country Rd, #700	

## Results

LAeq		71.4 dB
LAE		99.2 dB
EA		920.257 $\mu\text{Pa}^2\text{h}$
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

## 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%

#	Roadway	Segment	Lanes	Median Width	ADT Volume	Speed (mph)	Alpha Factor	Vehicle Mix		Distance from Centerline of Roadway				
								Medium Trucks	Heavy Trucks	CNEL at 100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL
1	Mountain	North of 4 <sup>th</sup> Street	4	10	23,130	40	0	1.0%	1.8%	65.9	-	124	393	1,242
2	Mountain	South of 4 <sup>th</sup> 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 4 <sup>th</sup> Street	2	0	600	25	0	0.6%	0.0%	42.1	-	-	-	-

<sup>1</sup> 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%

#	Roadway	Segment	Lanes	Median Width	ADT Volume	Speed (mph)	Alpha Factor	Vehicle Mix		Distance from Centerline of Roadway				
								Medium Trucks	Heavy Trucks	CNEL at 100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL
1	Mountain	North of 4 <sup>th</sup> Street	4	10	25,605	40	0	1.0%	1.8%	66.4	-	138	435	1,375
2	Mountain	South of 4 <sup>th</sup> 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 4 <sup>th</sup> Street	2	0	1,004	25	0	0.6%	0.0%	44.3	-	-	-	-

<sup>1</sup> 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%

#	Roadway	Segment	Lanes	Median Width	ADT Volume	Speed (mph)	Alpha Factor	Vehicle Mix		Distance from Centerline of Roadway				
								Medium Trucks	Heavy Trucks	CNEL at 100 Feet	70 CNEL	65 CNEL	60 CNEL	55 CNEL
1	Mountain	North of 4 <sup>th</sup> Street	4	10	26,035	40	0	1.0%	1.8%	66.5	-	140	442	1,398
2	Mountain	South of 4 <sup>th</sup> 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 4 <sup>th</sup> Street	2	0	1,004	25	0	0.6%	0.0%	44.3	-	-	-	-

<sup>1</sup> 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**

**TRAFFIC STUDY  
FOR THE PROPOSED  
WATERMARKE ONTARIO PROJECT  
IN THE CITY OF ONTARIO**

*Prepared by:*

**Kimley-Horn and Associates, Inc.**  
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*July 2023*

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- APPENDIX A: APPROVED SCOPING AGREEMENT
- APPENDIX B: TRAFFIC COUNT DATA SHEETS
- APPENDIX C: INTERSECTION ANALYSIS WORKSHEETS
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- APPENDIX F: TRUCK TURNING DIAGRAM

**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.

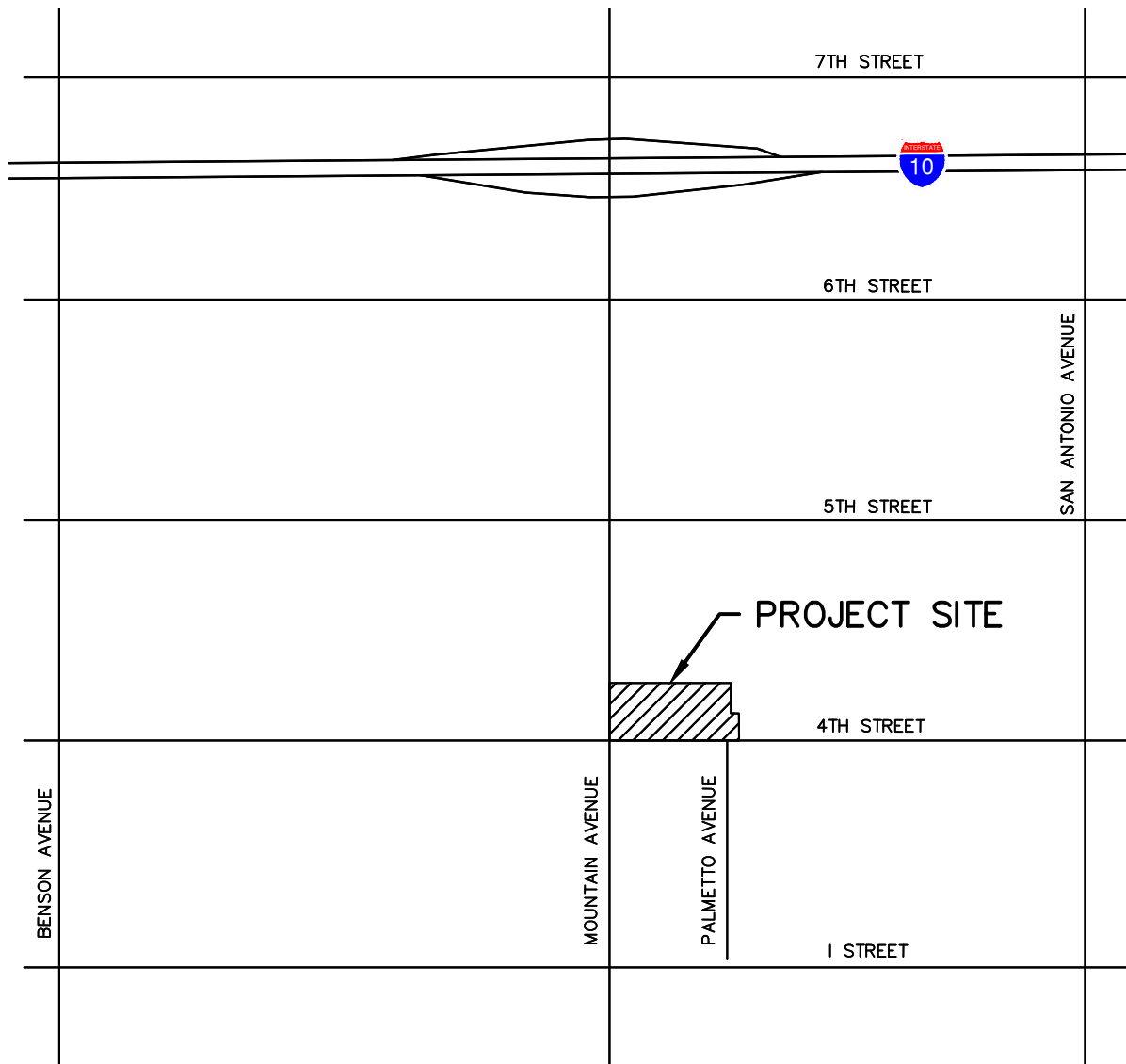
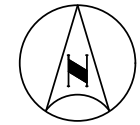


FIGURE 1  
VICINITY MAP







NOT TO SCALE

PROJECT DRIVEWAY



PROJECT DRIVEWAY

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 7<sup>th</sup> 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:

<b>LEVEL OF SERVICE DEFINITIONS</b>	
<b>Level of Service</b>	<b>Description</b>
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.

<b>LEVEL OF SERVICE CRITERIA FOR SIGNALIZED AND UNSIGNALIZED INTERSECTIONS</b>		
<b>Level of Service</b>	<b>Signalized Intersection (Average delay per vehicle, in seconds) <sup>1</sup></b>	<b>Unsignalized Intersections (Average delay per vehicle, in seconds) <sup>2</sup></b>
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

<sup>1</sup> Source: Highway Capacity Manual (HCM 7th Edition), Exhibit 19-8.

<sup>2</sup> 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

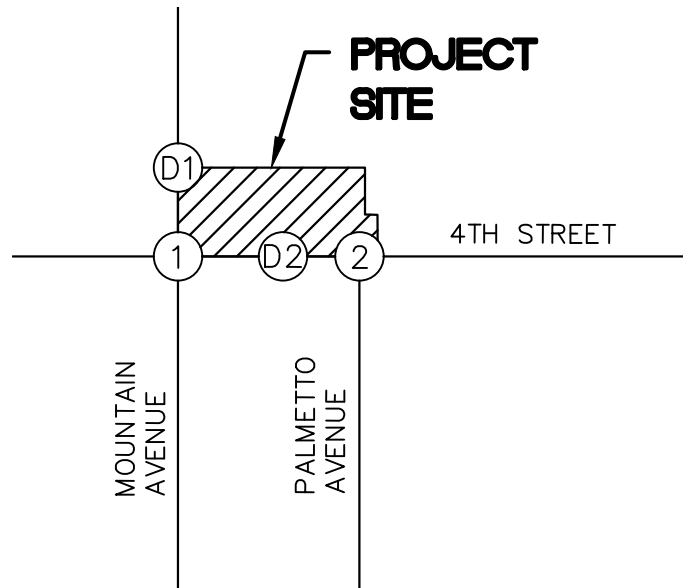
Regional access to the site is provided primarily by the Interstate 10 (I-10) Freeway and State Route 83 (SR-83) Freeway. Direct access to the project site is provided via Mountain Avenue and 4th Street.

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



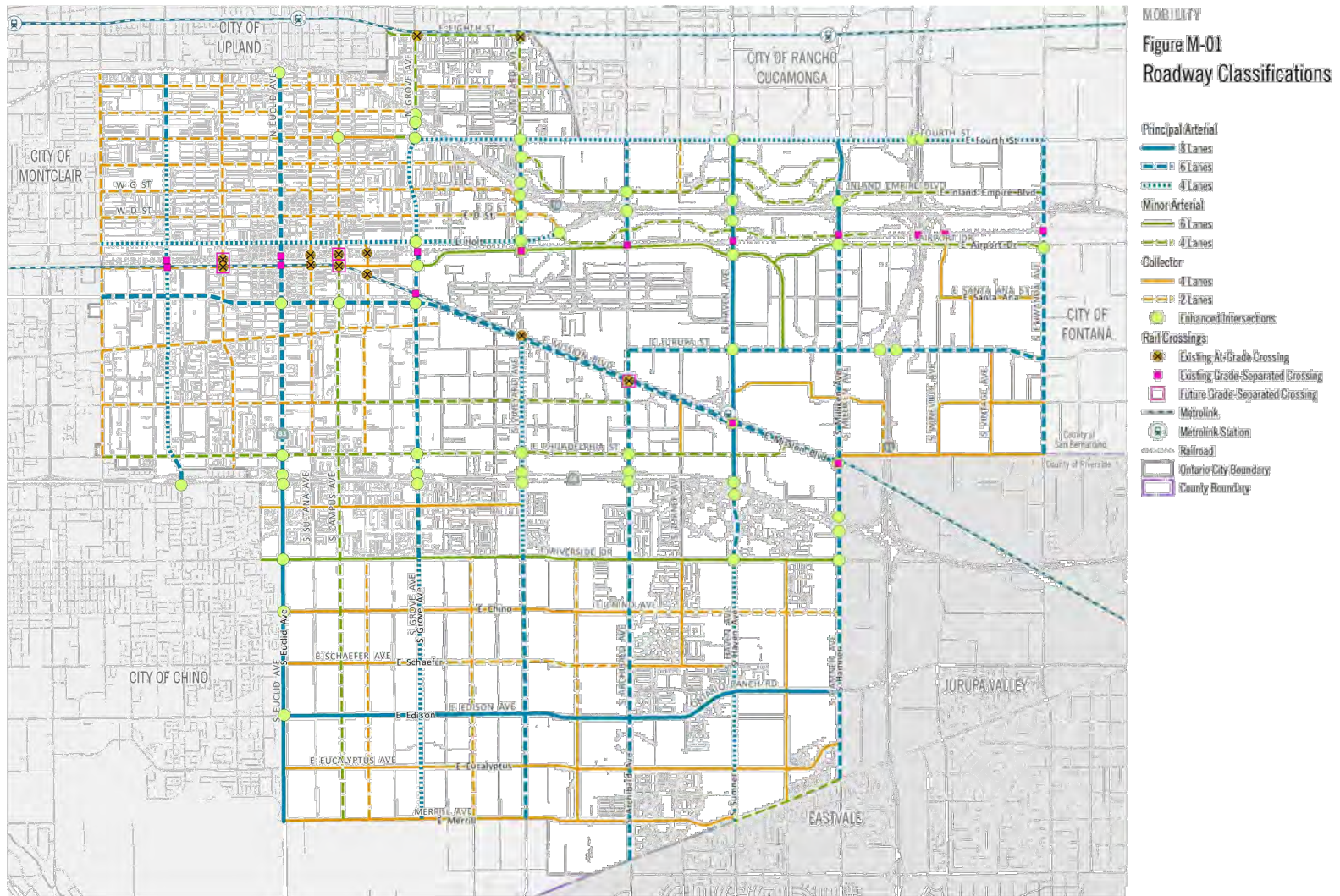
1. Mountain Avenue at 4th Street	2. Palmetto Avenue at 4th Street	D1. Mountain Avenue at Project Driveway	D2. 4th Street at Project Driveway
		FUTURE INTERSECTION	FUTURE INTERSECTION

**LEGEND:**

- = Study Intersection
- = Turn or Through Lane
- = Signal
- = Stop Sign

**FIGURE 3  
EXISTING LANE CONFIGURATION  
AND TRAFFIC CONTROL**





**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**

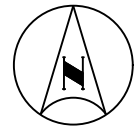
Existing morning peak hour and evening peak hour counts were conducted at the study intersections in May 2023.

Existing morning and evening peak hour volumes are presented on **Figure 5**. Peak hour intersection traffic count worksheets are provided in **Appendix B**.

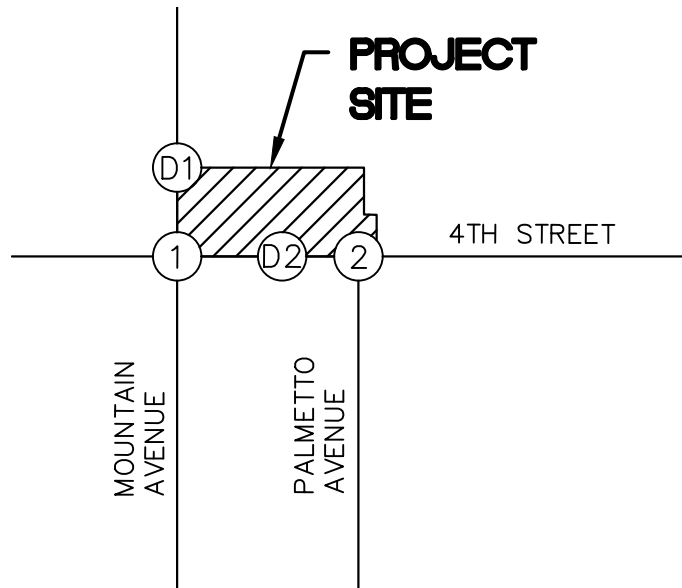
### ***Peak Hour Operating Conditions***

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
		FUTURE INTERSECTION	FUTURE INTERSECTION

**FIGURE 5  
EXISTING TRAFFIC VOLUMES**

**LEGEND:**

(X) = Study Intersection

XX/YY = AM/PM Peak Hour Turning Movement Volumes





**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**.

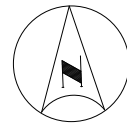
### *Peak Hour Operating Conditions*

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**.

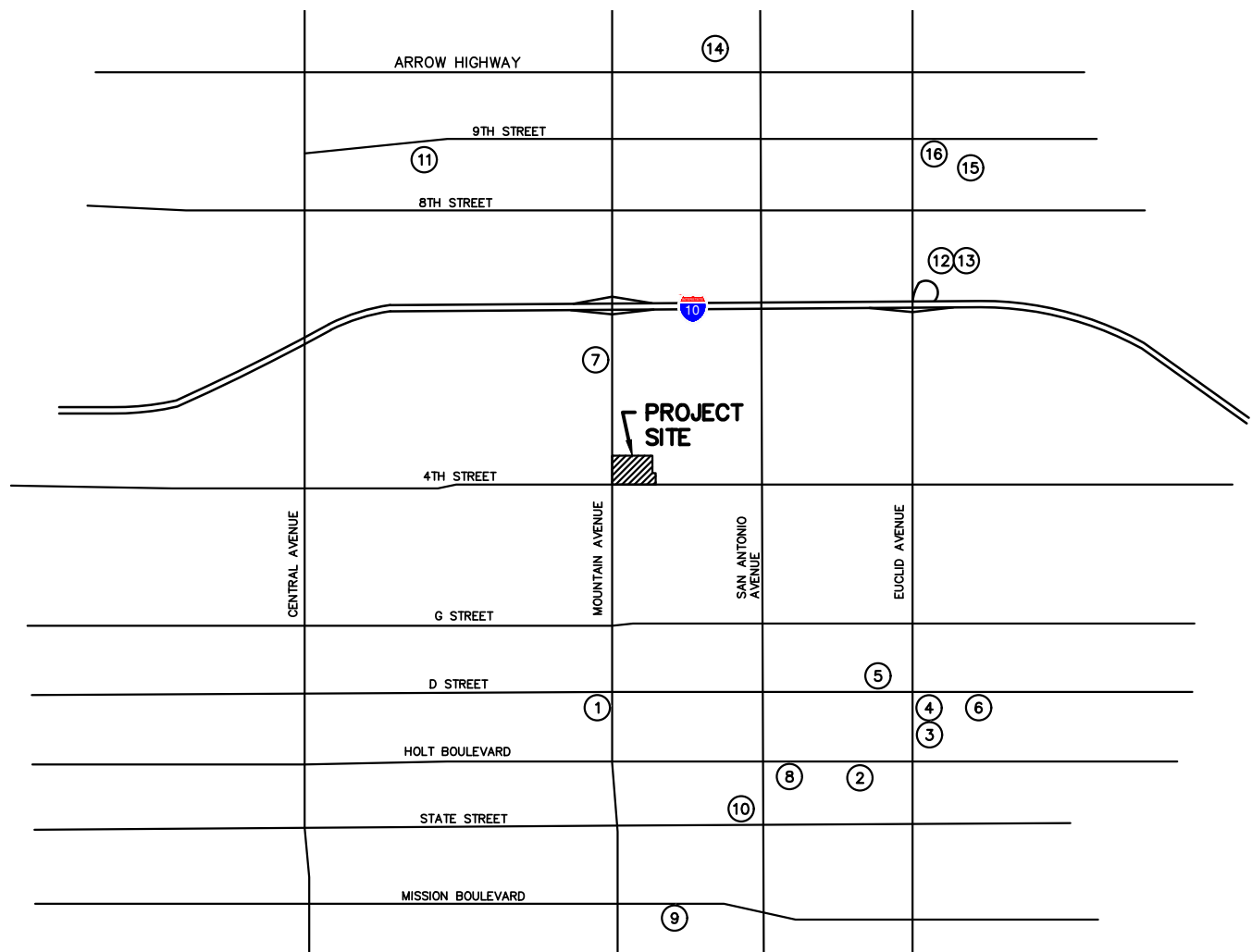
Review of this table indicates that all study intersections would continue to operate an acceptable LOS.

**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
<b>City of Ontario</b>												
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
<b>City of Upland</b>												
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
<b>Total Project Trips</b>						<b>6,689</b>	<b>279</b>	<b>327</b>	<b>606</b>	<b>308</b>	<b>301</b>	<b>609</b>
DU = Dwelling Unit, KSF = 1,000 square feet												



NOT TO SCALE



**FIGURE 6**  
**LOCATION OF CUMULATIVE PROJECTS**

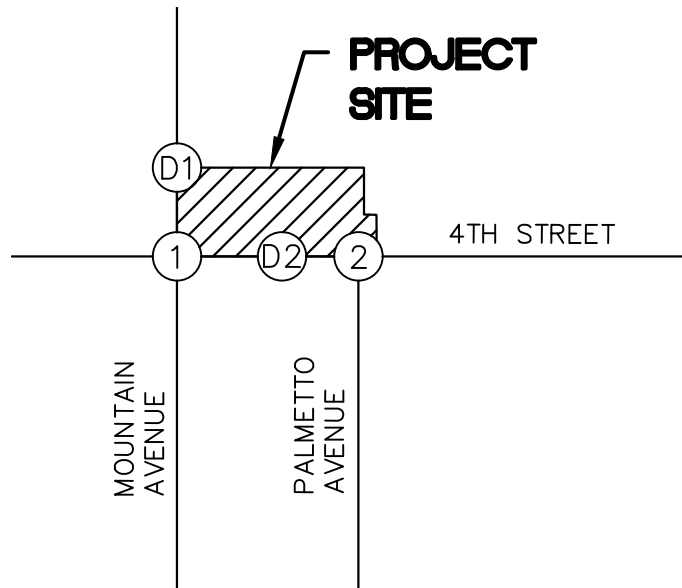
**LEGEND:**

(X) = Cumulative Project





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																																																								
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**FIGURE 7**  
**CUMULATIVE PROJECTS**  
**TRAFFIC VOLUMES**

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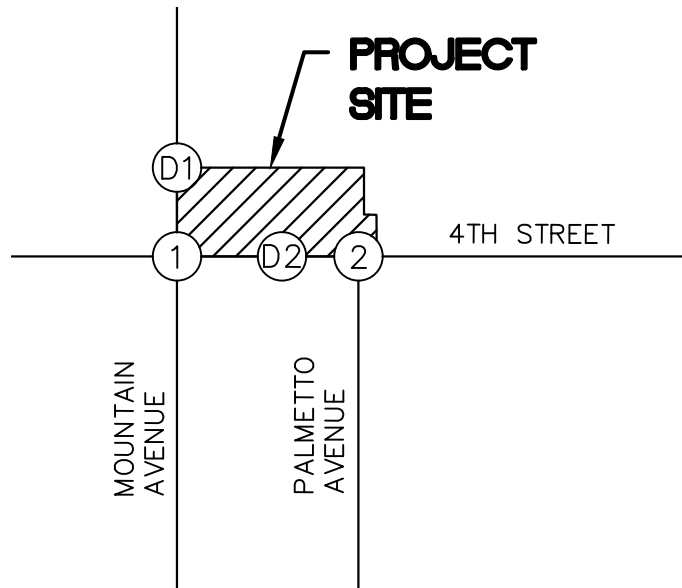
⊗ = Study Intersection

XX/YY = AM/PM Peak Hour Turning Movement Volumes





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
<p>89/81 797/965 154/248 126/164 130/185 28/53 101/99 118/227 53/51 59/75 907/966 26/52</p>	<p>313/401 6/7 255/503 18/27 24/17 11/11</p>	<p>1040/1295 1133/1219</p>	<p>337/418 272/530</p>

**FIGURE 8**  
**OPENING YEAR 2025 CUMULATIVE**  
**TRAFFIC VOLUMES**

**LEGEND:**

- ⊗ = Study Intersection
- XX/YY = AM/PM Peak Hour Turning Movement Volumes



**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 <sup>1</sup>						
			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
<b>Trip Generation Estimates</b>									
Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Existing Use</b>									
Strip Retail Plaza (<40k)	17.1	KSF	931	24	16	40	56	56	112
Pass-by Trips (40% PM) <sup>2</sup>	-	40%	-44	-	-	-	-22	-22	-44
United States Post Office	4.3	KSF	447	19	17	36	25	24	49
<b>Total Existing Trips</b>			1,334	43	33	76	59	58	117
<b>Proposed Use</b>									
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) <sup>2</sup>	-	40%	-10	-	-	-	-5	-5	-10
<b>Total Proposed Project Trips</b>			2,603	39	113	152	123	75	198
<b>Net Difference (Proposed Minus Existing)</b>			<b>1,269</b>	<b>-4</b>	<b>80</b>	<b>76</b>	<b>64</b>	<b>17</b>	<b>81</b>

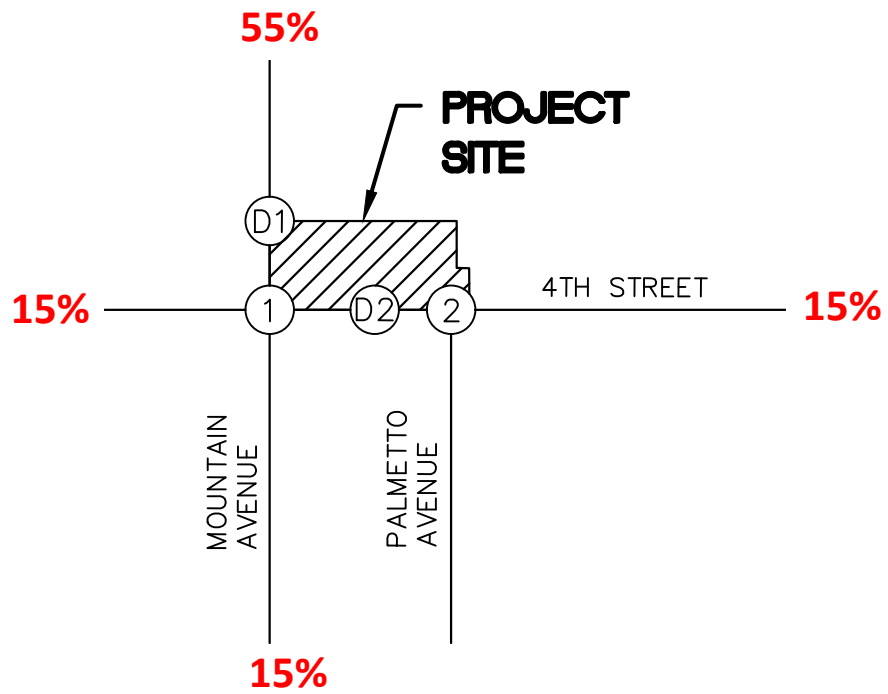
<sup>1</sup> Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition

<sup>2</sup> 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



**LEGEND:**

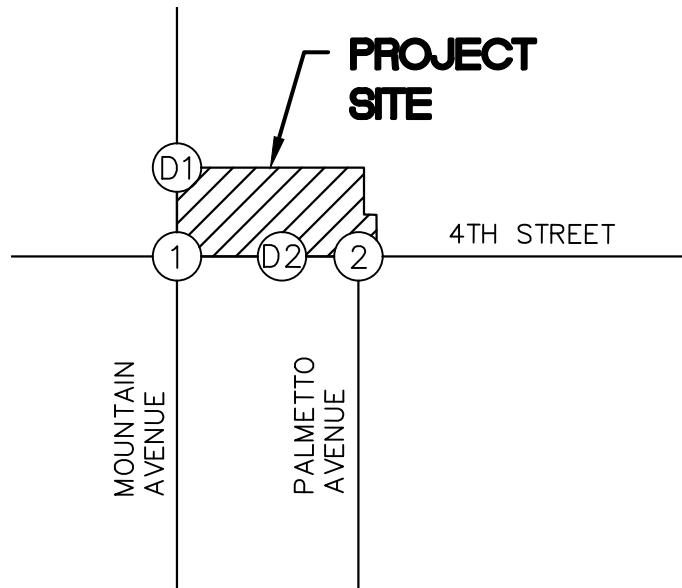
⊗ = Study Intersection

XX% = Project Trip Distribution

FIGURE 9  
PROJECT TRIP DISTRIBUTION



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																		
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**LEGEND:**

⊗ = Study Intersection

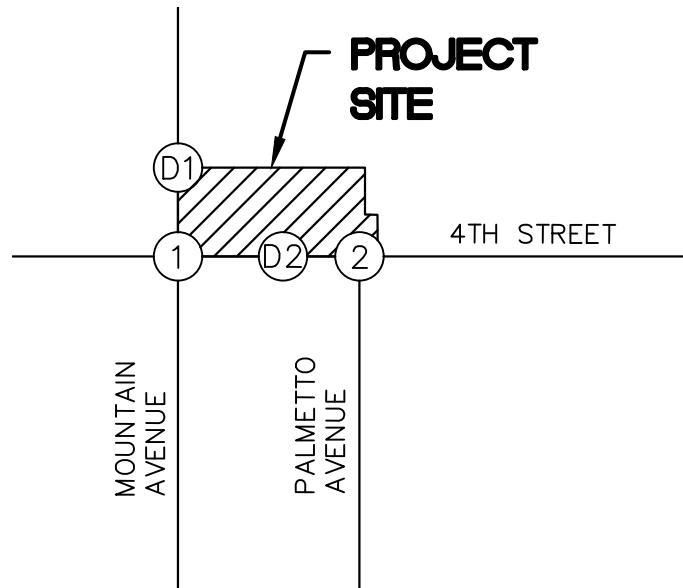
XX/YY = AM/PM Peak Hour Turning Movement Volumes

**FIGURE 10  
PROJECT-RELATED TRAFFIC VOLUMES**





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
<p>← 89/81</p> <p>← 797/965</p> <p>← 154/248</p> <p>→ 126/164</p> <p>→ 142/188</p> <p>→ 40/56</p> <hr/> <p>101/99 →</p> <p>118/237 →</p> <p>53/51 →</p> <p>59/75 →</p> <p>907/956 →</p> <p>26/62 →</p>	<p>← 313/411</p> <p>← 6/7</p> <hr/> <p>267/506 →</p> <p>18/27 →</p> <p>24/17 →</p> <p>11/11 →</p>	<p>← 1040/1295</p> <p>← 0/35</p> <p>← 44/8</p> <hr/> <p>1133/1219 →</p>	<p>← 24/6</p> <p>← 12/3</p> <p>← 0/10</p> <p>← 337/418</p> <hr/> <p>0/20 →</p> <p>272/530 →</p>

**FIGURE 11**  
**OPENING YEAR 2025 CUMULATIVE**  
**PLUS PROJECT TRAFFIC VOLUMES**

**LEGEND:**

⊗ = Study Intersection

XX/YY = AM/PM Peak Hour Turning Movement Volumes



**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 from 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 <sup>1</sup>	Minor Approach <sup>2</sup>	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	<b>316</b>	29	29	<b>Yes</b>	No	No
8:00 AM - 9:00 AM	177	265	<b>442</b>	41	41	<b>Yes</b>	No	No
9:00 AM - 10:00 AM	229	268	<b>497</b>	24	24	<b>Yes</b>	No	No
10:00 AM - 11:00 AM	281	300	<b>580</b>	25	25	<b>Yes</b>	No	No
11:00 AM - 12:00 PM	320	309	<b>629</b>	33	33	<b>Yes</b>	No	No
12:00 PM - 1:00 PM	339	340	<b>679</b>	25	25	<b>Yes</b>	No	No
1:00 PM - 2:00 PM	418	345	<b>763</b>	37	37	<b>Yes</b>	No	No
2:00 PM - 3:00 PM	396	279	<b>676</b>	28	28	<b>Yes</b>	No	No
3:00 PM - 4:00 PM	408	357	<b>765</b>	29	29	<b>Yes</b>	No	No
4:00 PM - 5:00 PM	511	366	<b>876</b>	30	30	<b>Yes</b>	No	No
5:00 PM - 6:00 PM	545	391	<b>936</b>	32	32	<b>Yes</b>	No	No
6:00 PM - 7:00 PM	471	324	<b>795</b>	27	27	<b>Yes</b>	No	No
7:00 PM - 8:00 PM	441	281	<b>721</b>	33	33	<b>Yes</b>	No	No
8:00 PM - 9:00 PM	348	216	<b>564</b>	25	25	<b>Yes</b>	No	No
9:00 PM - 10:00 PM	262	136	<b>398</b>	14	14	<b>Yes</b>	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.  
<sup>1</sup>The total major approach volume is at least 300 vehicles per hour.  
<sup>2</sup>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 95<sup>th</sup> 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 95<sup>th</sup> 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 <sup>1</sup>	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
	<b><i>TOTAL Parking Required</i></b>			655
	<b><i>TOTAL Parking Provided</i></b>			657
	<b><i>Parking Surplus</i></b>			2

<sup>1</sup> 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](mailto:JMCarrera@ontarioca.gov)>  
**Sent:** Wednesday, May 10, 2023 11:43 AM  
**To:** FyneNsofor, John <[John.FyneNsofor@kimley-horn.com](mailto:John.FyneNsofor@kimley-horn.com)>  
**Cc:** Thomas Grahn <[TGrahn@ontarioca.gov](mailto:TGrahn@ontarioca.gov)>; Burnett, Candyce <[Candyce.Burnett@kimley-horn.com](mailto:Candyce.Burnett@kimley-horn.com)>; Jonny Schneider ([jonny@wpipm.com](mailto:jonny@wpipm.com)) <[jonny@wpipm.com](mailto:jonny@wpipm.com)>; Jay Bautista <[JBautista@ontarioca.gov](mailto:JBautista@ontarioca.gov)>; Diego Tapia <[DTapia@ontarioca.gov](mailto:DTapia@ontarioca.gov)>; Nathan Kuan <[NKuan@ontarioca.gov](mailto: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](mailto:John.FyneNsofor@kimley-horn.com)>  
**Sent:** Friday, May 5, 2023 2:07 PM  
**To:** Thomas Grahn <[TGrahn@ontarioca.gov](mailto:TGrahn@ontarioca.gov)>  
**Cc:** Burnett, Candyce <[Candyce.Burnett@kimley-horn.com](mailto:Candyce.Burnett@kimley-horn.com)>; Jonny Schneider ([jonny@wpipm.com](mailto:jonny@wpipm.com)) <[jonny@wpipm.com](mailto:jonny@wpipm.com)>; Jaime Maciel-Carrera <[JMCarrera@ontarioca.gov](mailto: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.

## 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

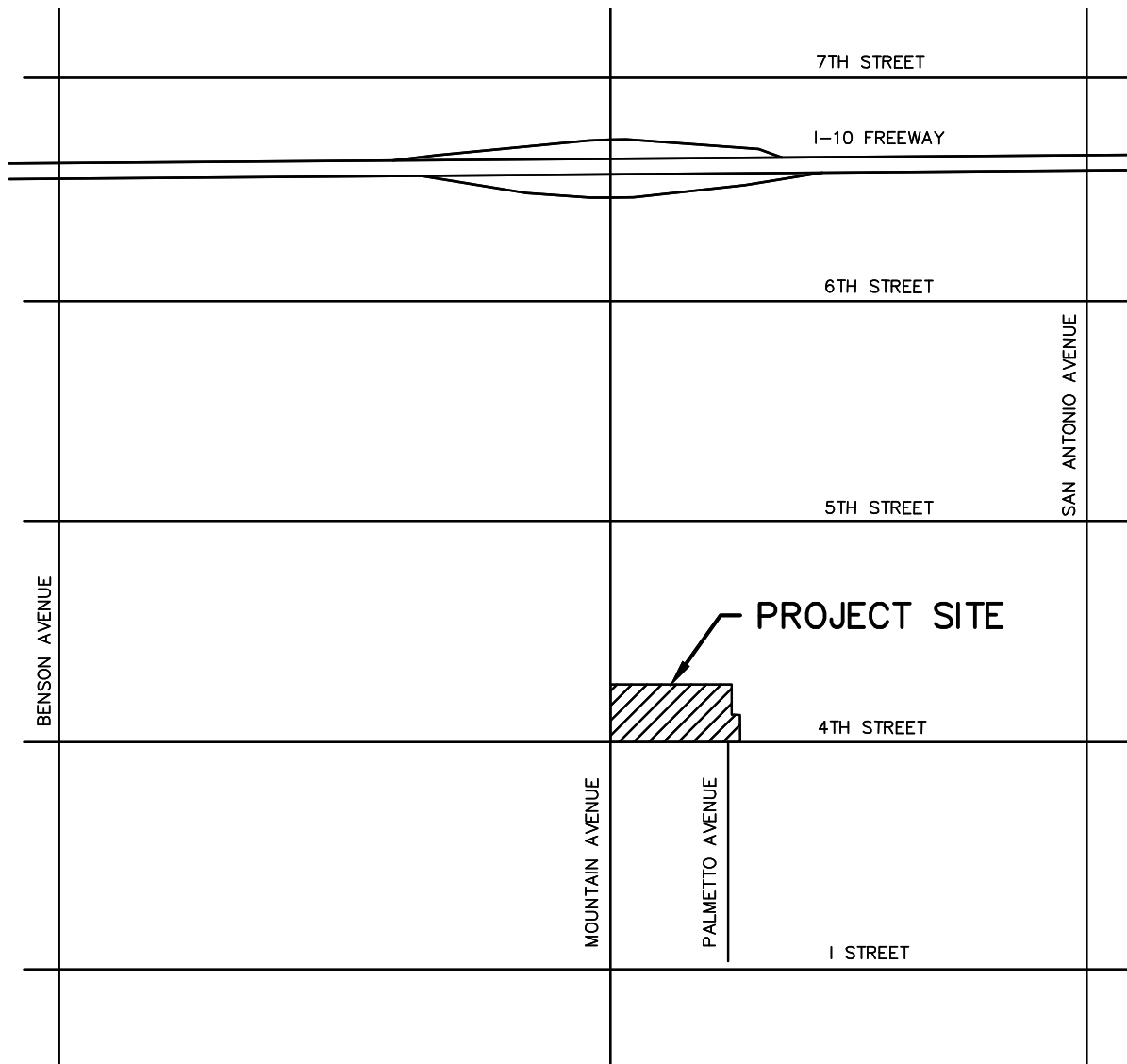
The project site is located on the northeast corner of the intersection of Mountain Avenue and 4th Street. The project site currently consists of a United States Post Office building and a commercial building with various retail uses. The applicant proposes to demolish the existing uses and construct 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

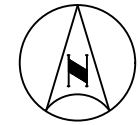
### Project Trip Generation

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



PROJECT DRIVEWAY

FIGURE 2  
PROJECT SITE PLAN



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

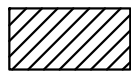
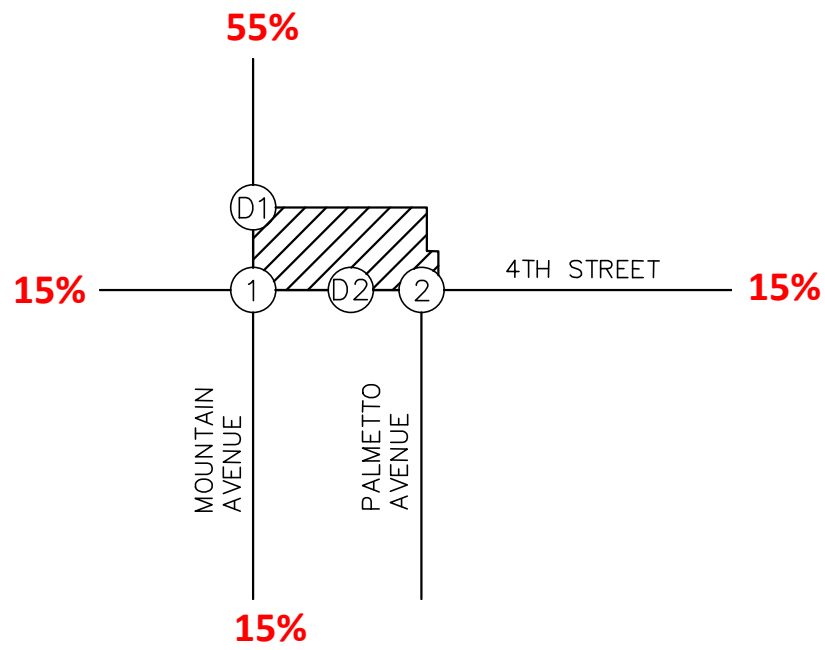
**TABLE 1  
SUMMARY OF PROJECT TRIP GENERATION  
WATERMARKE ONTARIO PROJECT**

Land Use	ITE Code	Unit	Trip Generation Rates <sup>1</sup>						
			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
<b>Trip Generation Estimates</b>									
Land Use	Quantity	Unit	Trip Generation Estimates						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Existing Use</b>									
Strip Retail Plaza (<40k)	17.1	KSF	931	24	16	40	56	56	112
Pass-by Trips (40% PM) <sup>2</sup>	-	40%	-44	-	-	-	-22	-22	-44
United States Post Office	4.3	KSF	447	19	17	36	25	24	49
<b>Total Existing Trips</b>			1,334	43	33	76	59	58	117
<b>Proposed Use</b>									
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) <sup>2</sup>	-	40%	-10	-	-	-	-5	-5	-10
<b>Total Proposed Project Trips</b>			2,603	39	113	152	123	75	198
<b>Net Difference (Proposed Minus Existing)</b>			<b>1,269</b>	<b>-4</b>	<b>80</b>	<b>76</b>	<b>64</b>	<b>17</b>	<b>81</b>

<sup>1</sup> Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition

<sup>2</sup> 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.



- 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**



## **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

**SBCTA VMT Screening Tool** Powered by Fehr & Peers User's Guide

Find address or place

**Complete #1 - 4, Then Click 'Run'**

Input Output

#1. Zoom in on the map to your project location so parcels appear on map. Next, select 'Parcels' from the drop-down. Then click the black square next to the drop-down so you can select the parcel(s) for your project by drawing a simple rectangle over the parcel(s) you need.\*

Parcels

#2. Select the VMT Metric. Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.\*

OD VMT Per Service Population

#3. Select the Baseline Year. The years available for analysis are from 2016 to 2040.\*

2023

#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.\*

Below County Baseline (-15%)

[Help](#)

0 100 200ft

County of Los Angeles, County of Riverside, San Bernardino County, Bureau of Land

**Project Area VMT (2 of 2)**

Assessor Parcel Number (APN)	100852202
Traffic Analysis Zone (TAZ)	53639102
TAZ VMT	28.2
Jurisdiction VMT	33.4
% Difference	-15.76%
VMT Metric	OD VMT Per Service Population
Threshold	28.4

[Zoom to](#)

**APPENDIX B**

**TRAFFIC COUNT DATA SHEETS**

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

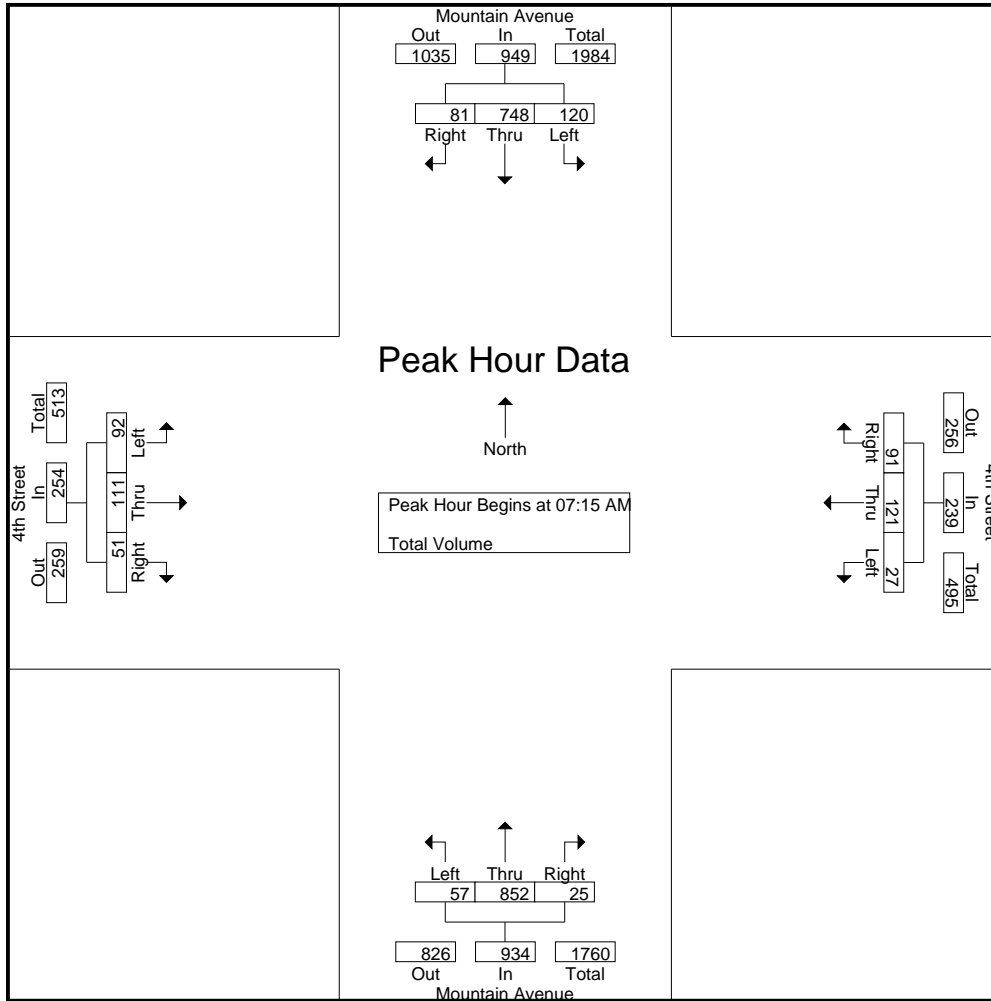
Groups Printed- Total Volume

Start Time	Mountain Avenue Southbound				4th Street Westbound				Mountain Avenue Northbound				4th Street Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. 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	

Start Time	Mountain Avenue Southbound				4th Street Westbound				Mountain Avenue Northbound				4th Street Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. 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	<b>25</b>	21	11	57	532
07:30 AM	32	193	<b>27</b>	252	6	<b>37</b>	22	65	16	224	4	244	25	<b>37</b>	11	73	634
07:45 AM	32	<b>210</b>	23	<b>265</b>	<b>10</b>	28	<b>30</b>	<b>68</b>	<b>21</b>	<b>243</b>	7	<b>271</b>	21	35	<b>23</b>	<b>79</b>	<b>683</b>
08:00 AM	<b>38</b>	172	14	224	6	30	22	58	8	184	<b>8</b>	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

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	<b>25</b>	21	11	57
+15 mins.	32	193	<b>27</b>	252	5	26	17	48	16	224	4	244	25	<b>37</b>	11	73
+30 mins.	32	<b>210</b>	23	<b>265</b>	6	<b>37</b>	22	65	<b>21</b>	<b>243</b>	7	<b>271</b>	21	35	<b>23</b>	<b>79</b>
+45 mins.	<b>38</b>	172	14	224	<b>10</b>	28	<b>30</b>	<b>68</b>	8	184	<b>8</b>	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

City of Ontario  
 N/S: Mountain Avenue  
 E/W: 4th Street  
 Weather: Clear

File Name : 01\_ONT\_Mtn\_4th PM  
 Site Code : 10823489  
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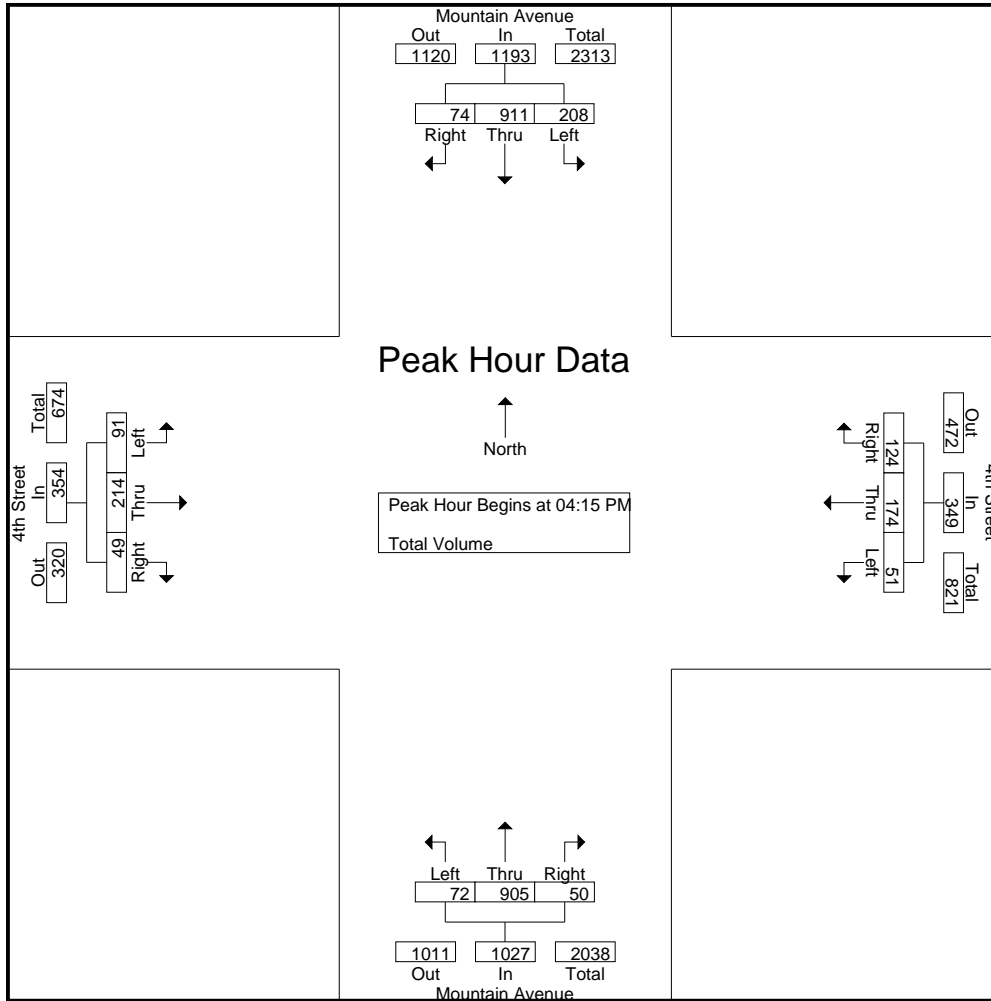
Groups Printed- Total Volume

Start Time	Mountain Avenue Southbound				4th Street Westbound				Mountain Avenue Northbound				4th Street Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. 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	

Start Time	Mountain Avenue Southbound				4th Street Westbound				Mountain Avenue Northbound				4th Street Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. 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	<b>24</b>	310	11	47	<b>34</b>	92	<b>23</b>	<b>232</b>	15	<b>270</b>	<b>27</b>	54	11	92	764
04:30 PM	50	205	13	268	<b>14</b>	42	26	82	17	219	8	244	24	<b>59</b>	<b>16</b>	<b>99</b>	693
04:45 PM	53	216	17	286	12	36	32	80	16	224	<b>16</b>	256	17	42	11	70	692
05:00 PM	<b>58</b>	<b>251</b>	20	<b>329</b>	14	<b>49</b>	32	<b>95</b>	16	230	11	257	23	59	11	93	<b>774</b>
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

City of Ontario  
 N/S: Mountain Avenue  
 E/W: 4th Street  
 Weather: Clear

File Name : 01\_ONT\_Mtn\_4th PM  
 Site Code : 10823489  
 Start Date : 5/18/2023  
 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:

	04:45 PM				05:00 PM				04:00 PM				05:00 PM			
+0 mins.	53	216	17	286	14	<b>49</b>	32	<b>95</b>	<b>26</b>	<b>233</b>	11	<b>270</b>	23	59	11	93
+15 mins.	<b>58</b>	<b>251</b>	20	<b>329</b>	14	46	<b>35</b>	95	23	232	15	270	20	57	<b>14</b>	91
+30 mins.	57	236	<b>24</b>	317	13	37	31	81	17	219	8	244	24	<b>64</b>	7	95
+45 mins.	49	206	23	278	<b>15</b>	42	30	87	16	224	<b>16</b>	256	<b>28</b>	56	12	<b>96</b>
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



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

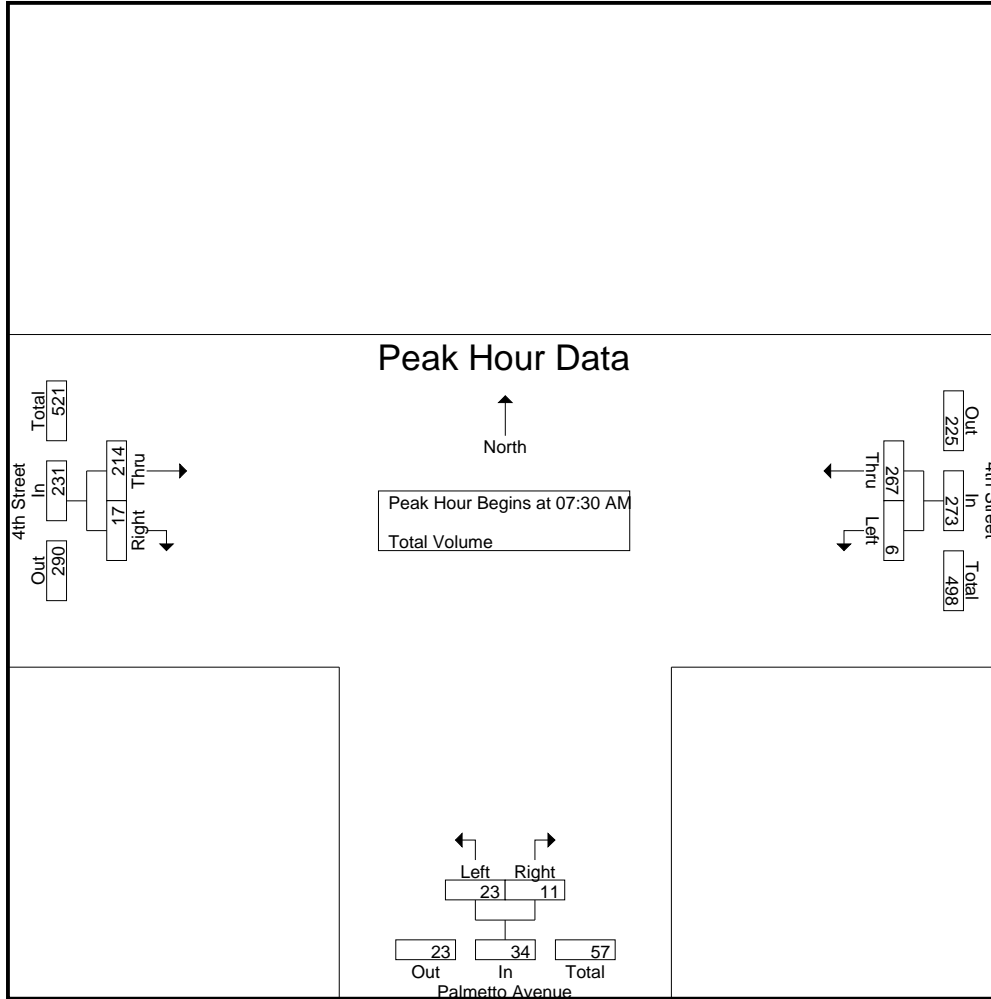
Groups Printed- Total Volume

Start Time	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. 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	

Start Time	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. 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

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 : 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			07:30 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

City of Ontario  
 N/S: Palmetto Avenue  
 E/W: 4th Street  
 Weather: Clear

File Name : 02\_ONT\_Pal\_4th PM  
 Site Code : 10823489  
 Start Date : 5/18/2023  
 Page No : 1

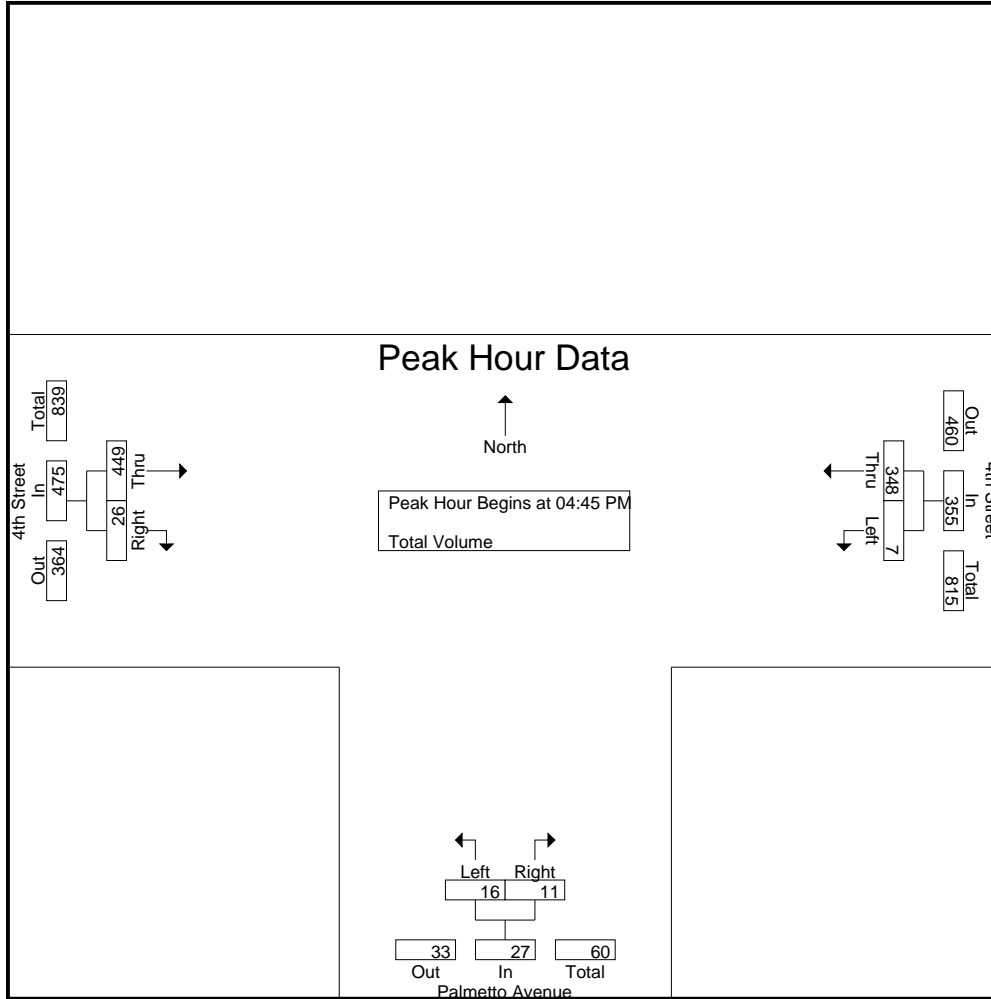
Groups Printed- Total Volume

Start Time	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. 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	

Start Time	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. 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	<b>5</b>	<b>9</b>	103	7	110	210
05:00 PM	<b>4</b>	91	<b>95</b>	3	3	6	118	4	122	<b>223</b>
05:15 PM	2	<b>92</b>	94	<b>5</b>	1	6	106	<b>9</b>	115	215
05:30 PM	1	74	75	4	2	6	<b>122</b>	6	<b>128</b>	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

City of Ontario  
 N/S: Palmetto Avenue  
 E/W: 4th Street  
 Weather: Clear

File Name : 02\_ONT\_Pal\_4th PM  
 Site Code : 10823489  
 Start Date : 5/18/2023  
 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:

	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**

## Watermarke Ontario Project

Vistro File: K:\...\Watermarke Ontario\_AM.vistro

Scenario 1 EX AM

Report File: K:\...\1. EX AM.pdf

6/2/2023

**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
l, 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 [ft <sup>2</sup> /ped]	0.00			0.00			0.00			0.00		
M_CW, Crosswalk Circulation Area [ft <sup>2</sup> /ped]	0.00			0.00			0.00			0.00		
d_p, Pedestrian Delay [s]	36.45			36.45			36.45			36.45		
I_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		
I_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					

## Watermarke Ontario Project

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Scenario 1 EX PM

Report File: K:\...\1. EX PM.pdf

6/2/2023

**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
l, 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 [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
I_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
I_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**

## Watermarke Ontario Project

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Scenario 2 OY CUM AM

Report File: K:\...\2. OY CUM AM.pdf

6/30/2023

**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
l, 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 [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
I_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
I_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					

## Watermarke Ontario Project

Vistro File: K:\...\Watermarke Ontario\_PM.vistro

Scenario 2 OY CUM PM

Report File: K:\...\2. OY CUM PM.pdf

6/30/2023

**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
l, 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 [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
I_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
I_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**



## Watermarke Ontario Project

Vistro File: K:\...\Watermarke Ontario\_AM.vistro

Scenario 3 OY CUM WP AM

Report File: K:\...\3. OY CUM WP AM.pdf

6/30/2023

**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
l, 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**

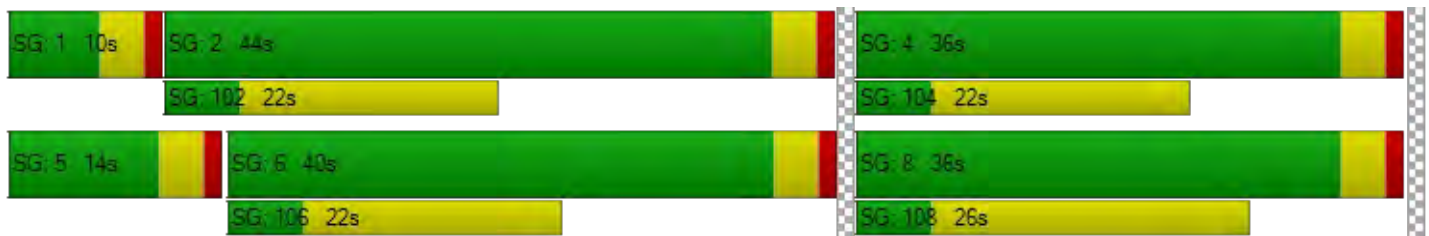
d_M, Delay for Movement [s/veh]	6.41	12.86	8.65	9.53	12.48	12.51	39.48	27.72	27.81	32.73	28.89	29.20
Movement LOS	A	B	A	A	B	B	D	C	C	C	C	C
d_A, Approach Delay [s/veh]	12.36			12.04			32.10			29.51		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	16.32											
Intersection LOS	B											
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 [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
I_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
I_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											

## Watermarke Ontario Project

Vistro File: K:\...\Watermarke Ontario\_PM.vistro

Scenario 3 OY CUM WP PM

Report File: K:\...\3. OY CUM WP PM.pdf

6/30/2023

**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
l, 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**

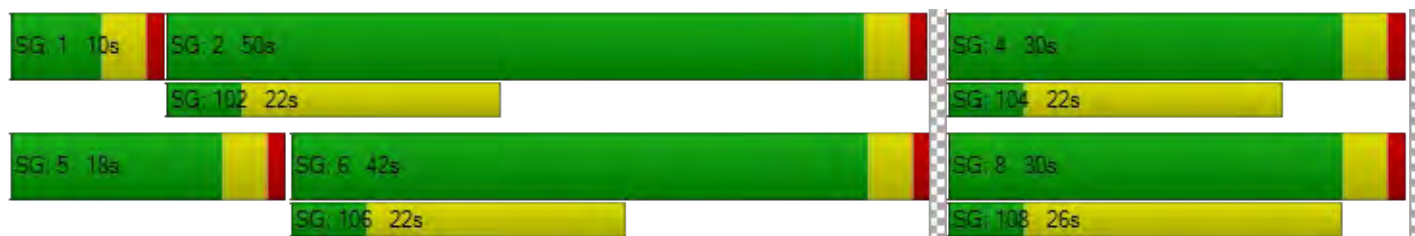
d_M, Delay for Movement [s/veh]	7.21	14.57	10.26	12.72	13.65	13.70	40.08	28.31	28.37	34.80	29.17	29.50
Movement LOS	A	B	B	B	B	B	D	C	C	C	C	C
d_A, Approach Delay [s/veh]	13.82			13.47			31.34			30.07		
Approach LOS	B			B			C			C		
d_I, Intersection Delay [s/veh]	17.89											
Intersection LOS	B											
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 [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
M_CW, Crosswalk Circulation Area [ft <sup>2</sup> /ped]	0.00	0.00	0.00	0.00
d_p, Pedestrian Delay [s]	36.45	36.45	36.45	36.45
I_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
I_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	+			+			TTL			TTL		
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	4	0	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.

City of Ontario  
 Palmetto Avenue  
 S/ 4th Street  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92878  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

ONT003  
 Site Code: 108-23670

Start Time	7/11/23 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	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
<b>Total</b>		163	226	163	226	106	292	106	292	269	518
<b>Combined Total</b>		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.

City of Ontario  
 4th Street  
 E/ Palmetto Avenue  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92878  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

ONT002  
 Site Code: 108-23670

Start Time	7/11/23 Tue	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	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	<b>114</b>	24	378	14	73	44	288	68	666
05:00		10	<b>110</b>			6	<b>68</b>				
05:15		6	<b>101</b>			16	<b>67</b>				
05:30		6	<b>103</b>			19	<b>87</b>				
05:45		3	101	25	415	18	<b>86</b>	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	<b>56</b>	21	211	107	370	298
10:00		60	49			<b>73</b>	22				
10:15		43	33			<b>51</b>	18				
10:30		54	32			<b>64</b>	13				
10:45		62	31	219	145	48	14	236	67	455	212
11:00		<b>54</b>	26			54	4				
11:15		<b>58</b>	22			59	16				
11:30		<b>56</b>	19			73	8				
11:45		<b>68</b>	14	236	81	57	8	243	36	479	117
<b>Total</b>		1026	3313	1026	3313	1315	2493	1315	2493	2341	5806
<b>Combined Total</b>		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.

City of Ontario  
 4th Street  
 W/ Palmetto Avenue  
 24 Hour Directional Volume Count

PO Box 1178  
 Corona, CA 92878  
 Phone: (951) 268-6268  
 email: counts@countsunlimited.com

ONT001  
 Site Code: 108-23670

Start Time	7/11/23 Tue	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	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
<b>Total</b>		<b>1091</b>	<b>3497</b>	<b>1091</b>	<b>3497</b>	<b>1436</b>	<b>2608</b>	<b>1436</b>	<b>2608</b>	<b>2527</b>	<b>6105</b>
<b>Combined Total</b>		<b>4588</b>		<b>4588</b>		<b>4044</b>		<b>4044</b>		<b>8632</b>	
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								

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

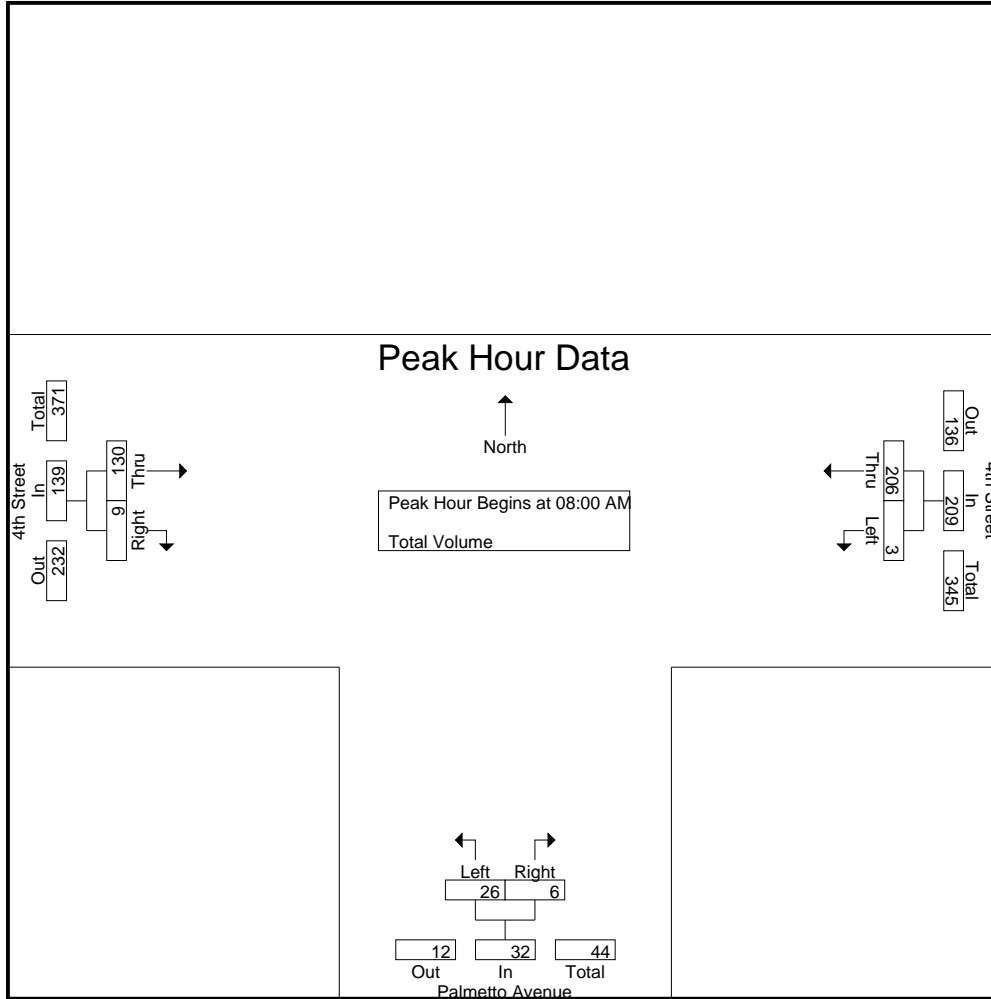
Groups Printed- Total Volume

Start Time	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. 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	

Start Time	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. 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

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

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

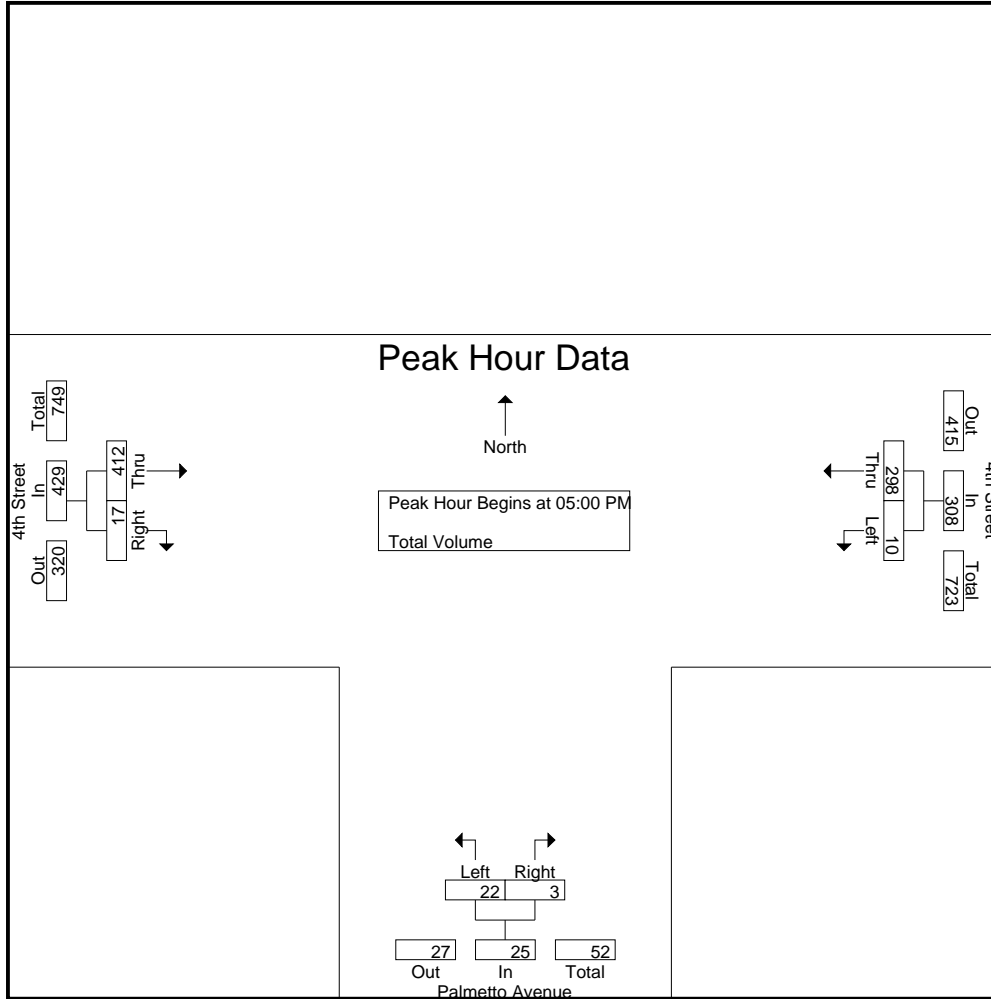
Groups Printed- Total Volume

Start Time	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. 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	

Start Time	4th Street Westbound			Palmetto Avenue Northbound			4th Street Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. 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	<b>110</b>	4	<b>114</b>	187
05:15 PM	<b>3</b>	64	67	5	<b>2</b>	7	99	2	101	175
05:30 PM	3	<b>84</b>	<b>87</b>	<b>7</b>	1	<b>8</b>	102	5	107	<b>202</b>
05:45 PM	3	83	86	5	0	5	101	<b>6</b>	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

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 : 2

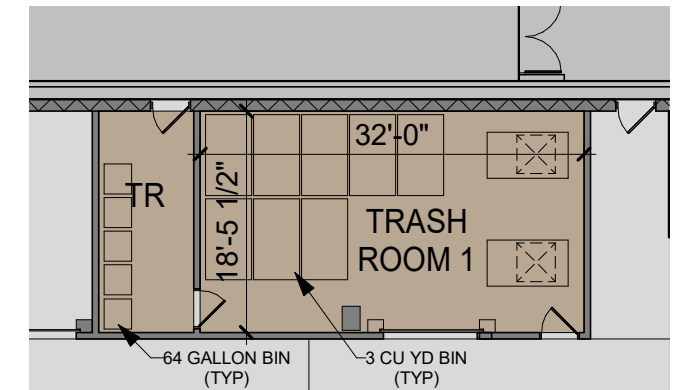
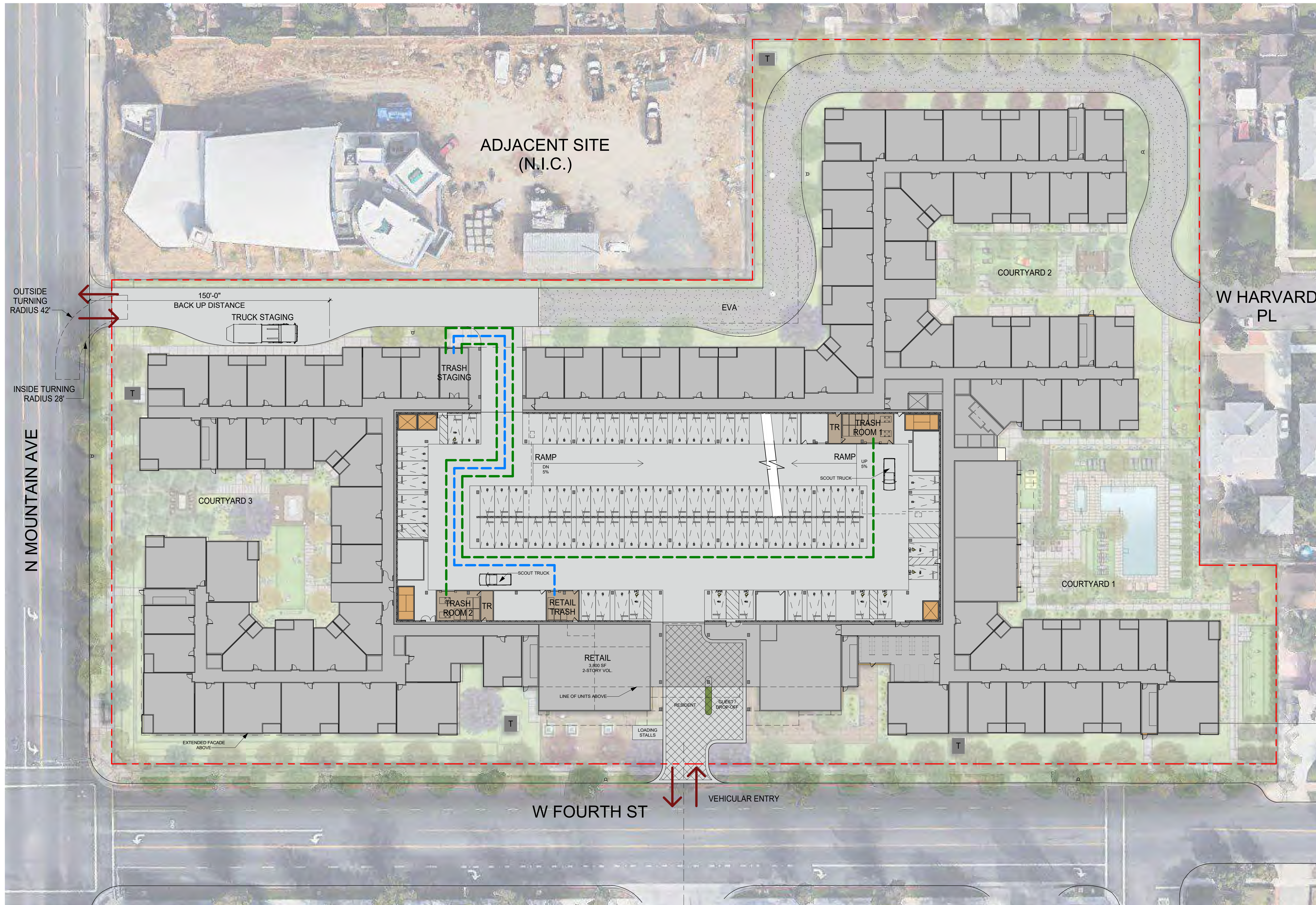


Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1  
 Peak Hour for Each Approach Begins at:

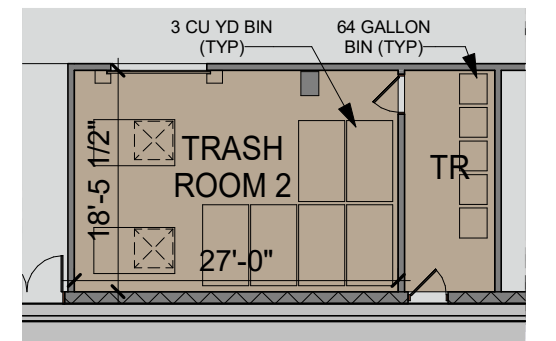
	05:00 PM			05:00 PM			04:30 PM		
+0 mins.	1	67	68	5	0	5	97	<b>10</b>	107
+15 mins.	<b>3</b>	64	67	5	<b>2</b>	7	<b>112</b>	8	<b>120</b>
+30 mins.	3	<b>84</b>	<b>87</b>	<b>7</b>	1	<b>8</b>	110	4	114
+45 mins.	3	83	86	5	0	5	99	2	101
Total Volume	10	298	308	22	3	25	418	24	442
% App. Total	3.2	96.8		88	12		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.
- E. Enclosures shall allow for storage of recycling bins or cans in addition to refuse bins.
- F. 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.
- G. Pedestrian access shall be independent of service provider doors.
- H. Enclosures must be designed so that bin lids face the pedestrian access location.
- I. 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.
- J. Enclosures shall be located so that refuse vehicles can pull to within 5 feet of gates.
- K. Enclosures located closer than 5 feet to an adjacent structure shall be protected by automatic fire sprinklers approved by the Ontario Fire Department.
- L. 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.
- 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



December 18, 2023

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303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**DECISION NO.:** [insert #]

**FILE NO.:** PDEV22-042

**DESCRIPTION:** A public hearing to consider 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; (APNs: 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03) **submitted by JAT Land Development, LLC. Planning Commission action is required.**

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### ***PART 1: BACKGROUND & ANALYSIS***

JAT LAND DEVELOPMENT, LLC, (herein after referred to as "Applicant") has filed a request to consider the use of an Addendum to The Ontario Plan 2050 ("TOP 2050") Supplemental Environmental Impact Report ("Certified SEIR") for the approval of a Development Plan, File No. PDEV22-042, as described in the subject of this Decision (herein after referred to as "Application" or "Project"). The Project has been submitted in conjunction with the Watermark Ontario Planned Unit Development ("PUD", File No. PUD22-006) to establish the development standards and design guidelines for an overall 5.81-acre Project site (subject to recommendation by the Planning Commission to the City Council).

The Development Advisory Board is only tasked with making a recommendation to the Planning Commission for the Addendum and the Development Plan application. A courtesy summary of the PUD has been included for reference to assist the Development Advisory Board in their review of and recommendation to the Planning Commission of the Development Plan and Addendum, as described in this report.

**PROJECT SETTING:** The Project site is comprised of 5.81 acres of land located at the northeast corner of Mountain Avenue and Fourth Street and is depicted in Figure 1: Project Location, below. Existing land uses, Policy Plan (general plan) and zoning designations, and specific plan land uses on and surrounding the Project site are as follows:

	<i>Existing Land Use</i>	<i>Policy Plan Land Use Designation</i>	<i>Zoning Designation</i>
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)
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)
South	Commercial	Neighborhood Commercial, 0.4 FAR (NC)	Neighborhood Commercial (CN)
East	Single Family Residential	Low-Density Residential, 2.1-5.0 du/ac (LDR)	Low-Density Residential (LDR-5)
West	Commercial	Neighborhood Commercial, 0.4 FAR (NC)	Neighborhood Commercial (CN)

**PROJECT ANALYSIS:**

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 discussed within the Environmental Review section of the related agenda report (see Attachment A to the Development Advisory Board Decision package for the Addendum).



**Figure 1: Project Location**

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.

(1) 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 foot commercial floor area (including a 13,570 square foot Walgreens, with 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.

(2) 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. 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. (See 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 (See Attachment A – Pages A-23 and A-24) as provided in the following unit summary:

*Unit Summary*

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	
<b>Subtotal</b>		<b>576</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>50</b>	<b>14%</b>
1-Bedroom:	A1	696	35	32	35	36	138	
	A2	707	14	16	16	16	62	
	A3	891	2	0	0	0	2	
<b>Subtotal</b>		<b>701 avg</b>	<b>51</b>	<b>48</b>	<b>51</b>	<b>52</b>	<b>202</b>	<b>57%</b>
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	
<b>Subtotal</b>		<b>1,106 avg</b>	<b>19</b>	<b>24</b>	<b>32</b>	<b>30</b>	<b>105</b>	<b>29%</b>
<b>TOTAL</b>		<b>803</b>	<b>82</b>	<b>84</b>	<b>96</b>	<b>95</b>	<b>357</b>	<b>100%</b>

(3) 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 attached to 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 24-foot wide driveway leading to the parking structure – this drive aisle continues east and transitions into an Emergency Vehicle Access (EVA) lane that aligns with Harvard Place to the east. A security gate with Knox Box for Fire Access only separates Harvard Place and the EVA at the easterly project boundary. 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 to continue on 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.

(4) 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
<b>TOTAL</b>				<b>571</b>	<b>659</b>

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.

(5) 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, 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 a pop of 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 commercial floor area fronts onto Fourth Street, roughly at the center of the street frontage, on the west side of the Project driveway and features a ground-floor retail storefront. The 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.

(6) Common Open Space, Amenities, and Landscaping – Common open space as well as indoor and outdoor recreation amenities are provided. Amenities include a pool, dog park, landscaped paseos, courtyards, club, fitness room, roof deck, and leasing lounge. The Project would include the following common open space areas: three courtyards, one pocket park, intimate seating areas, and a roof top deck. The West Courtyard provides a communal outdoor dining space for residents and includes a built-in barbecue grill structure and a large communal dining table. The Pool Courtyard provides a private pool area, the Hangout Courtyard provides a recreational setting, the Pocket Park provides a small open space area, and the Fourth Level roof top deck includes a lounge and dining area.

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.

(7) Signage — All Project signage is required to comply with the sign regulations provided in Ontario Development Code Division 8.1 and 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.

(8) 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.

(9) Related Files — The Project was filed in conjunction with a related Planned Unit Development (File No. PUD22-006) application. While the Ontario Development Code only requires the Development Advisory Board to make recommendation to the Planning Commission on the subject Development Plan application, a courtesy overview of the PUD applications is provided. The MU-NH 8b zoning district requires the preparation and approval of a PUD (File No. PUD22-006) to establish development standards and design guidelines for the site. The proposed Watermarke Ontario PUD identifies certain components to ensure the Project's consistency with The Ontario Plan, including its Vision, Governance Manual, and Policy Plan (General Plan). The PUD also outlines the land use plan, development regulations, and design criteria for the site. The Project, as described in the sections above, has been designed to be consistent with these standards.

**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 and 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:** Public notification is not required, as the Development Advisory Board is acting in its capacity as an advisory body to the Planning Commission. Public notification is required prior to the Planning Commission hearing on the Project.

**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, aside from the above-mentioned neighborhood meeting, 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 Decision

preparation, recommended conditions of approval were provided and are included with this Decision.

**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 recommending body for the Project, the Development Advisory Board 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 Development Advisory Board, 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-4.2 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.
  - 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:

- Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field;
- 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.

## **PART 2: RECITALS**

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; 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, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (hereinafter referred to as "DAB") the responsibility and authority to review and make recommendation to the Planning Commission on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; 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 "ONT 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, as the first action on the Project, on December 18, 2023, the DAB issued a Decision recommending the Planning Commission approve the Development Plan, File No. PDEV22-042, 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 December 18, 2023, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

### ***PART 3: THE DECISION***

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Development Advisory Board of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the DAB 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 DAB, the DAB 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 EIR 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 Development Advisory Board; 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 DAB, and the specific findings set forth in Section 1, above, the DAB 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 EIR; 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 DAB 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 contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 through 3, above, the DAB hereby concludes as follows:

(1) *The proposed development at the proposed location 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 proposed Project is located within 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 Land Use Map, and the Mixed Use – Neighborhood Hub 8b – Mountain and Fourth (MU-NH 8b) zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, 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 proposed Project, to be located on blighted, under-developed land, will contribute a well-designed mixed-use development to the existing residential and commercial neighborhood, as well as provide landscape, drainage, parking, sidewalks, and other visual and safety improvements; and

(2) *The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.* The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Mixed Use – Neighborhood Hub 8b – Mountain and Fourth (MU-NH 8b) zoning district, including standards relative to the particular land use proposed (residential and commercial mixed-use), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions. The Project will raze the existing blighted commercial site and replace it with residential and mixed-use buildings that will complement the residential and commercial corridor. The Project will be compatible with adjacent developments and will not impact any existing viewsheds; and

(3) *The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the Project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project.* The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Development Code and the Watermarke Ontario 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, the Development Code and the Watermarke Ontario Planned Unit Development. With implementation of the Project's conditions of approval, the Project will improve upon the blighted and under-utilized site with a well-designed residential and commercial mixed-use community, as well as upgraded paving, infrastructure, and landscaping; and

(4) *The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.* The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Development Code and the Watermarke Ontario Planned Unit Development that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as well as those development standards and guidelines specifically related to the particular land use being proposed (residential and commercial mixed-use). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the Development Code and the Watermarke Ontario Planned Unit Development.

SECTION 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Conditions of Approval included as Attachment B of this Decision, 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 records are available for inspection by any interested person, upon request.

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APPROVED AND ADOPTED this 18<sup>th</sup> day of December 2023.

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Development Advisory Board Chairman

## **Attachment A: Development Plan Set**

*(Document to follow this page)*

# WATERMARKE ONTARIO

## DISCRETIONARY PERMIT RESUBMITTAL

AUGUST 15, 2023



# 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.
<b>Studio:</b>								
S1	576	12	12	13	13	50		28,800 SF
<b>Subtotal</b>	<b>576</b>	<b>12</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>50</b>	<b>14%</b>	<b>28,800 SF</b>
<b>1 Bedroom:</b>								
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
<b>Subtotal</b>	<b>701</b>	<b>51</b>	<b>48</b>	<b>51</b>	<b>52</b>	<b>202</b>	<b>57%</b>	<b>141,664 SF</b>
<b>2 Bedrooms:</b>								
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
<b>Subtotal</b>	<b>1,106</b>	<b>19</b>	<b>24</b>	<b>32</b>	<b>30</b>	<b>105</b>	<b>29%</b>	<b>116,098 SF</b>
<b>TOTAL</b>	<b>803</b>	<b>82</b>	<b>84</b>	<b>96</b>	<b>95</b>	<b>357</b>	<b>100%</b>	<b>286,562 SF</b>

\* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

# 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
			<b>357</b>

ACCESSIBLE STALLS REQUIRED (2% OF TOTAL) 11

RETAIL REQUIRED/PROVIDED			
RETAIL	3,800 SF	4 :1000 SF	16
<b>TOTAL</b>			<b>16</b>

**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
			<b>357</b>

ACCESSIBLE STALLS REQUIRED (2% OF TOTAL) 13

RETAIL REQUIRED/PROVIDED			
RETAIL	3,800 SF	4 :1000 SF	16
<b>TOTAL</b>			<b>16</b>

\*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
<b>TOTAL</b>	<b>16</b>	<b>643</b>	<b>659</b>

**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
<b>TOTAL PROVIDED</b>		<b>231</b>

BICYCLE PARKING - RESIDENTIAL REQUIRED/PROVIDED			
	RATIO	# STALLS	Total
BIKE RACK	1 PER 30 STALLS	659	22
<b>TOTAL</b>			<b>22</b>

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
<b>TOTAL</b>			<b>2</b>

# 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

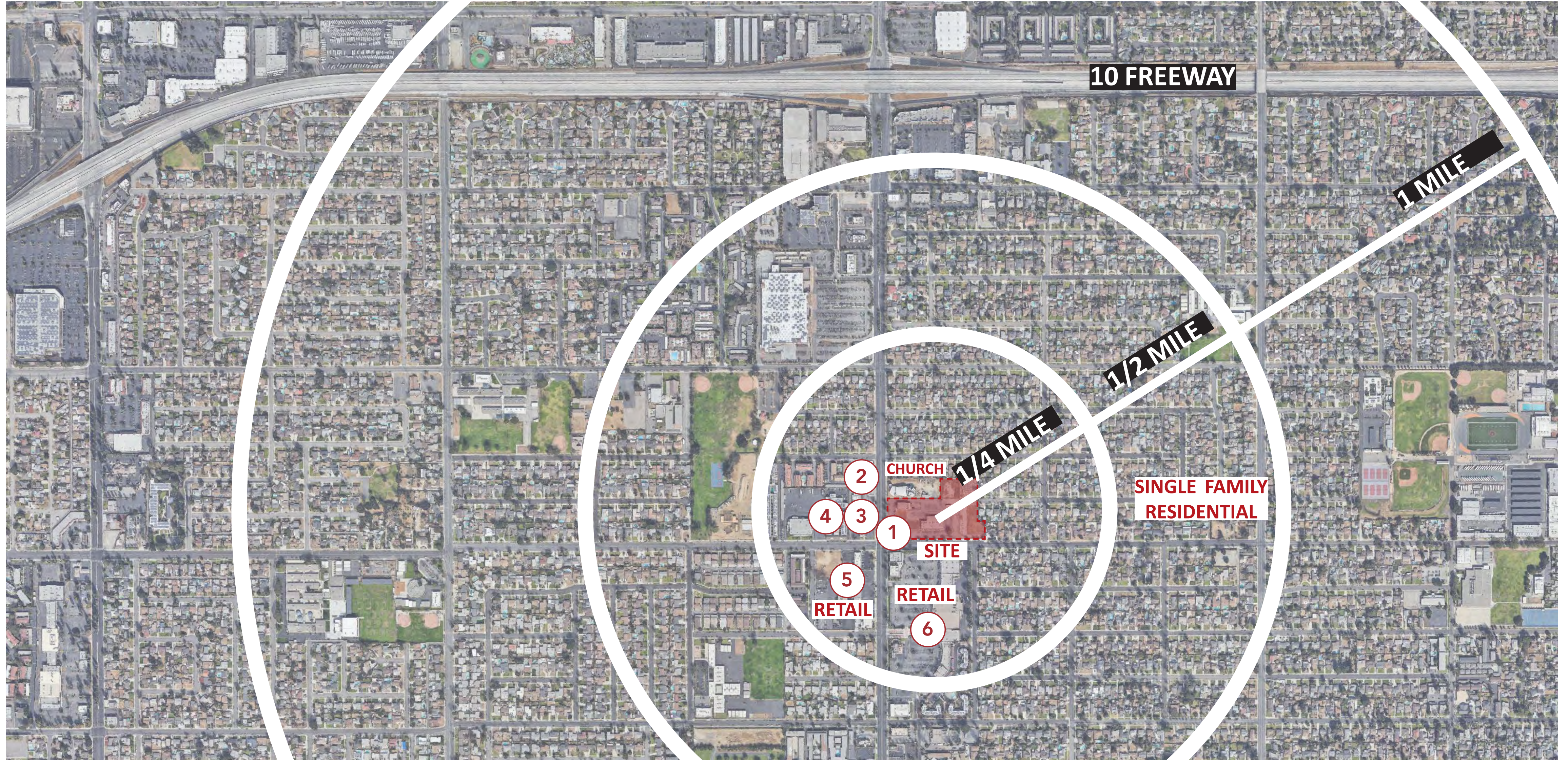
**Lot Coverage Ratio**  
.60

**Landscaping Coverage Ratio**  
.17

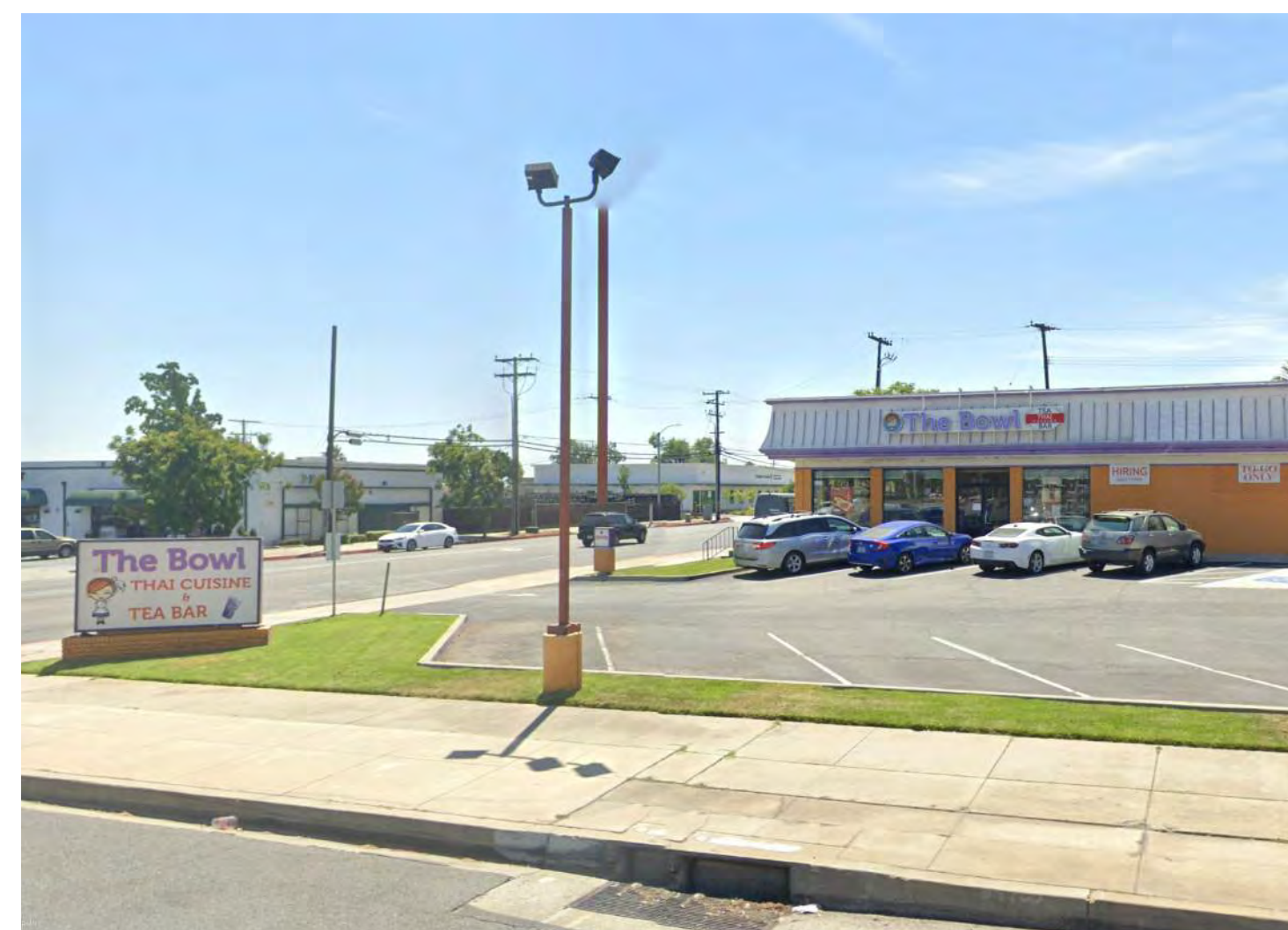
**Mailboxes**  
357 minimum mailboxes provided



1) PROJECT SITE - MOUNTAIN & FOURTH CORNER



2) MOUNTAIN RETAIL - WEST



3) ADJACENT RESTAURANT



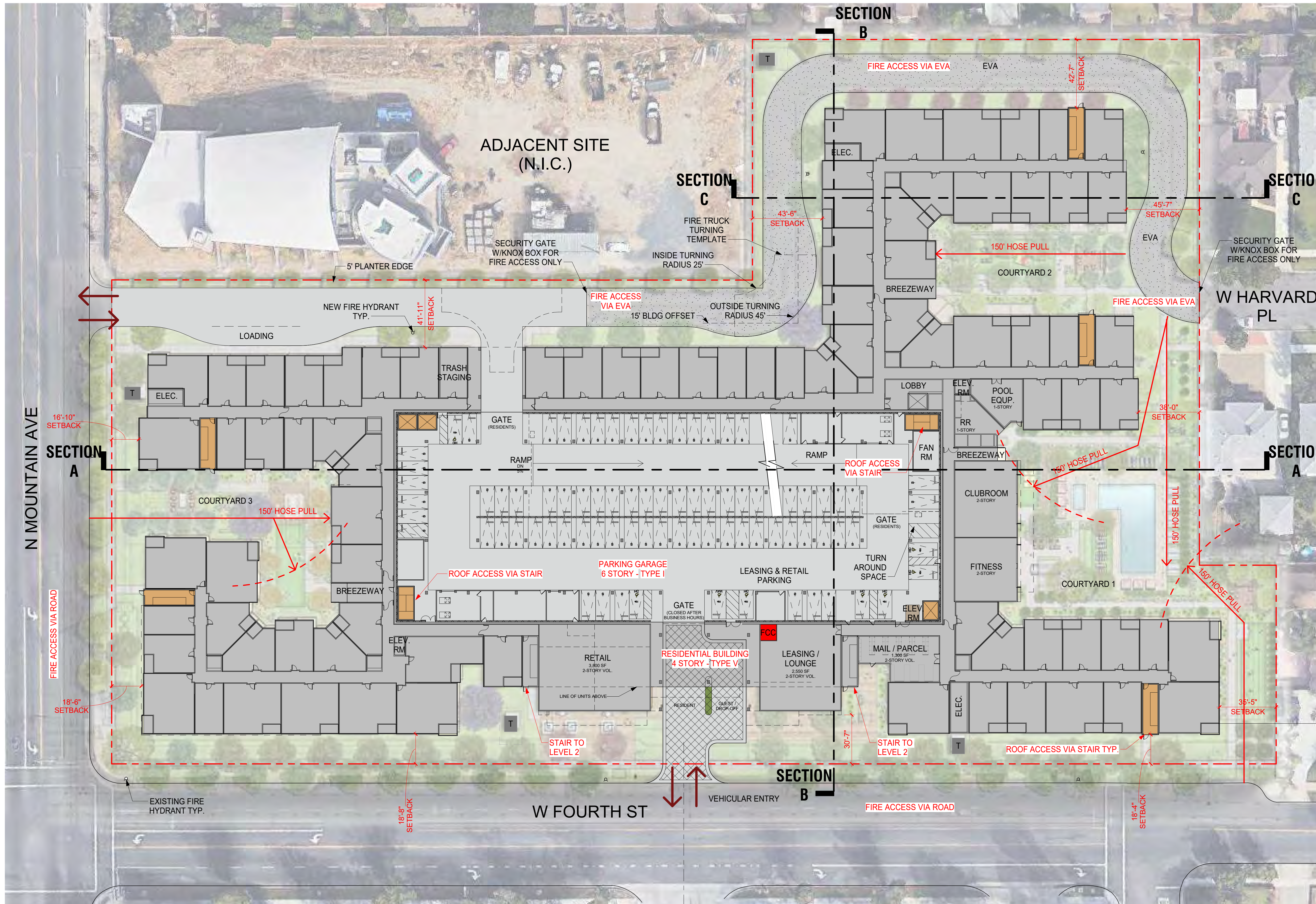
4) NEARBY APARTMENTS



5) SOUTHWEST CORNER RETAIL



6) MOUNTAIN RETAIL - EAST

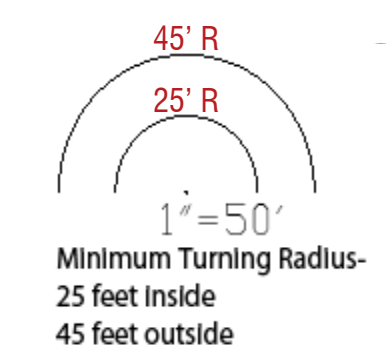


**Fire Apparatus Access Roads**

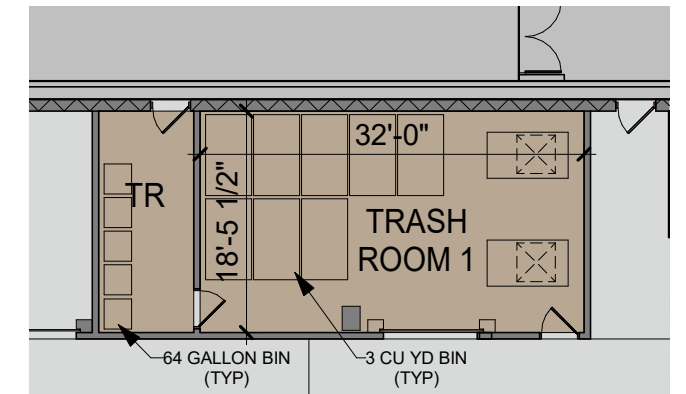
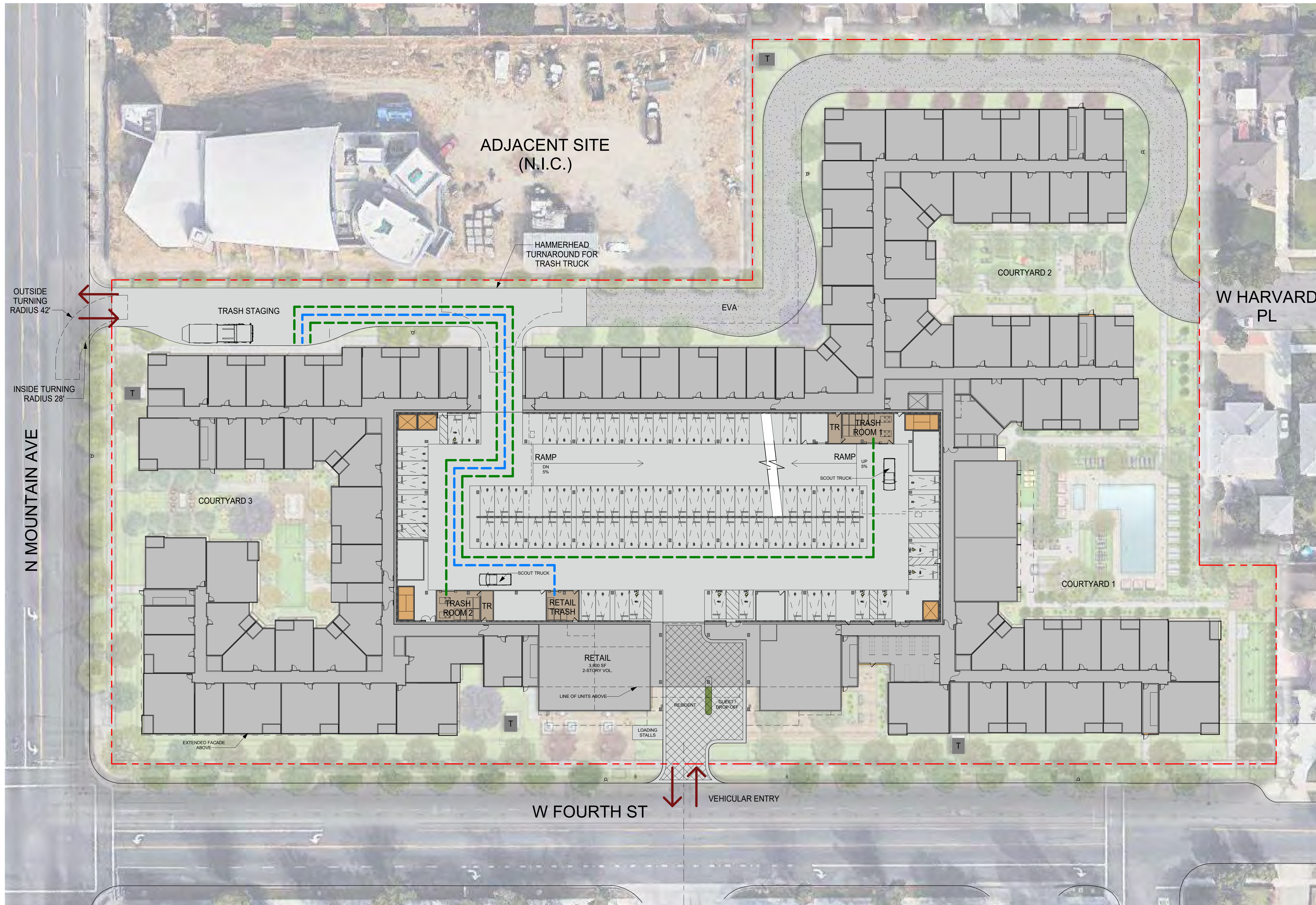
Fire apparatus access roads, sometimes referred to as fire lanes, shall be provided for every facility or building when any portion of the facility and/or the exterior wall of the first story of a building is located more than 150 feet from a public roadway, as measured along an approved route around 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 (SPPA) – To determine if a project is within a SPPA, contact the OFD, Bureau of Fire Prevention for information on the delineation of these areas. Std. #B-004 Fire Apparatus Access 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 occupancies shall 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.

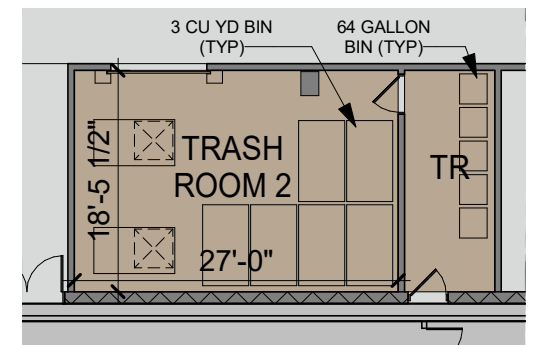
Min Turning Radius: 25' Inside and 45' Outside



\*SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS  
 \*\*MOUNTAIN AVE & FOURTH ST SHALL BE SIGNED "NO STOPPING ANY TIME" ALONG PROPERTY FRONTAGE.



**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**

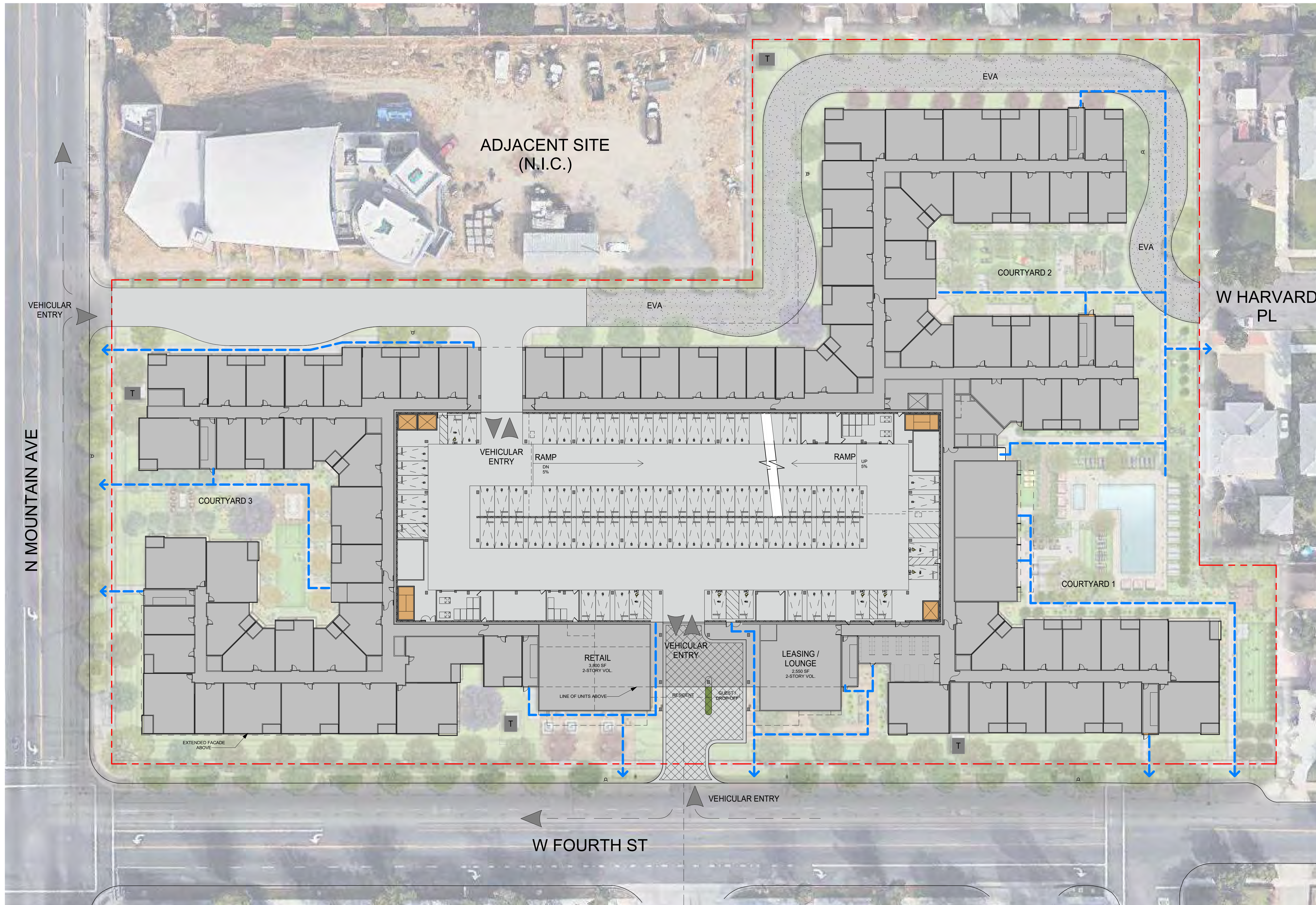
**Container Storage Standards:**

- 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.
- E. Enclosures shall allow for storage of recycling bins or cans in addition to refuse bins.
- F. 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.
- G. Pedestrian access shall be independent of service provider doors.
- H. Enclosures must be designed so that bin lids face the pedestrian access location.
- I. 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.
- J. Enclosures shall be located so that refuse vehicles can pull to within 5 feet of gates.
- K. Enclosures located closer than 5 feet to an adjacent structure shall be protected by automatic fire sprinklers approved by the Ontario Fire Department.
- L. 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.
- M. Enclosures shall be screened with plant material whenever possible.
- N. Refer to City of Ontario Enclosure Drawings—p. 9, 10, 11

**Vehicle Access Standards:**

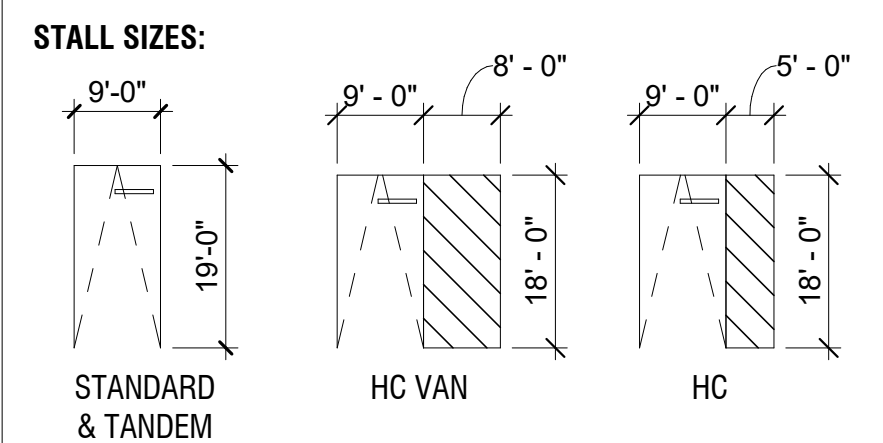
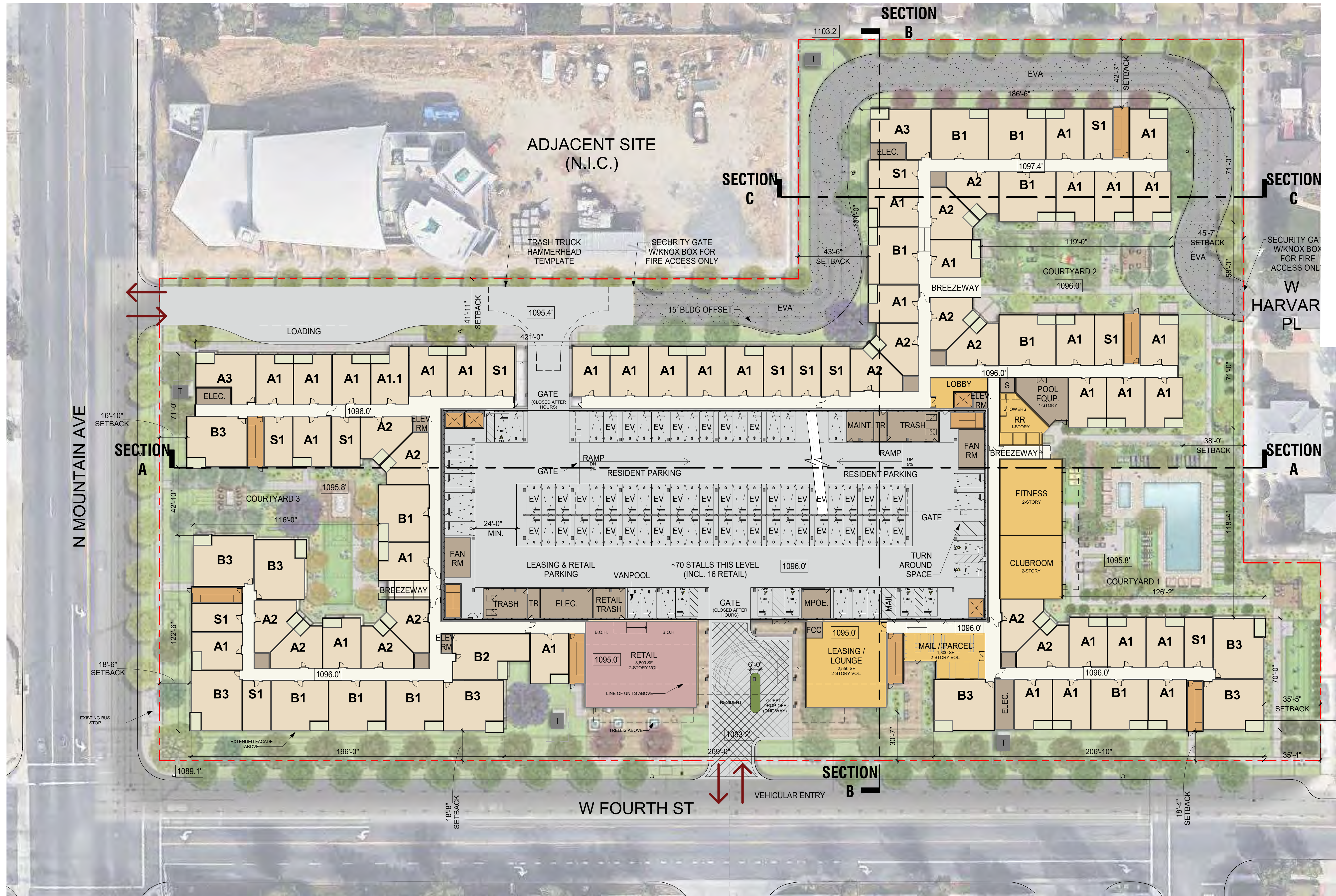
- A. Refuse vehicle turning radii
  - Inside radius .....28 feet
  - Outside radius .....42 feet
- B. Refuse vehicle height clearance ..... 15 feet
- C. Refuse vehicle width clearance ..... 15 feet
- D. Refuse vehicle backing: Straight only. Distance determined on case by case basis.
- E. A minimum 25 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**

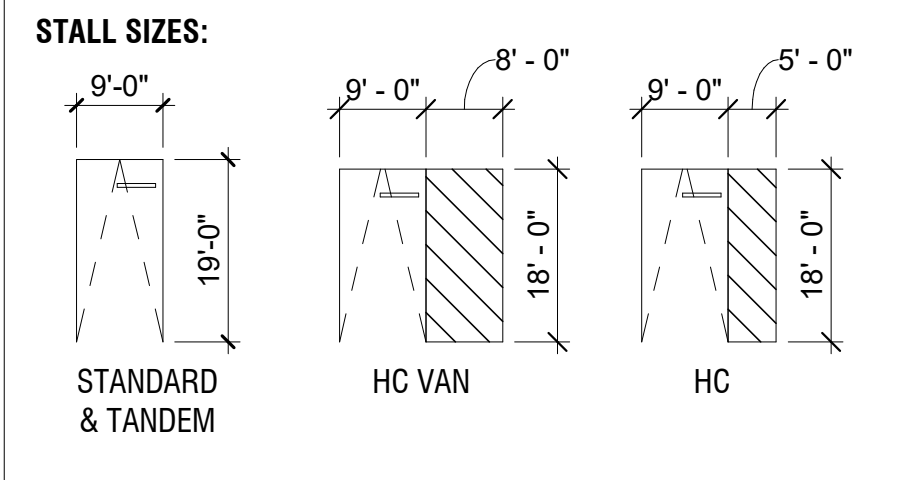
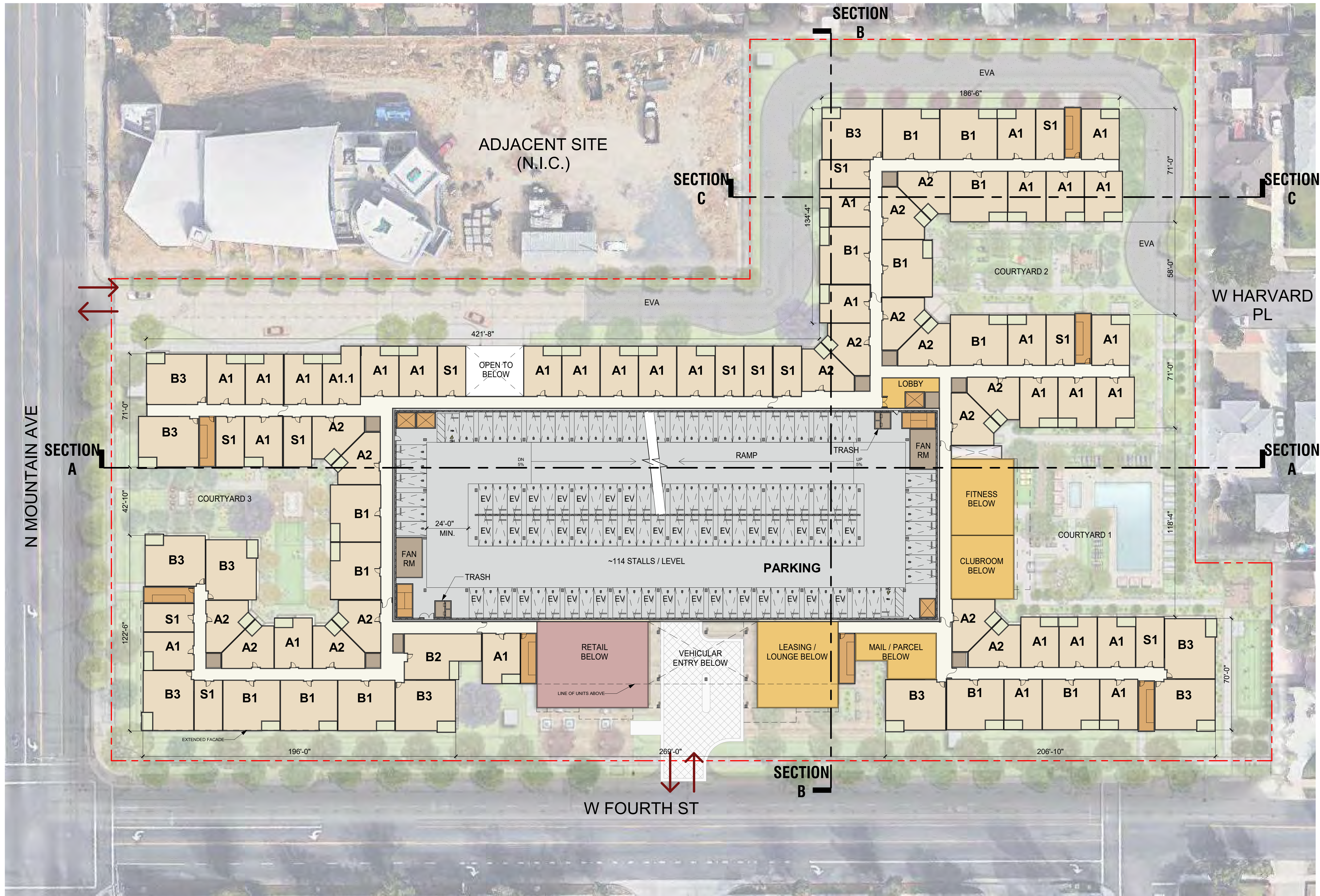
- ACCESSIBLE ROUTE FROM PUBLIC RIGHT OF WAY TO BUILDING ENTRANCE
- BUILDING VEHICULAR ENTRY / EXIT
- PEDESTRIAN ENTRY / EXIT



\*ALL TRANSFORMERS TO BE SCREENED FROM VIEW THROUGH THE USE OF LANDSCAPING 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

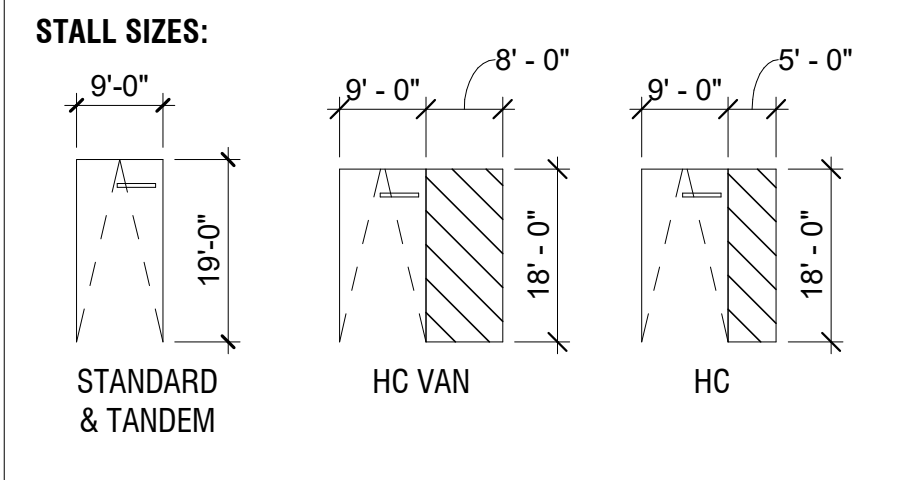
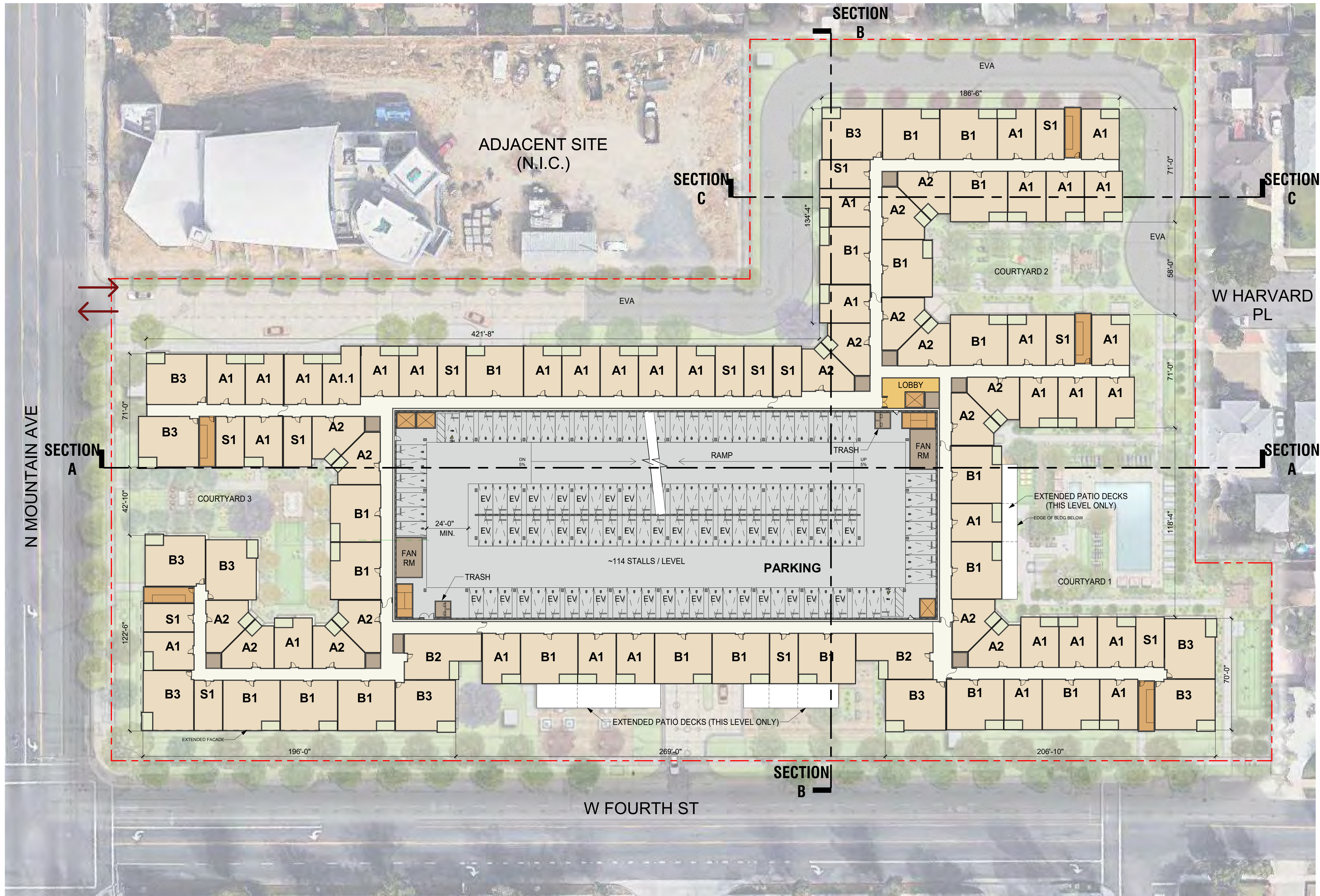
NOTE: STRIPING OF PARKING SPACES, AISLES, AND DRIVEWAYS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 6.03 (OFF-STREET PARKING AND LOADING), AND DIRECTIONAL SIGNS CONFORMING TO THE PROVISIONS OF DEVELOPMENT CODE DIVISION 8.01 (SIGN REGULATIONS), SHALL BE PROVIDED.

- KEY**
- UNITS
  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - CORRIDOR
  - PARKING
  - BOH



\*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

- KEY**
- UNITS
  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - CORRIDOR
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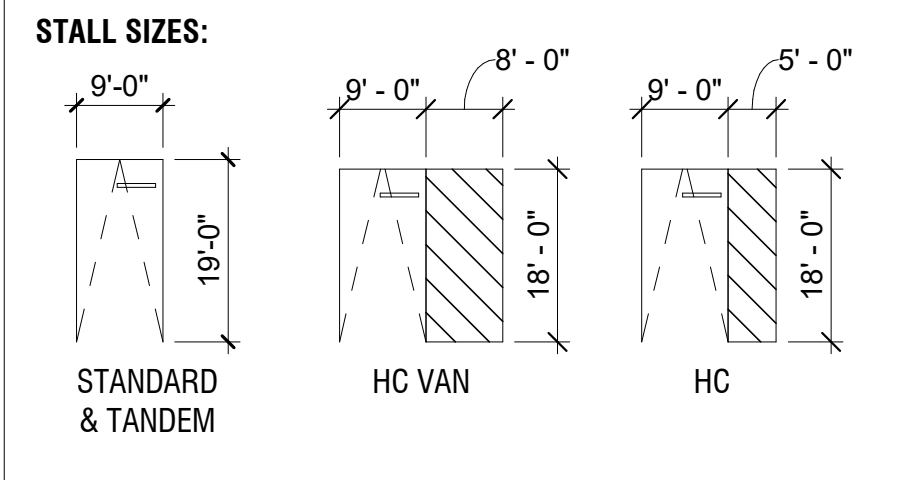
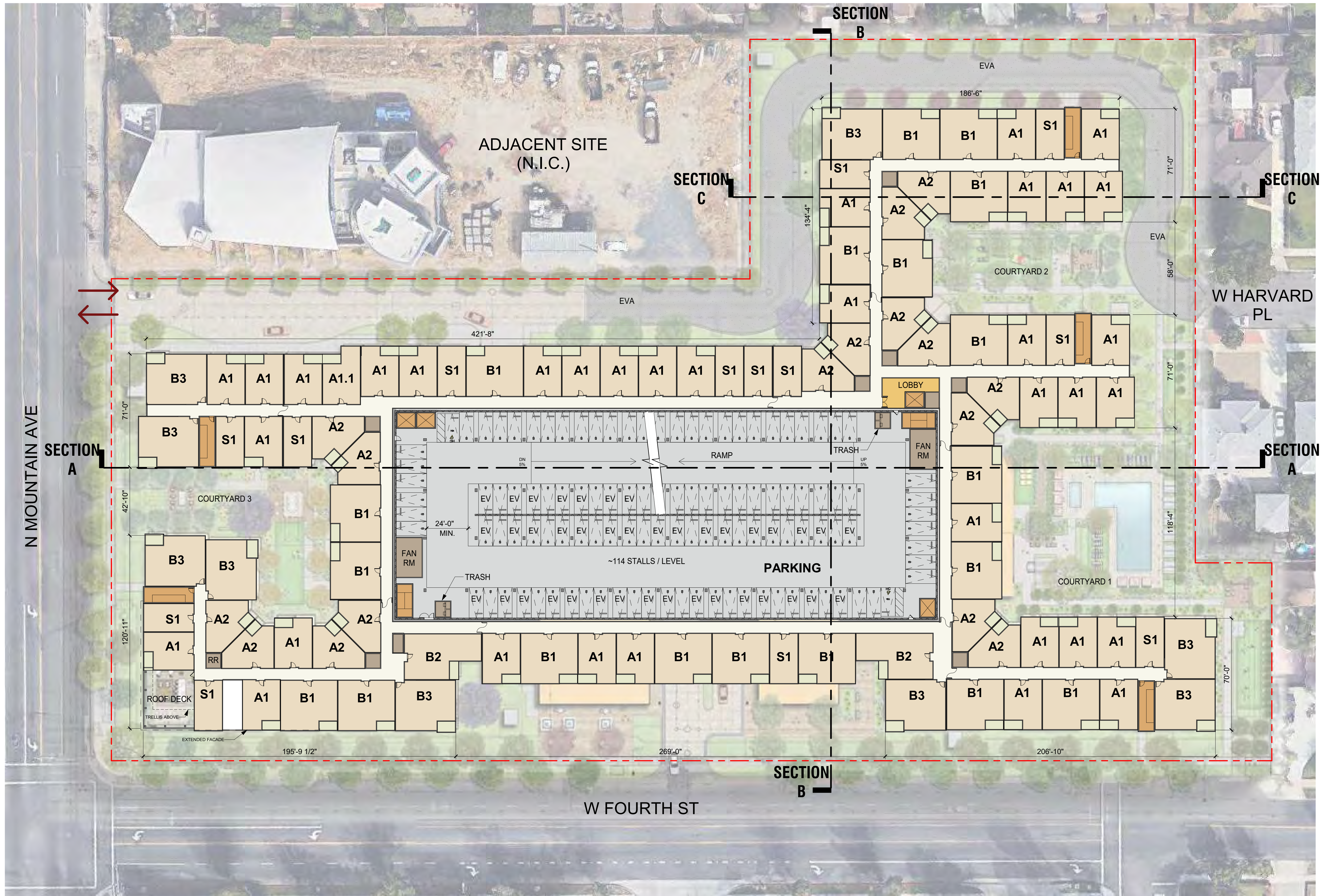


\*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

- KEY**
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  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
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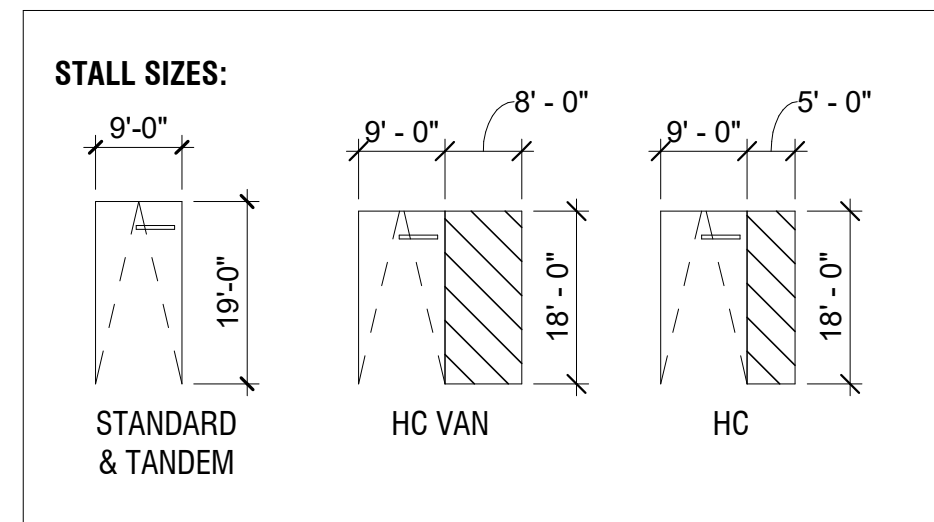
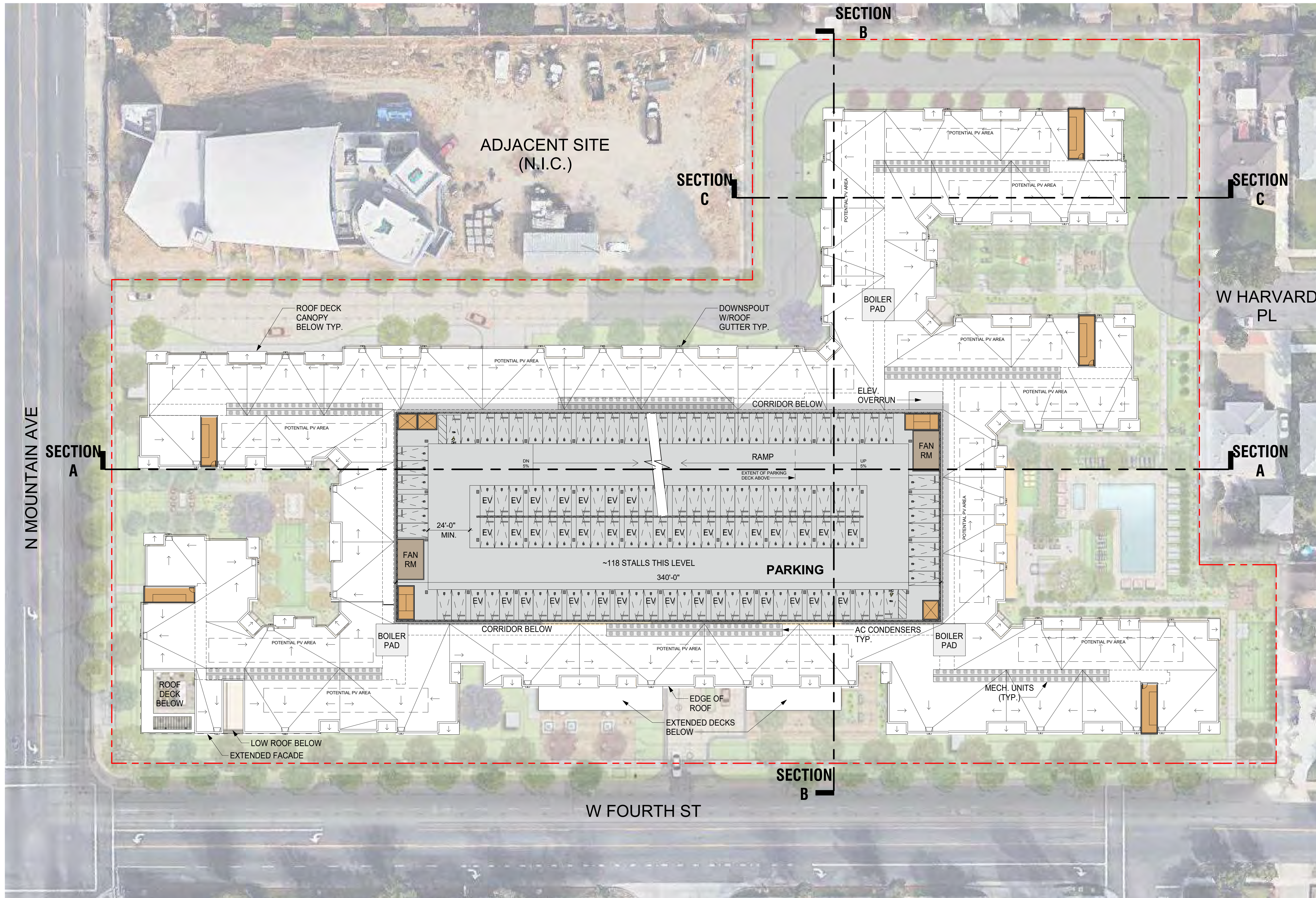






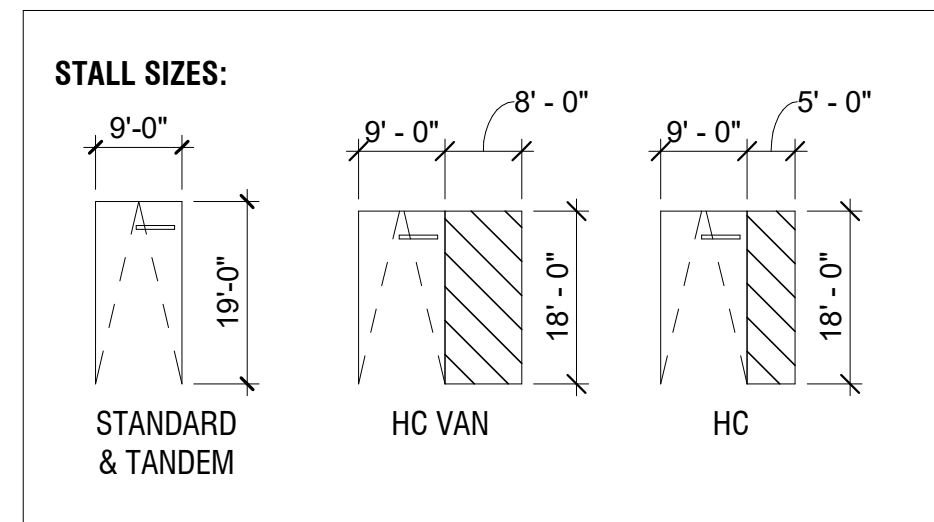
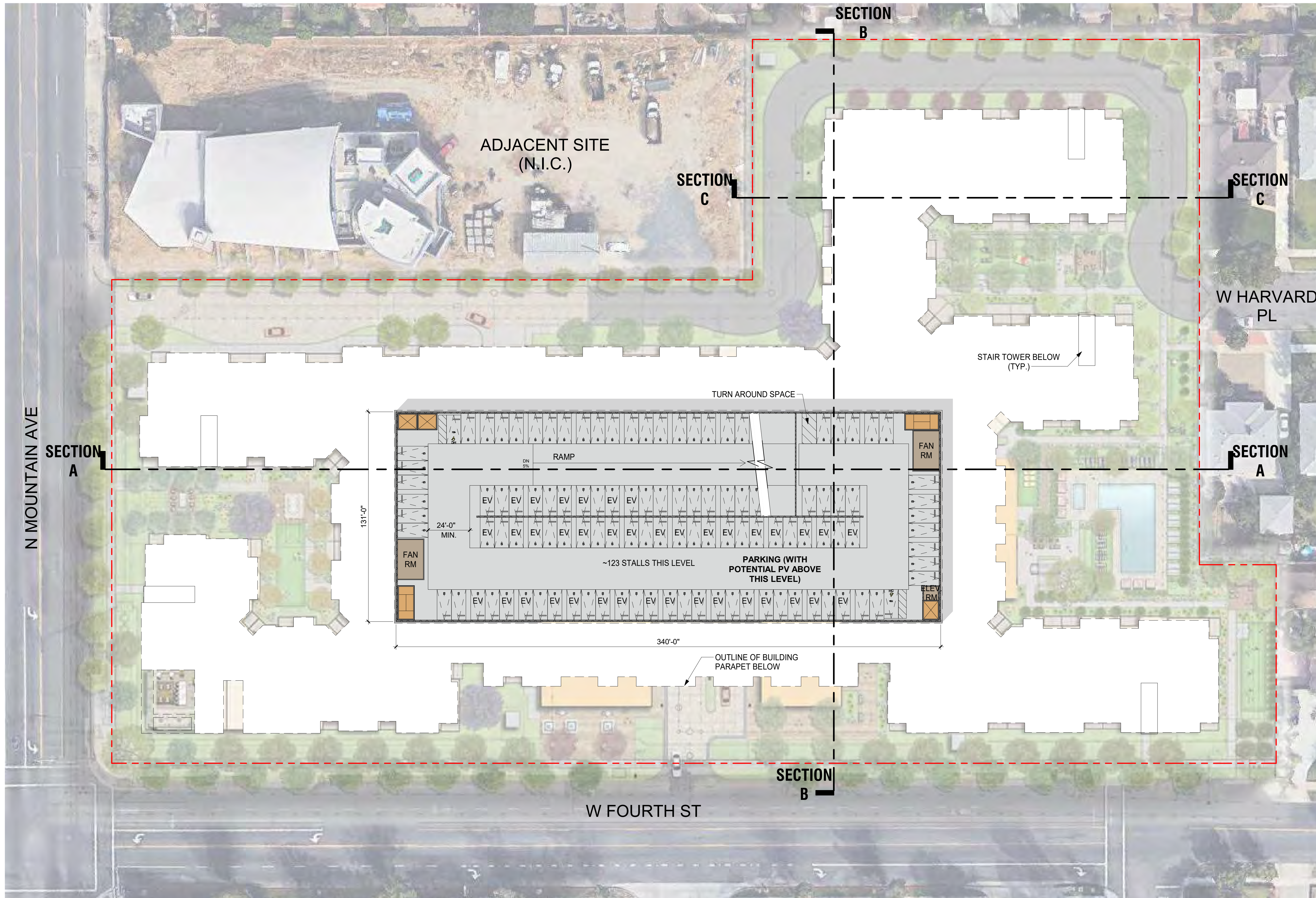
\*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

- KEY**
- UNITS
  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - CORRIDOR
  - PARKING
  - BOH



\*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS  
NOTE: ROOFING MATERIAL TO BE SINGLE PLY TPO.

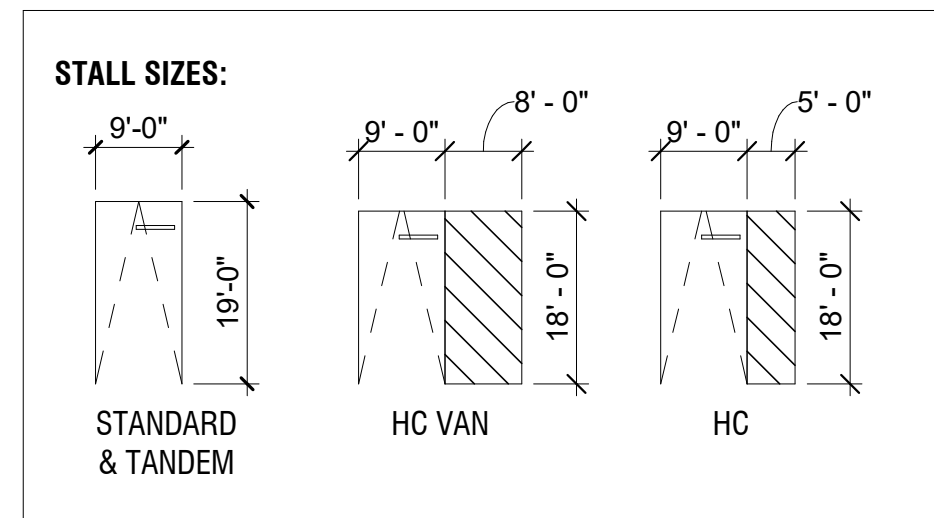
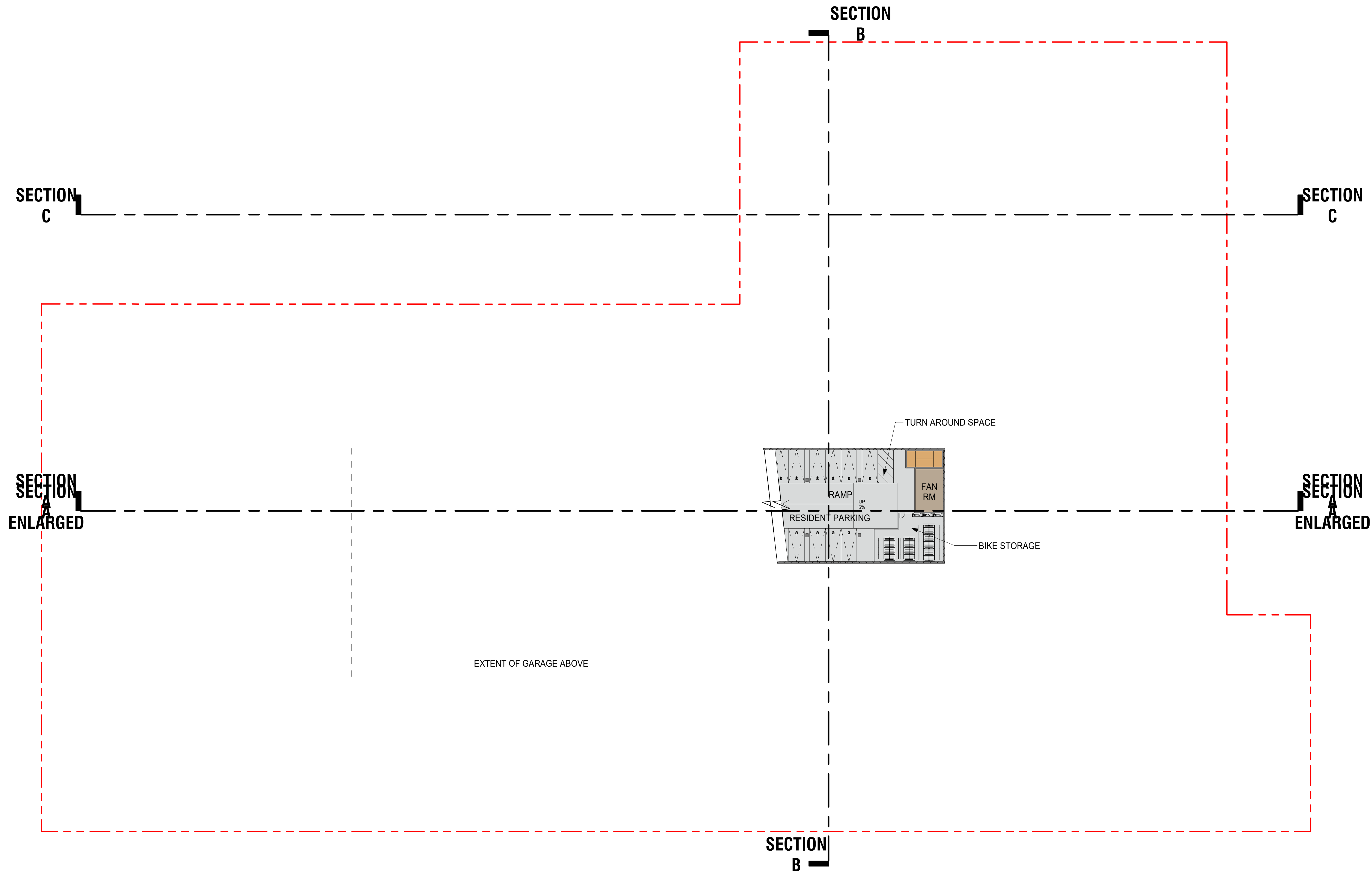
- KEY**
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  - PARKING
  - BOH



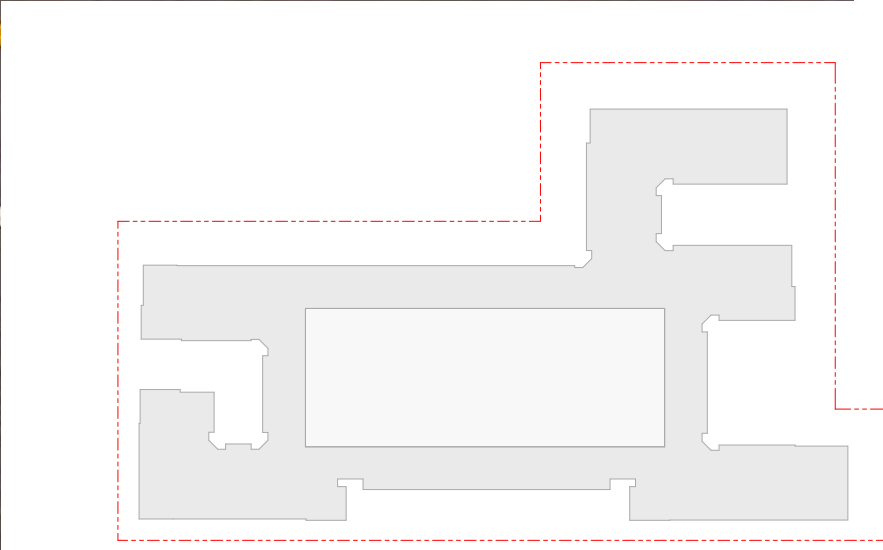
\*WHEEL STOPS TO BE PROVIDED AT PARKING STALLS

**KEY**

- UNITS
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- PARKING
- BOH



- KEY**
- UNITS
  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - CORRIDOR
  - PARKING
  - BOH



1 KEY MAP



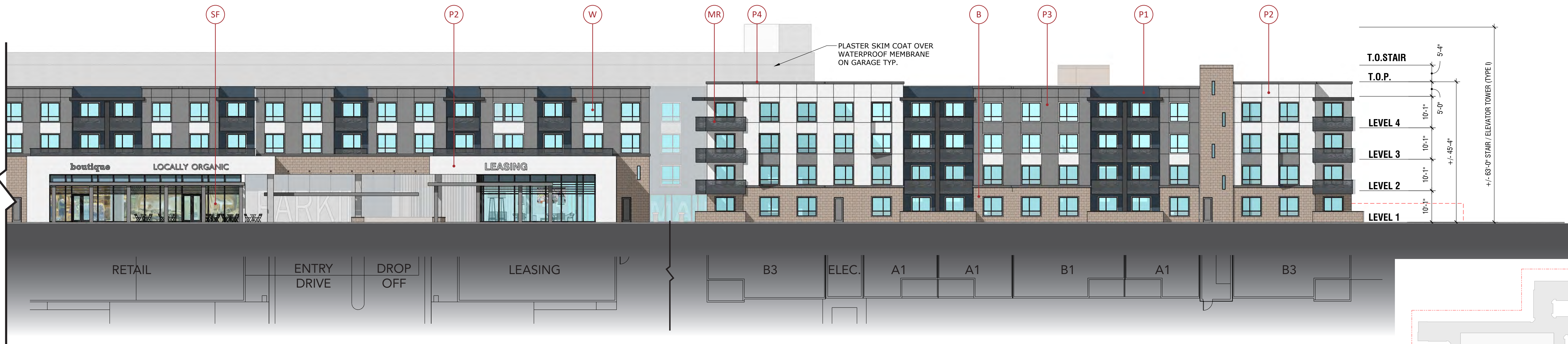
1) & 2) FULL SOUTH ELEVATION  
SCALE: 1" = 30'-0"



1) PARTIAL SOUTH ELEVATION W/FLOOR PLAN SECTION



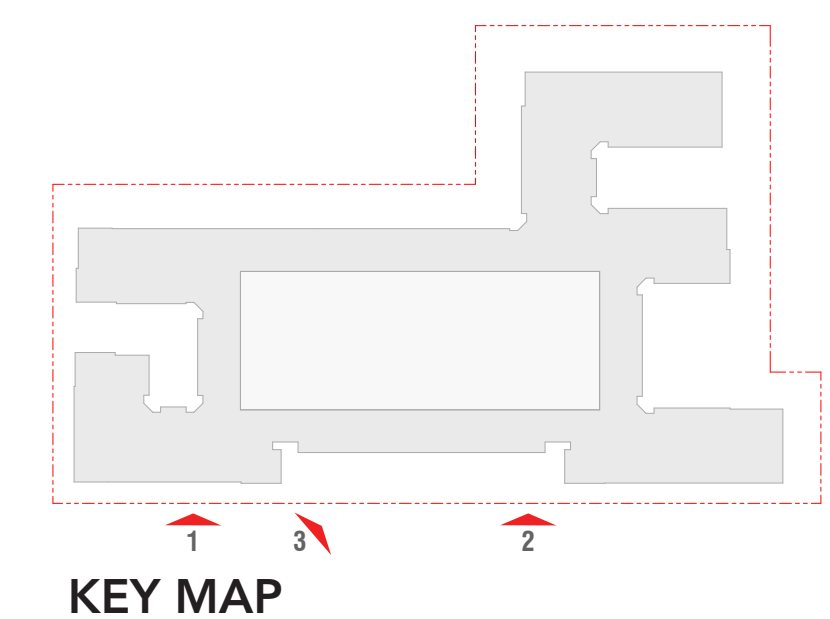
3) PROJECT ENTRY PERSPECTIVE



2) PARTIAL SOUTH ELEVATION W/FLOOR PLAN SECTION

**MATERIAL LEGEND**

- |                                    |                             |
|------------------------------------|-----------------------------|
| B- BLOCK VENEER FINISH             | 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             |

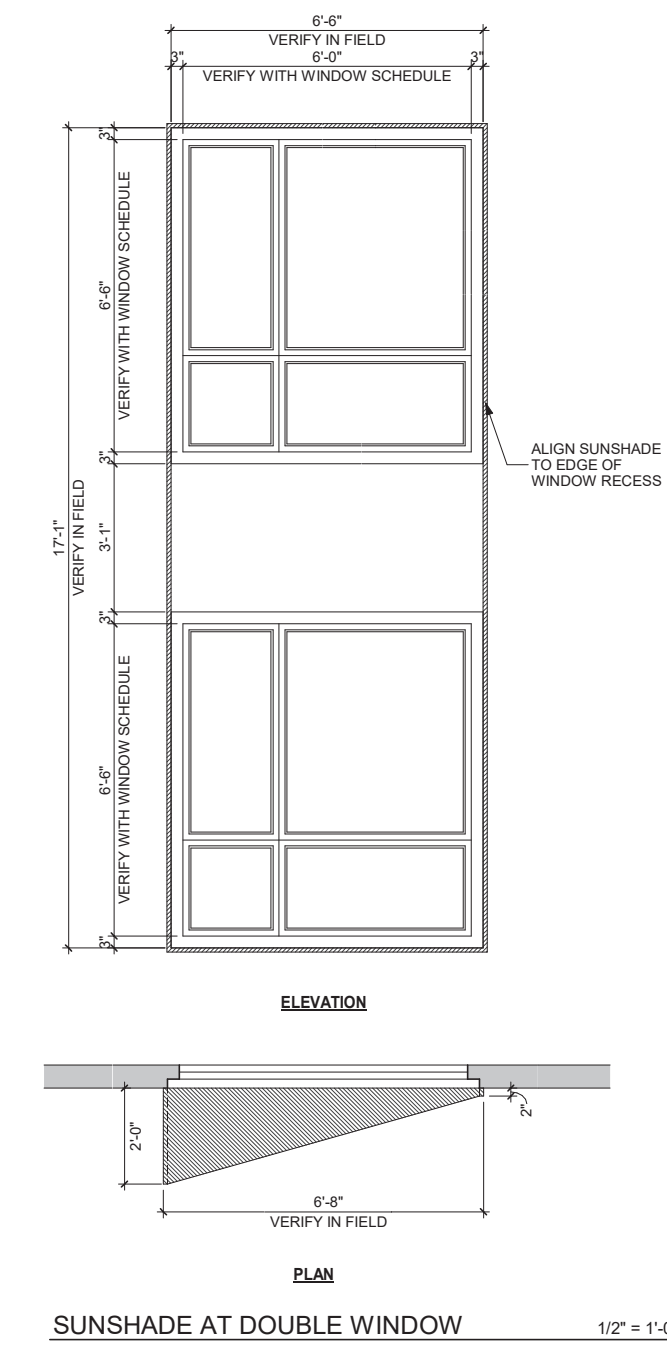




1) WEST ELEVATION W/FLOOR PLAN SECTION



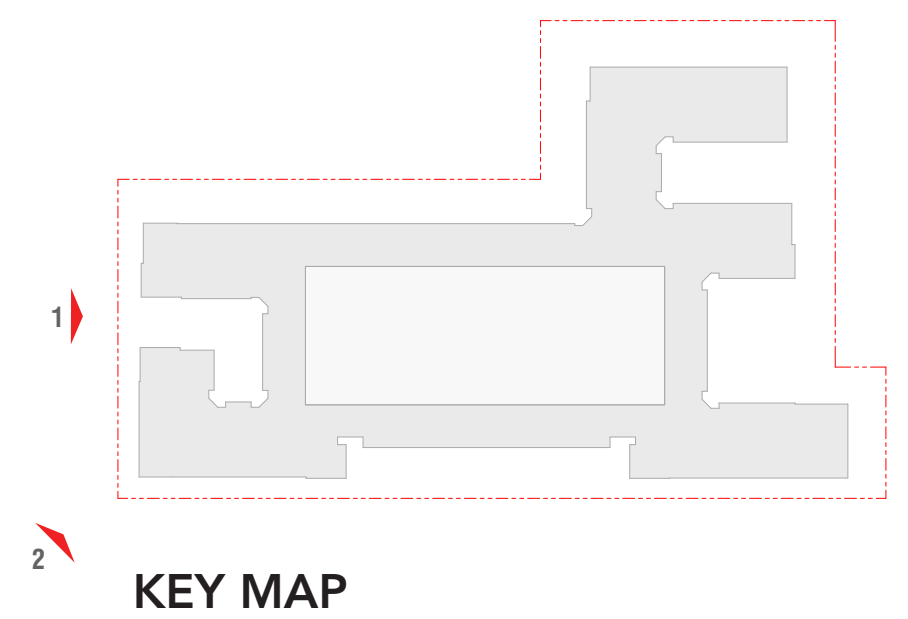
2) PERSPECTIVE OF 4TH & MOUNTAIN CORNER



3) BOK MODERN NAIL-ON SUNSHADE PANELS OR EQUAL. FINISH SPEC TBD

**MATERIAL LEGEND**

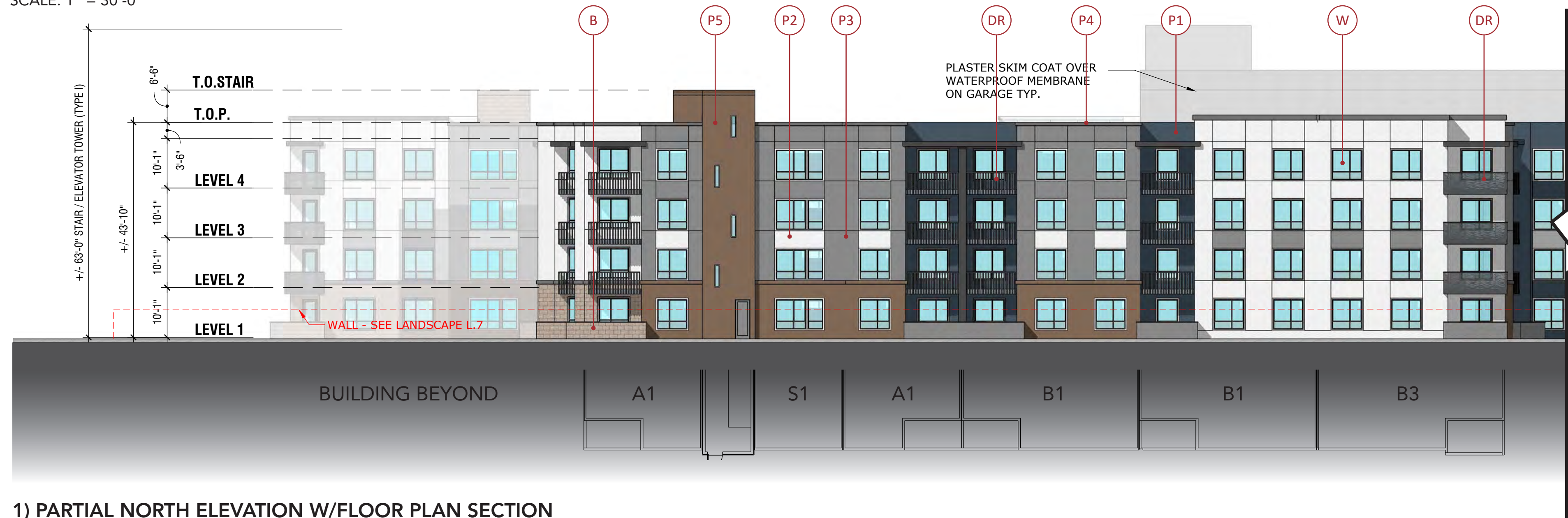
- B- BLOCK VENEER FINISH
- VC- CEMENT BOARD TILES
- DR- DECORATIVE METAL PANEL RAILING
- MR- METAL PICKET RAILING
- P- PLASTER FINISH
- SF- STOREFRONT
- WS- WOOD-LIKE SIDING ACCENT
- W- VINYL WINDOW





1) & 2) FULL NORTH ELEVATION

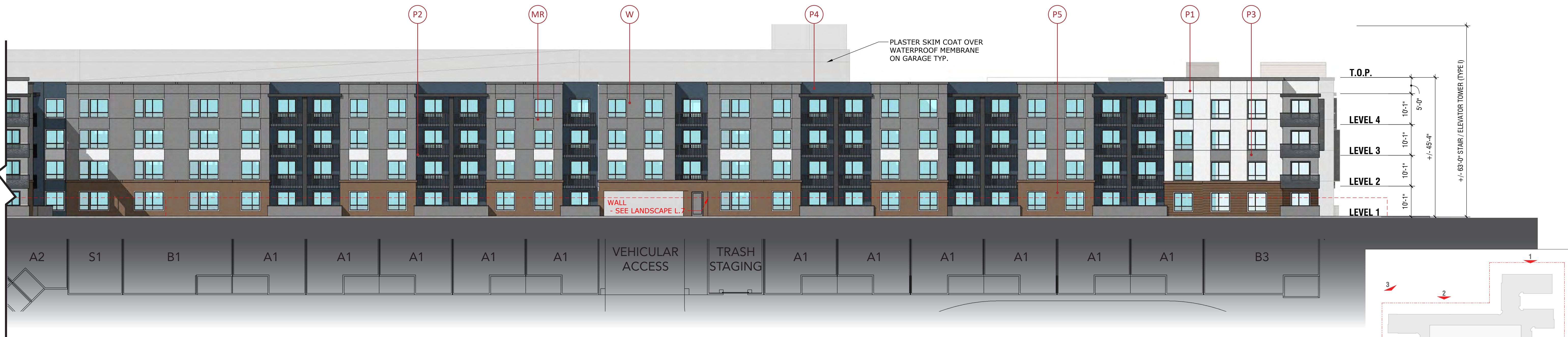
SCALE: 1" = 30'-0"



1) PARTIAL NORTH ELEVATION W/FLOOR PLAN SECTION



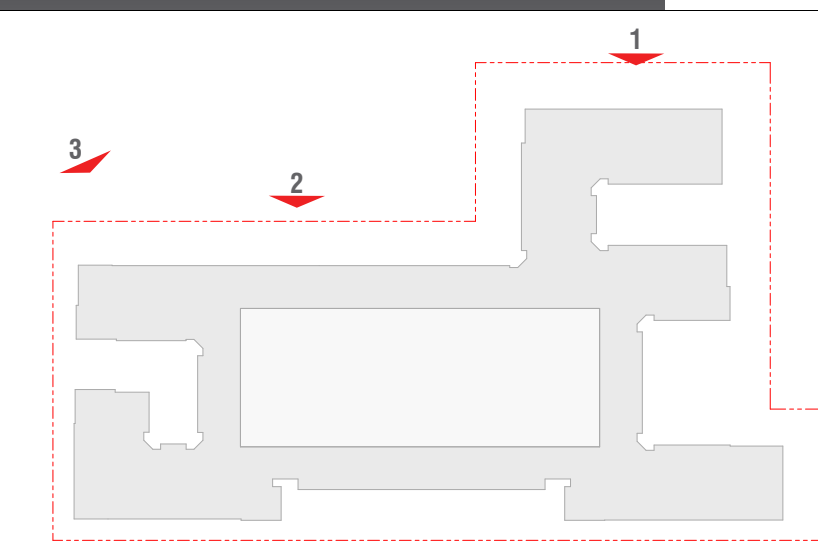
3) PERSPECTIVE OF REAR ELEVATION FACING CHURCH



2) PARTIAL NORTH ELEVATION W/FLOOR PLAN SECTION

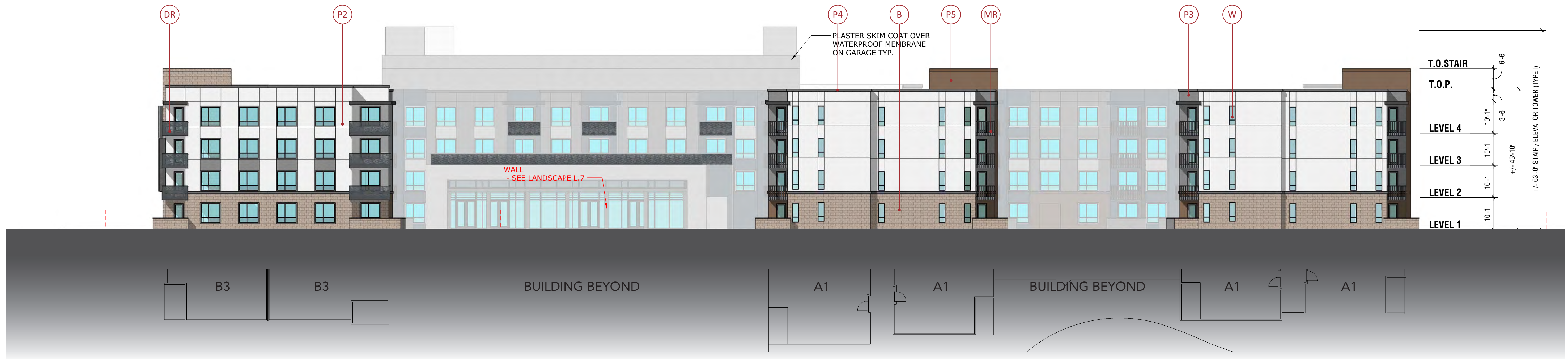
**MATERIAL LEGEND**

- 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





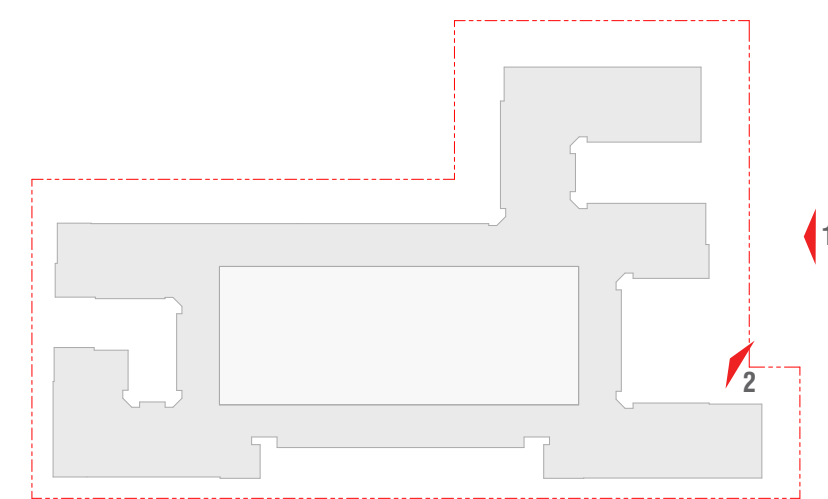
1) EAST ELEVATION W/FLOOR PLAN SECTION



2) PERSPECTIVE OF POOL COURTYARD

**MATERIAL LEGEND**

- |                                    |                             |
|------------------------------------|-----------------------------|
| B- BLOCK 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

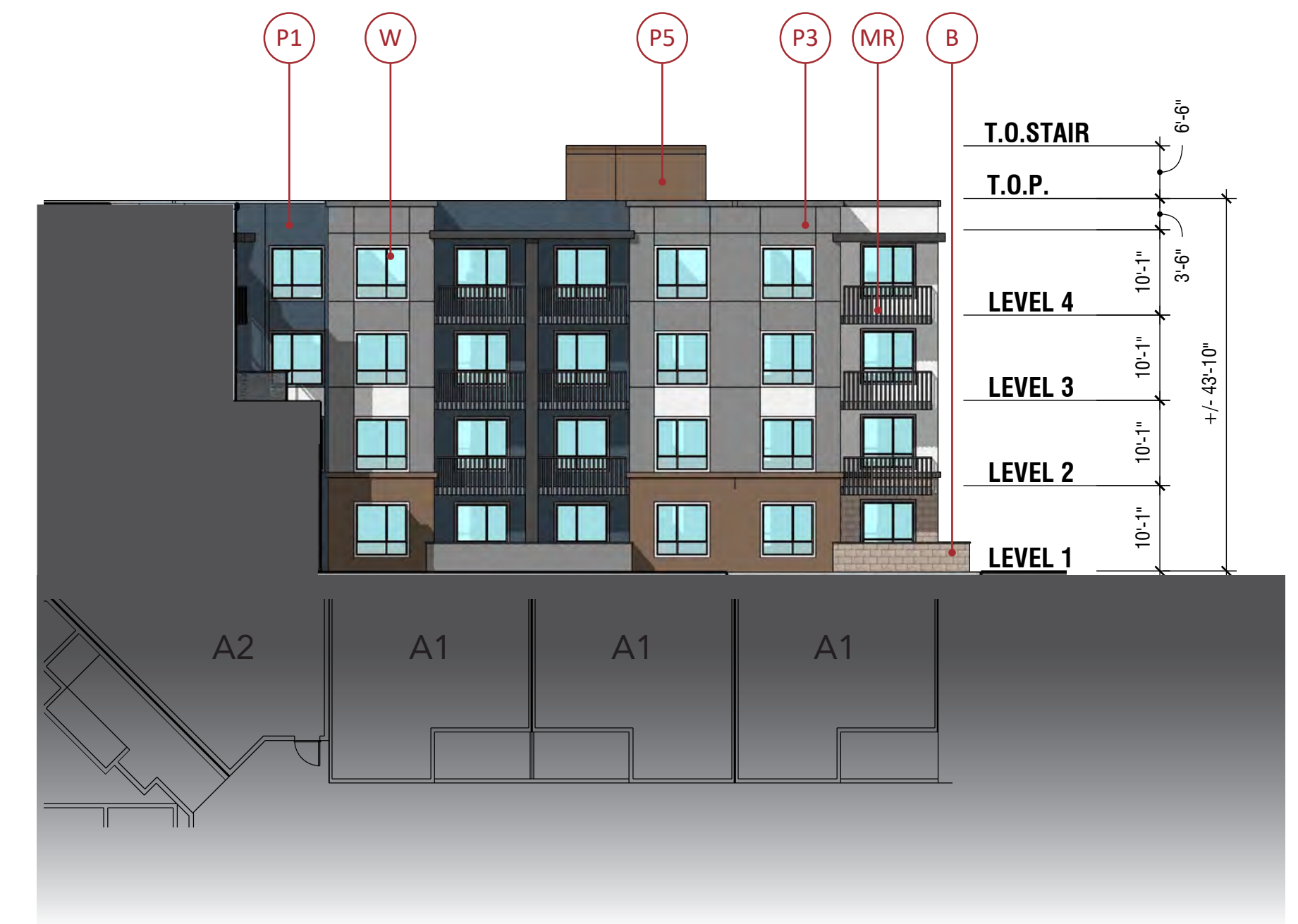




1) POOL COURTYARD NORTH ELEVATION



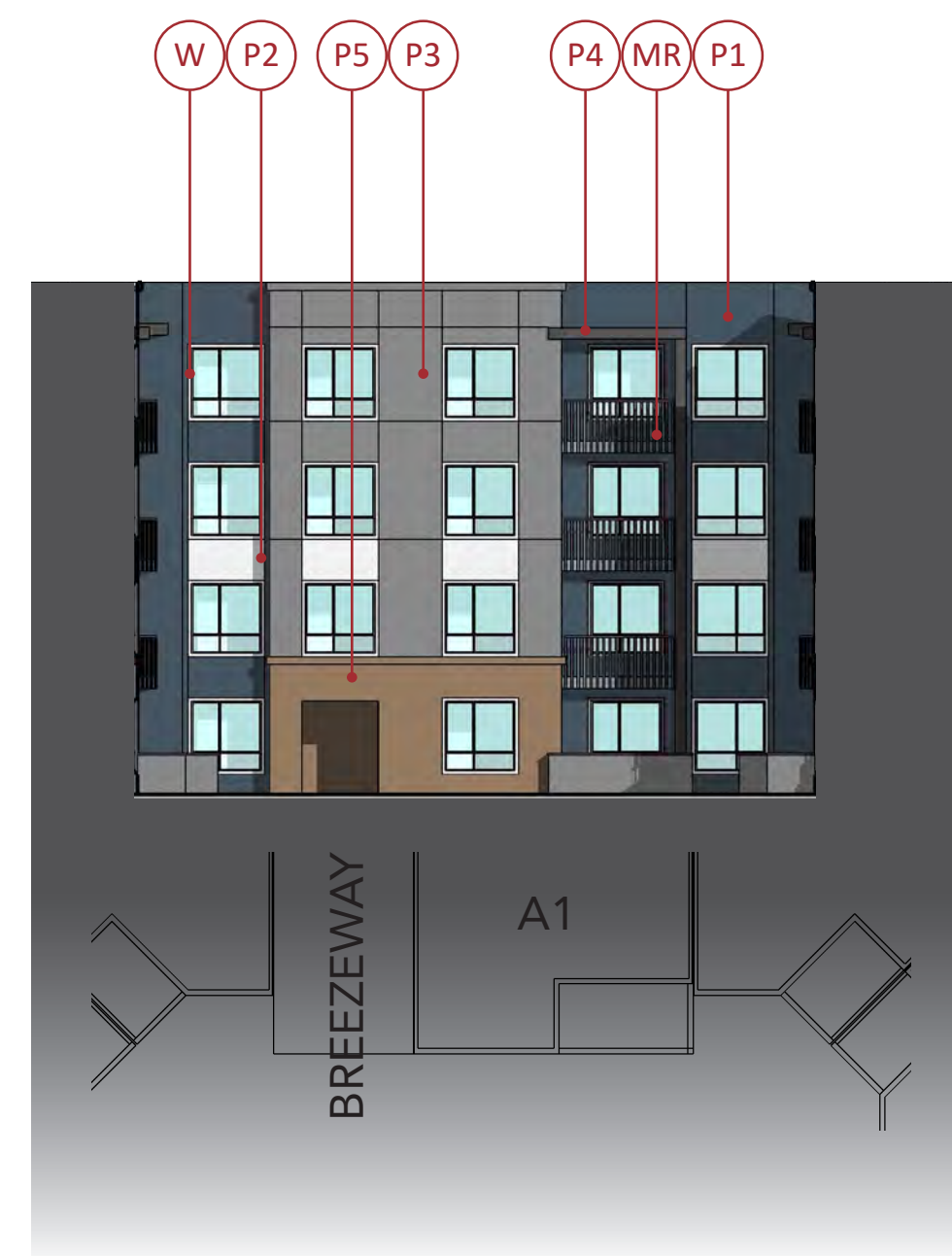
2) POOL COURTYARD EAST ELEVATION



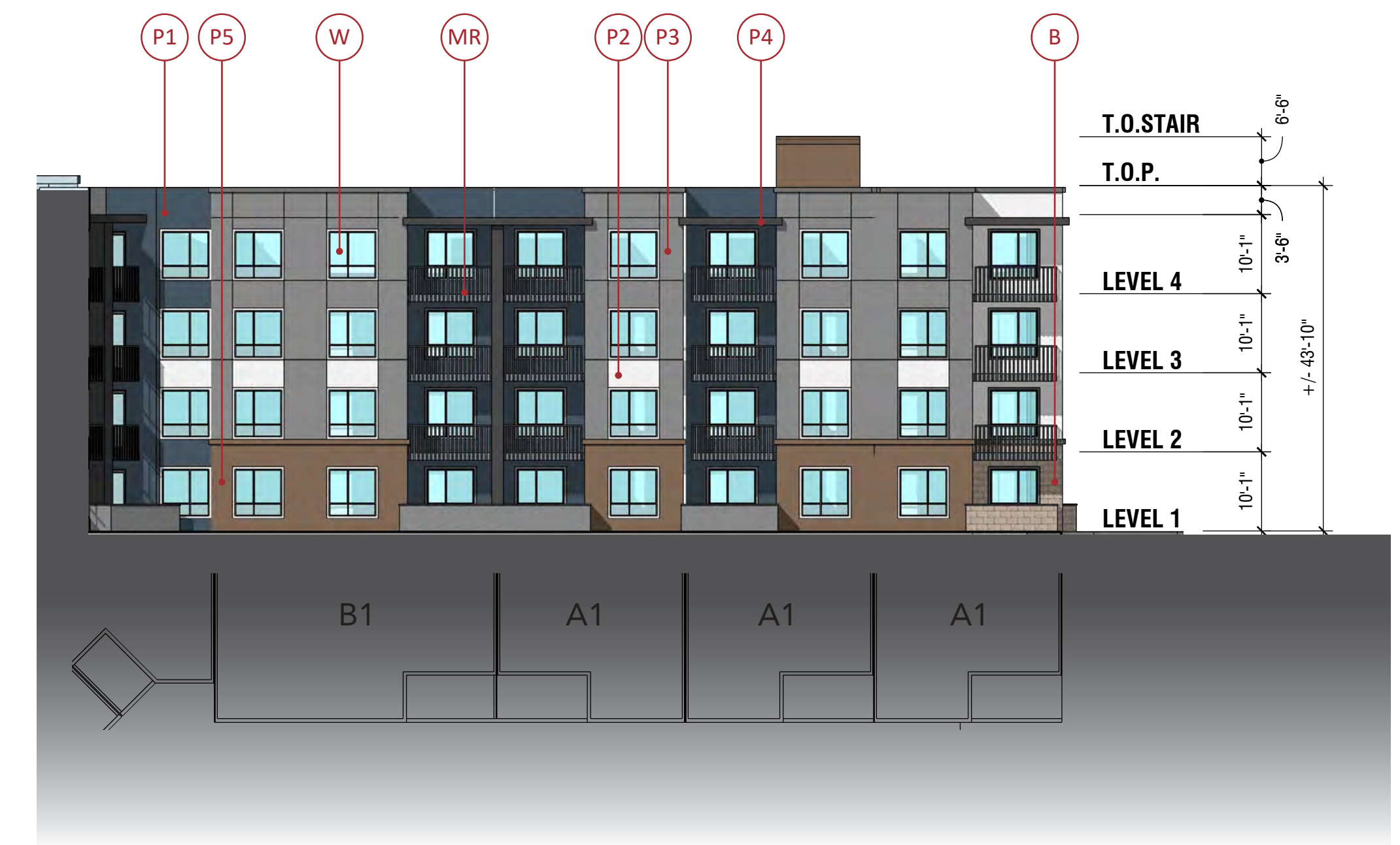
3) POOL COURTYARD SOUTH ELEVATION



4) EAST COURTYARD NORTH ELEVATION



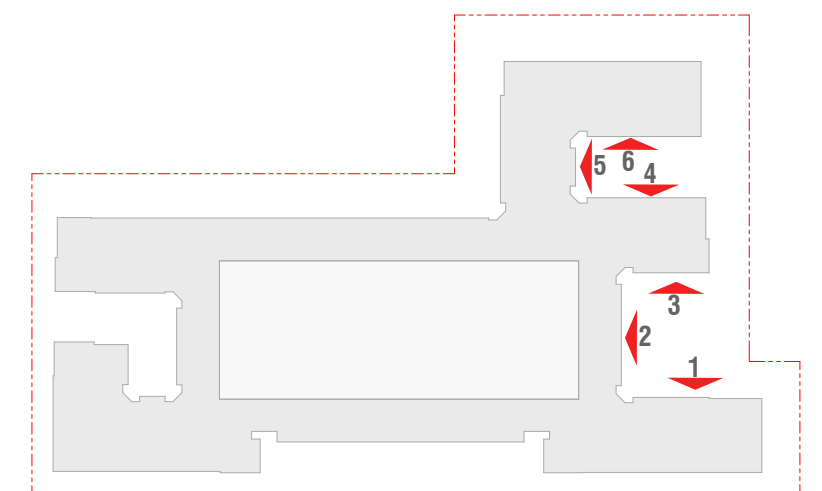
5) EAST COURTYARD EAST ELEVATION



6) EAST COURTYARD SOUTH ELEVATION

**MATERIAL LEGEND**

- |                                    |                             |
|------------------------------------|-----------------------------|
| B- BLOCK VENEER FINISH             | 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



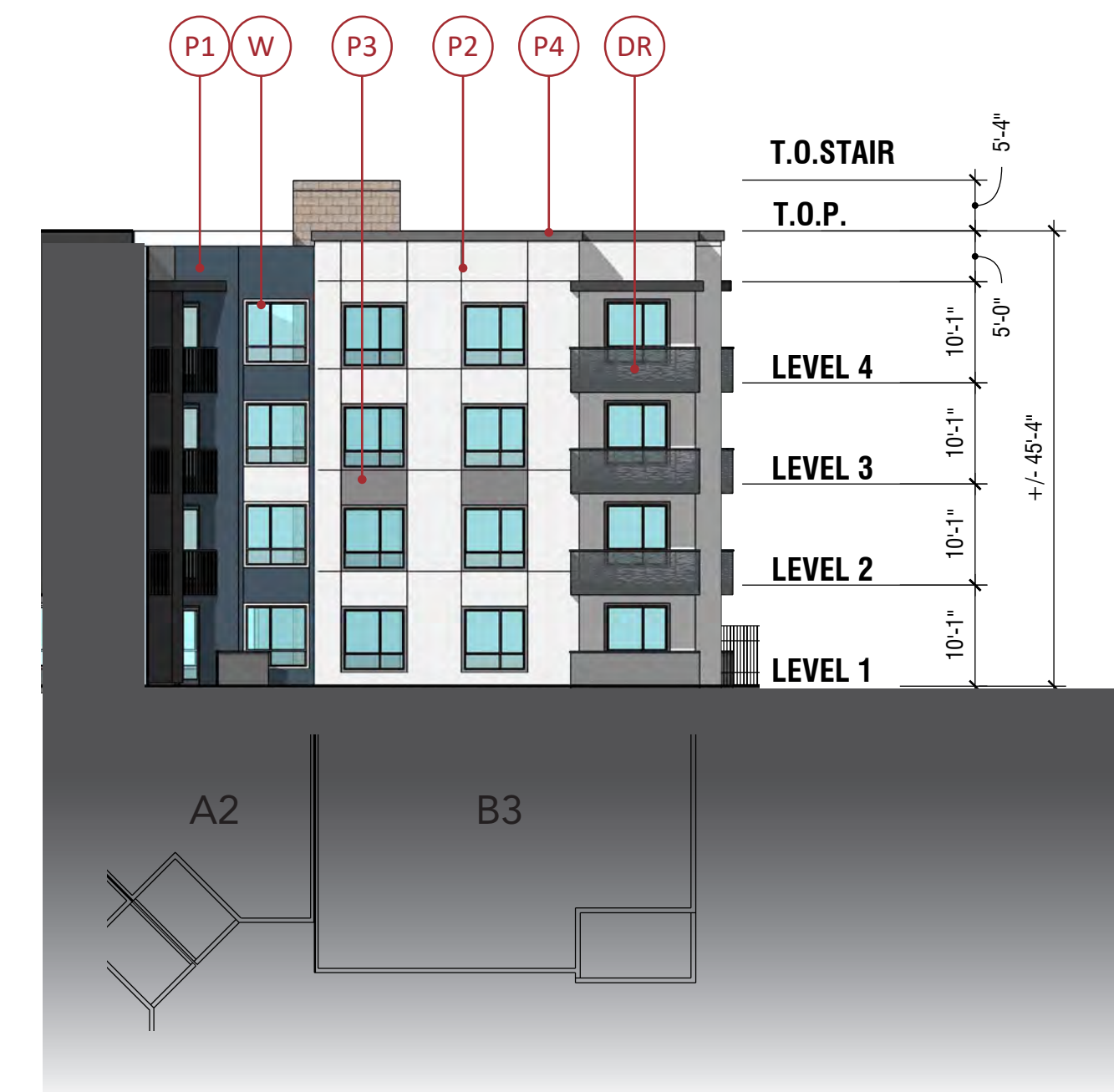
1) WEST COURTYARD SOUTH ELEVATION



2) WEST COURTYARD EAST ELEVATION



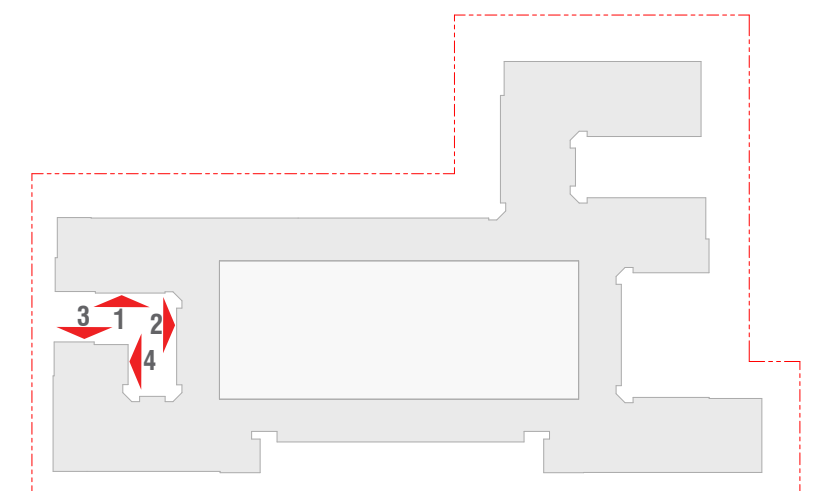
3) WEST COURTYARD NORTH ELEVATION



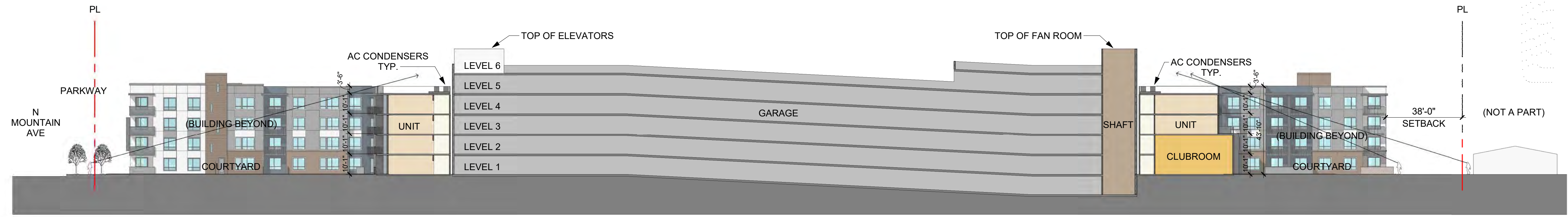
4) WEST COURTYARD WEST ELEVATION

**MATERIAL LEGEND**

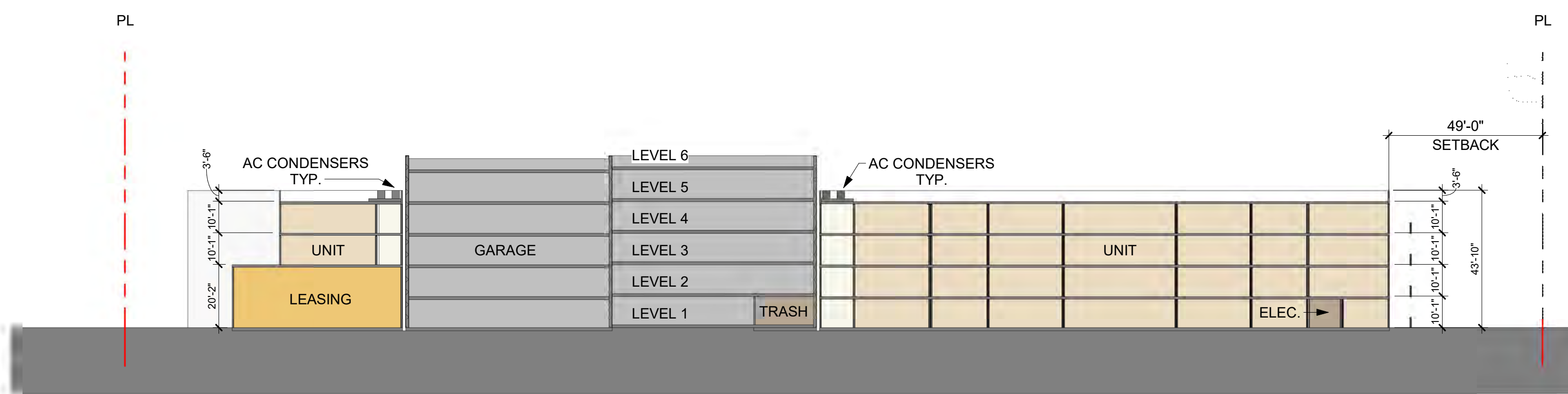
- |                                    |                             |
|------------------------------------|-----------------------------|
| B- BLOCK VENEER FINISH             | P- PLASTER FINISH           |
| VC- CEMENT BOARD TILES             | SF- STOREFRONT              |
| DR- DECORATIVE METAL PANEL RAILING | WS- WOOD-LIKE SIDING ACCENT |
| MR- METAL PICKET RAILING           | W- VINYL WINDOW             |



KEY MAP

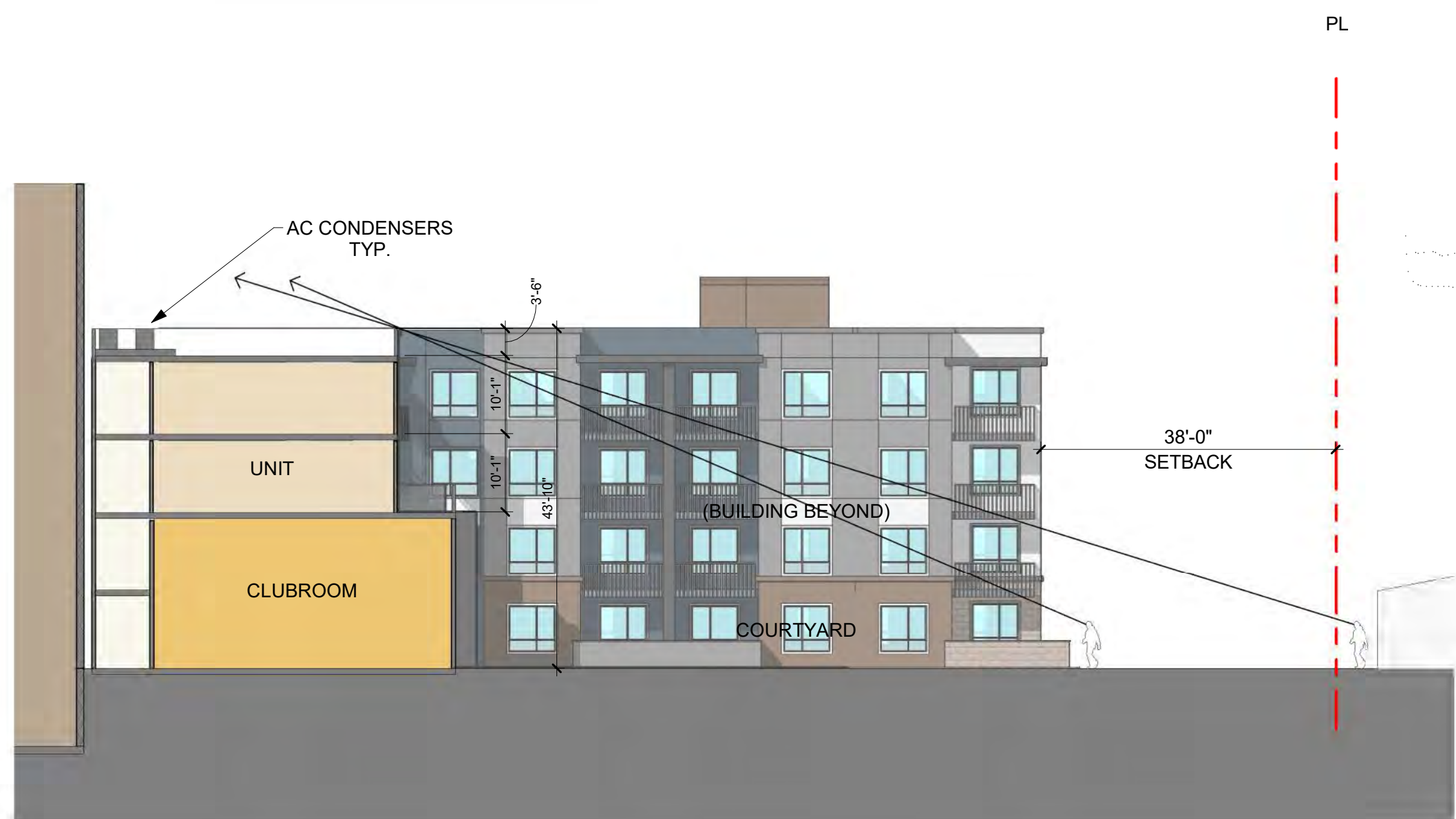


1 SECTION A  
1" = 30'-0"

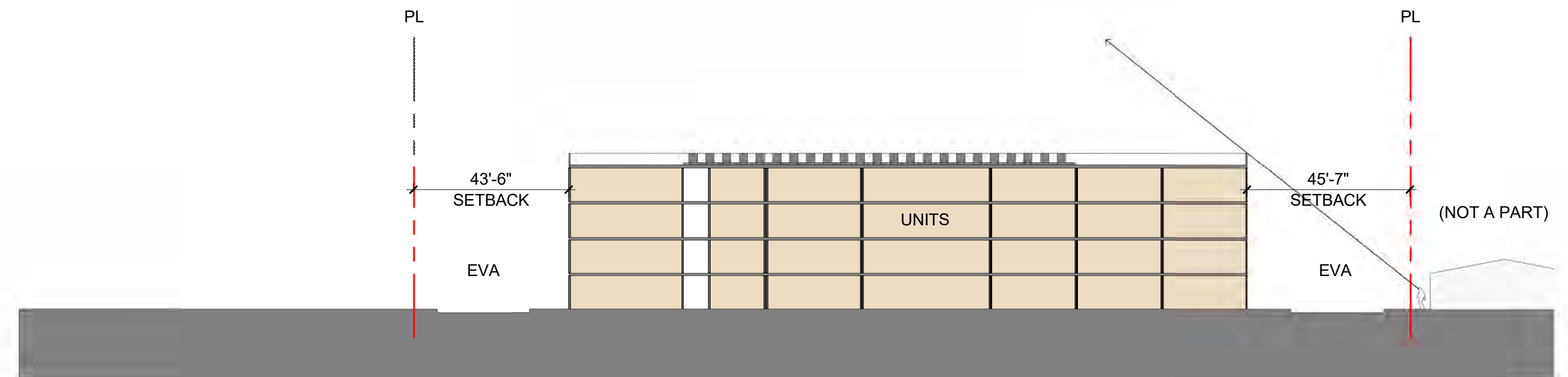


2 SECTION B  
1" = 30'-0"

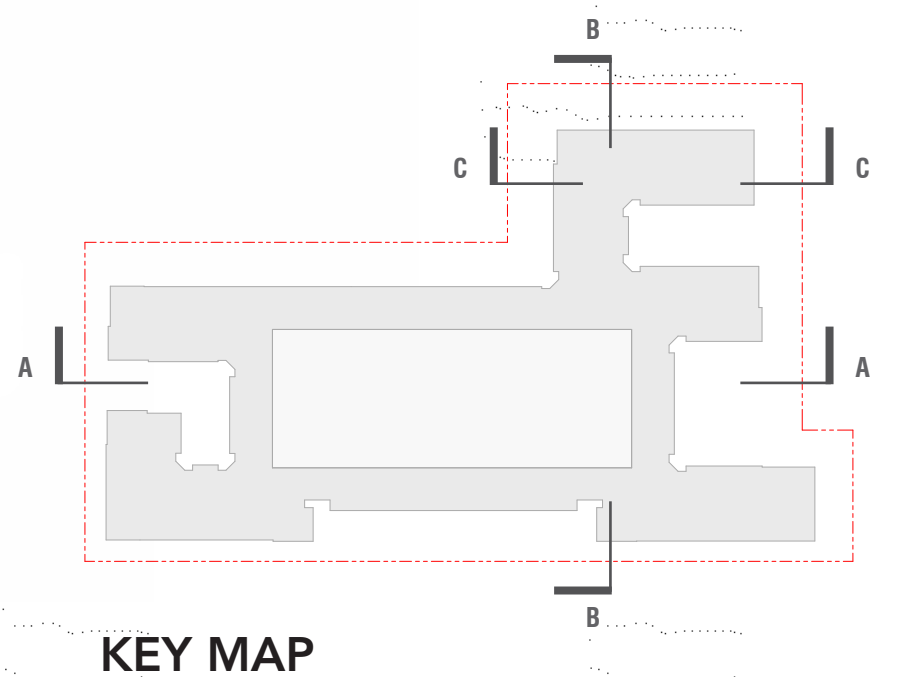
- KEY**
- UNITS
  - LOBBY / LEASING / AMENITY
  - RESIDENTIAL VERT. CIRC.
  - CORRIDOR
  - PARKING
  - BOH



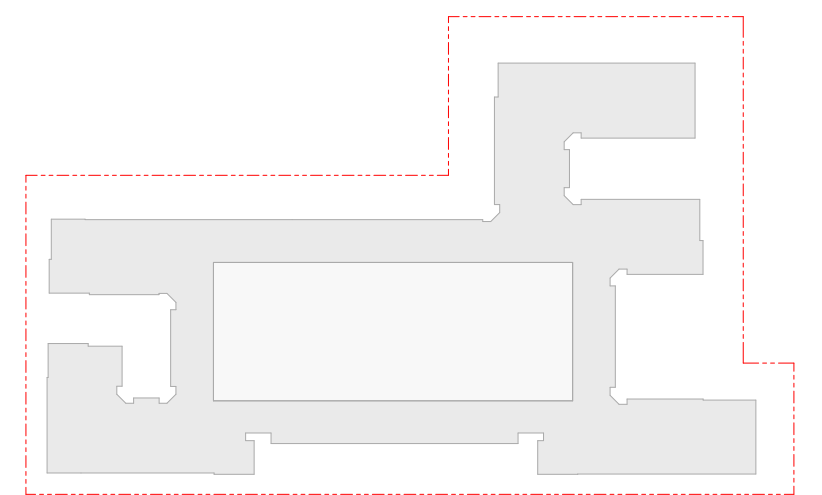
4 SECTION A ENLARGED  
1/16" = 1'-0"



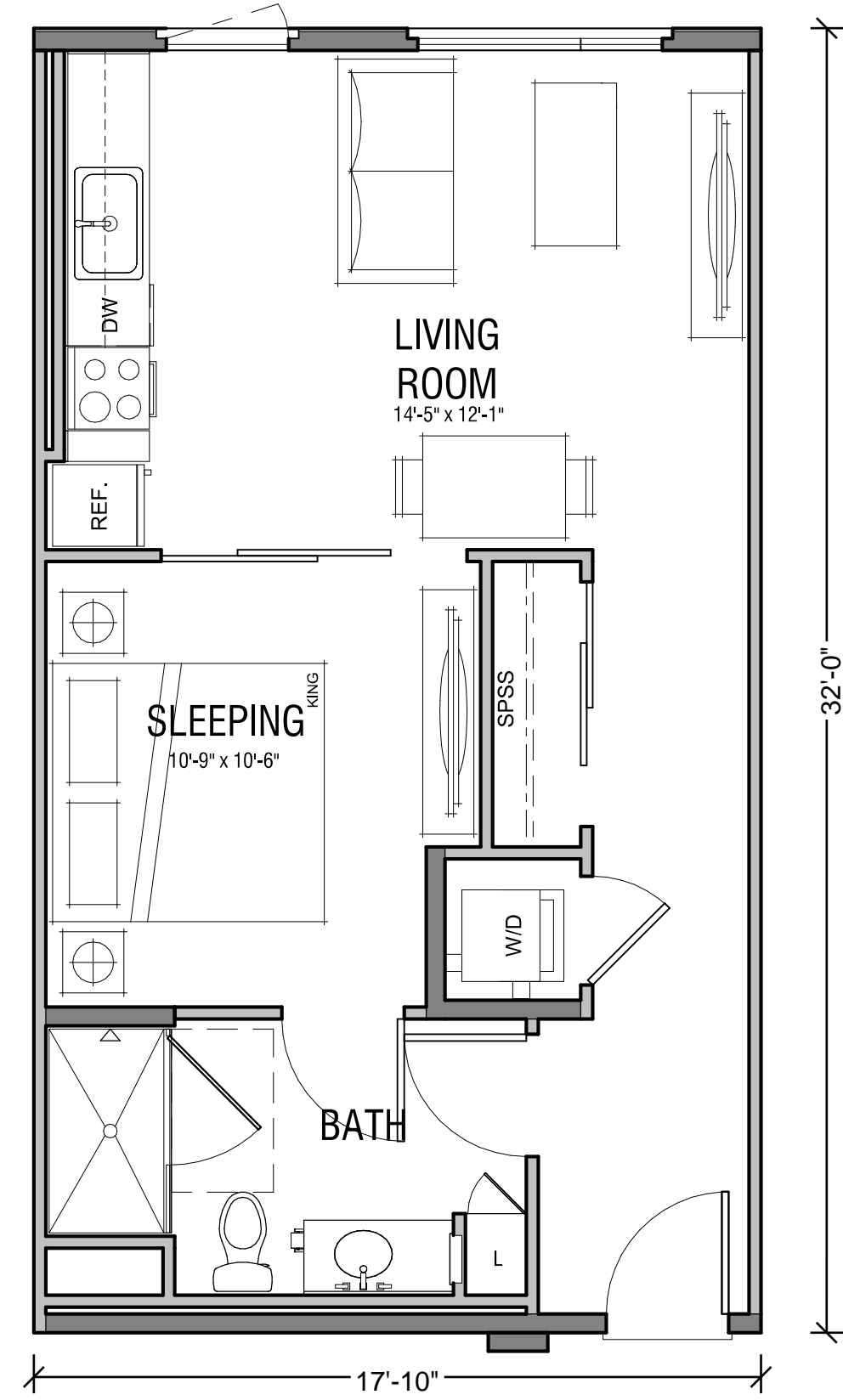
3 SECTION C  
1" = 30'-0"



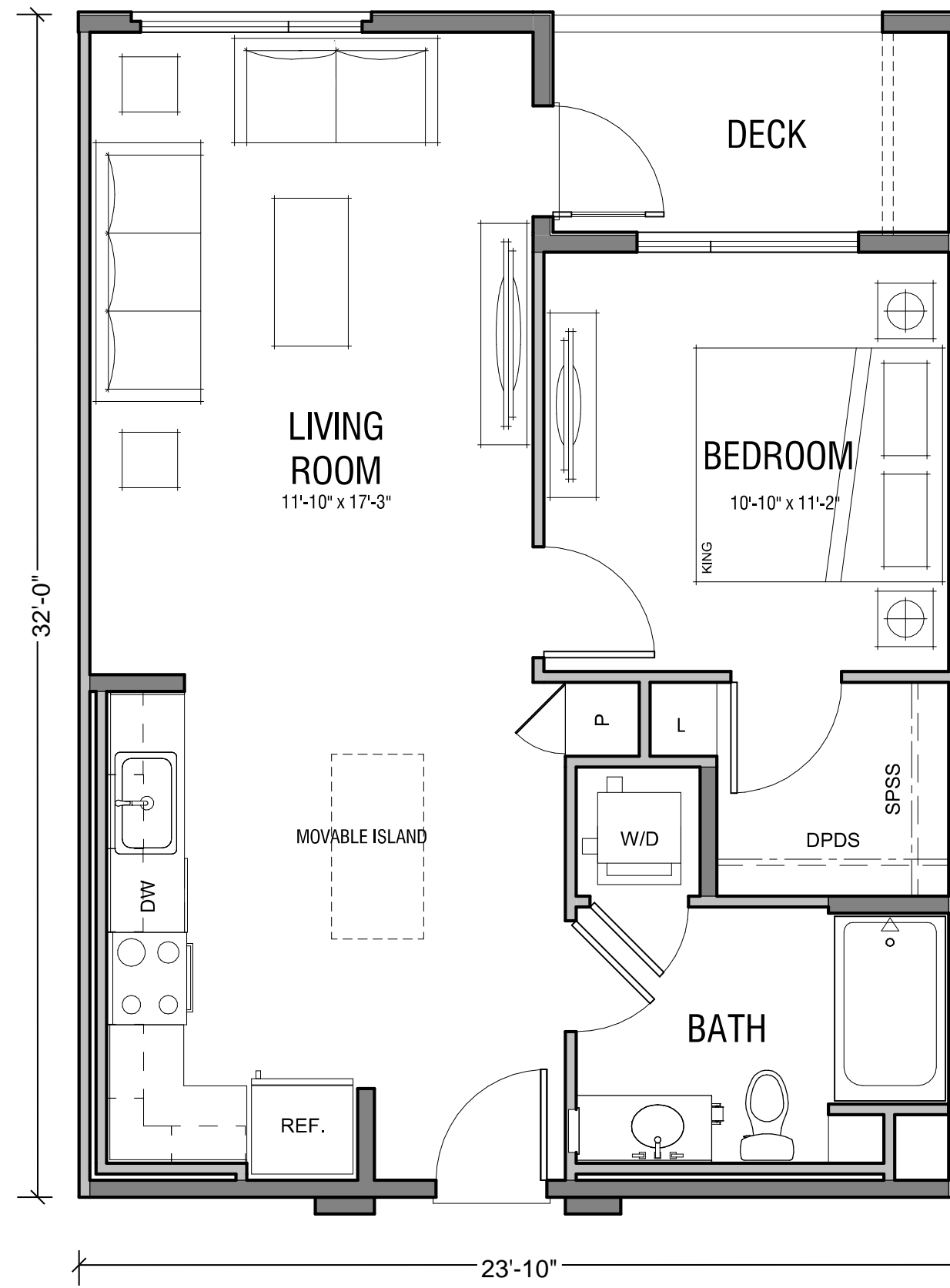
KEY MAP



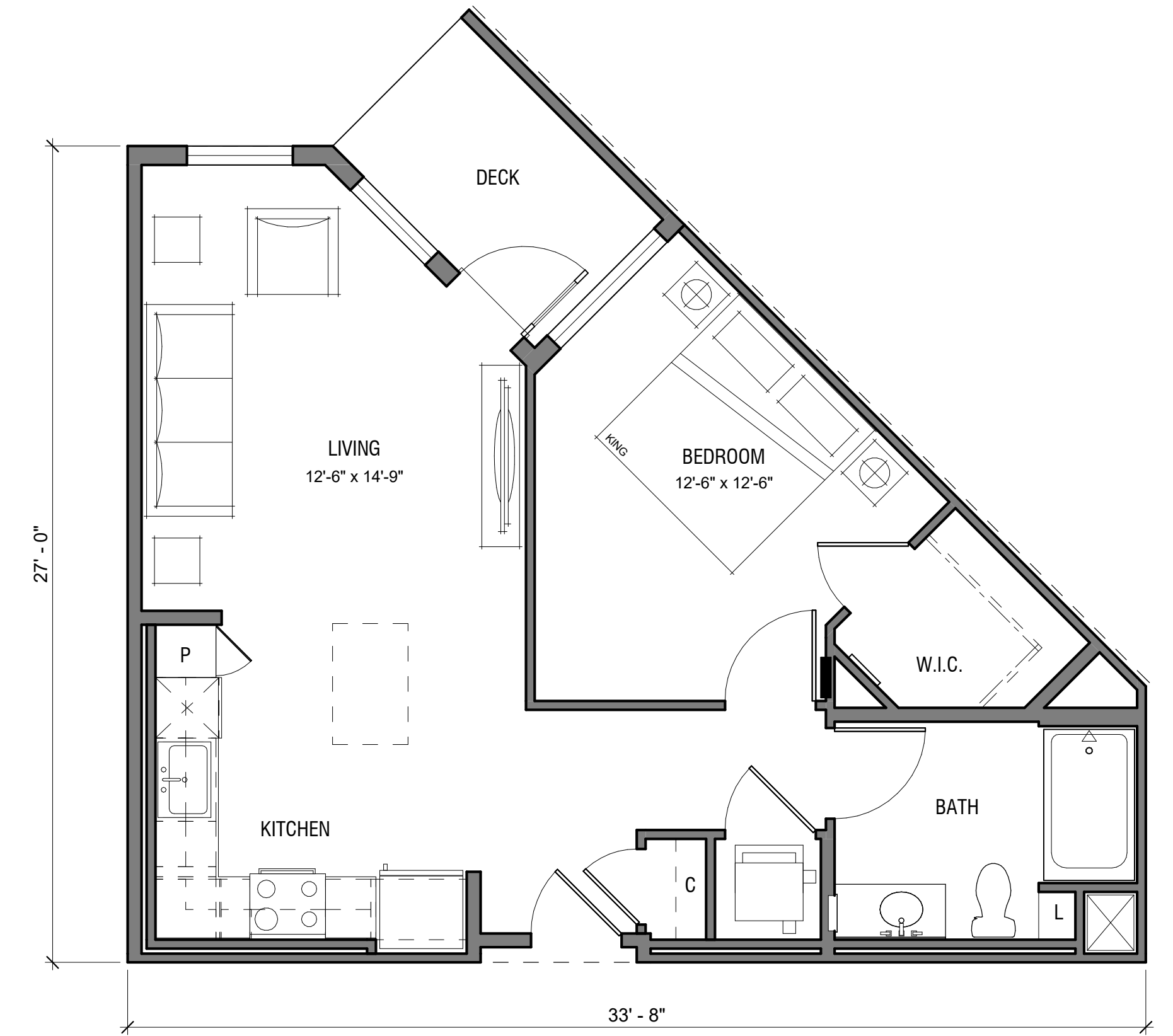
KEY MAP



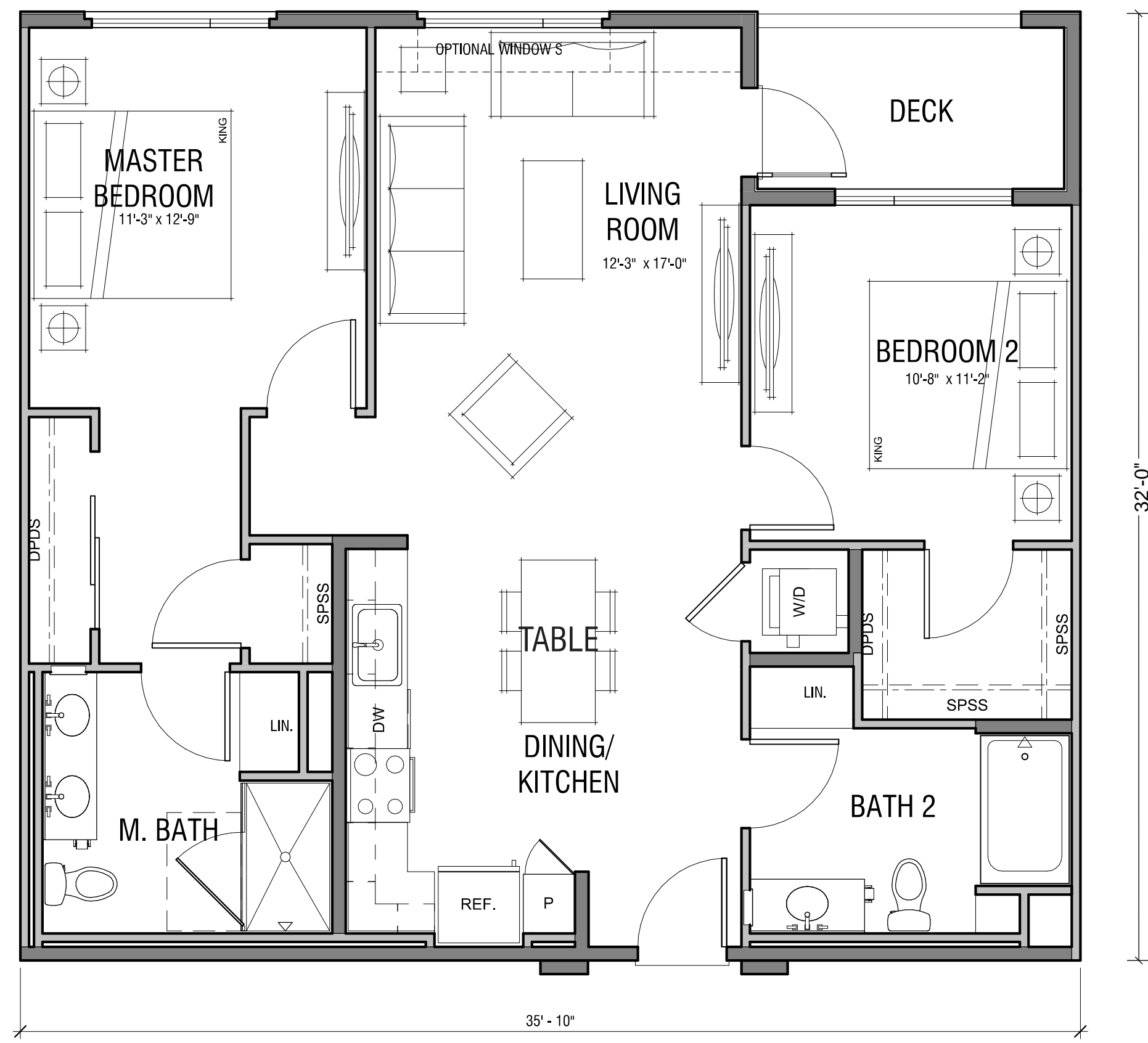
**UNIT S1**  
STUDIO / 1 BATH



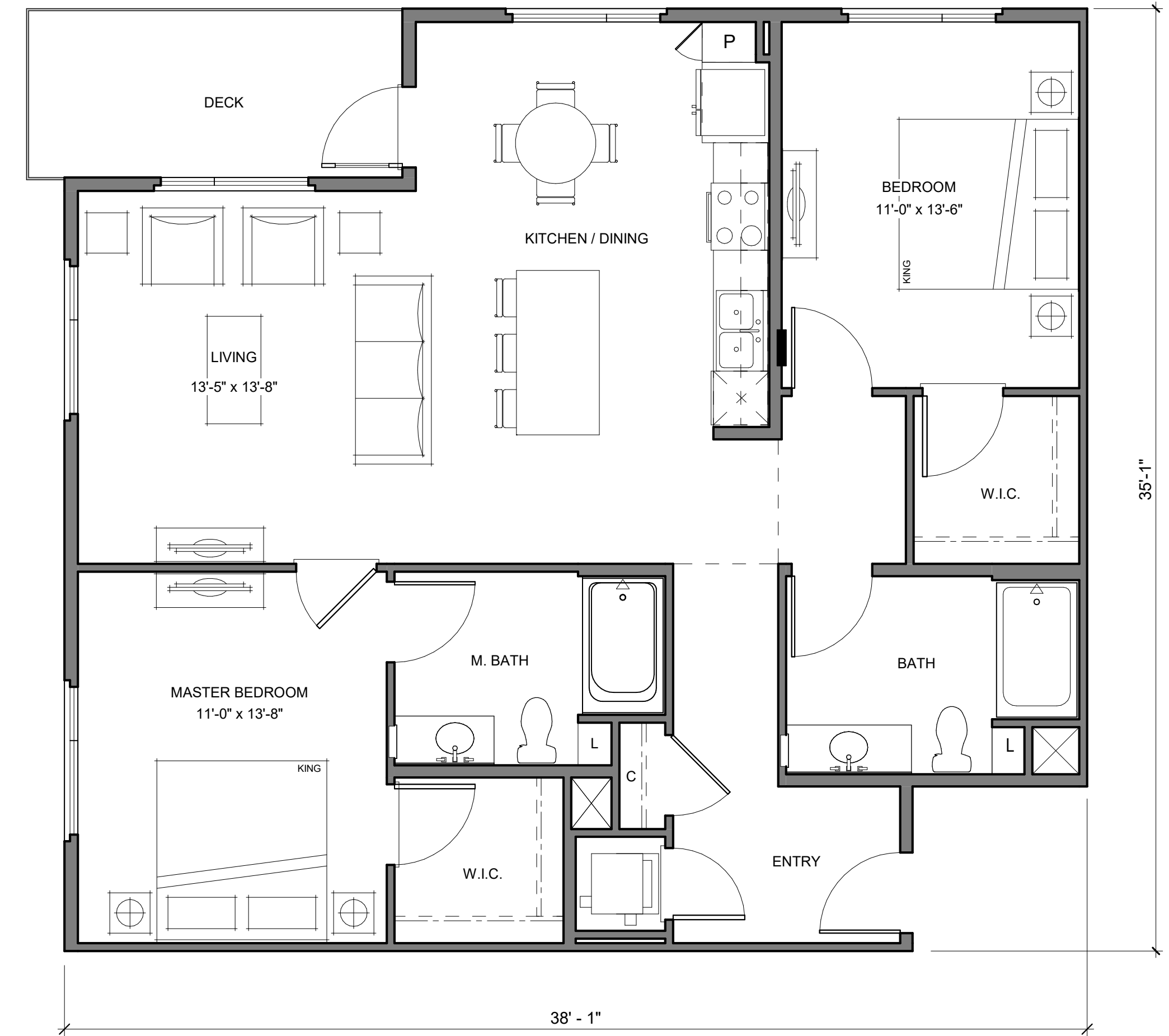
**UNIT A1**  
1 BEDROOM / 1 BATH



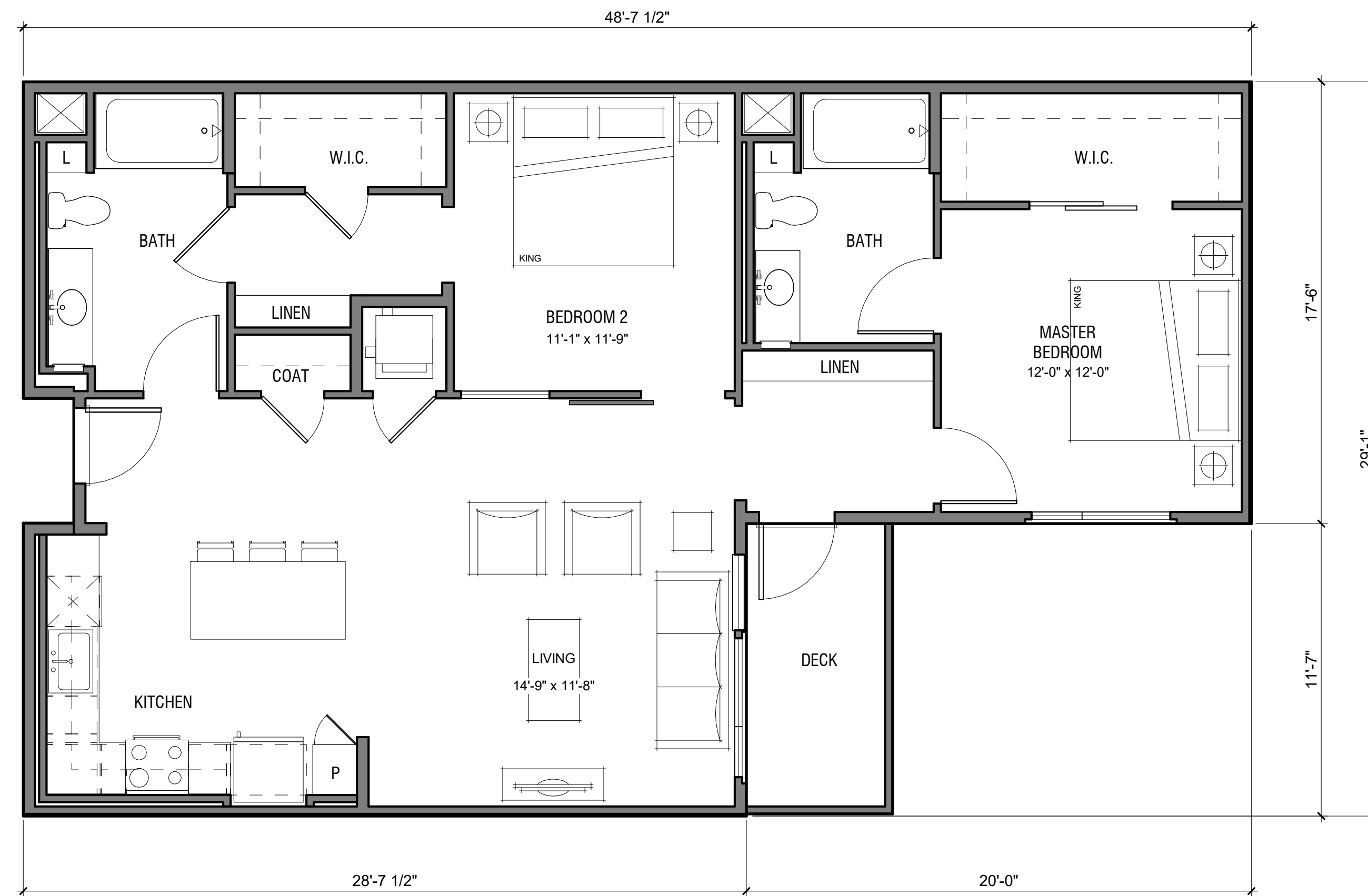
**UNIT A2**  
1 BEDROOM / 1 BATH



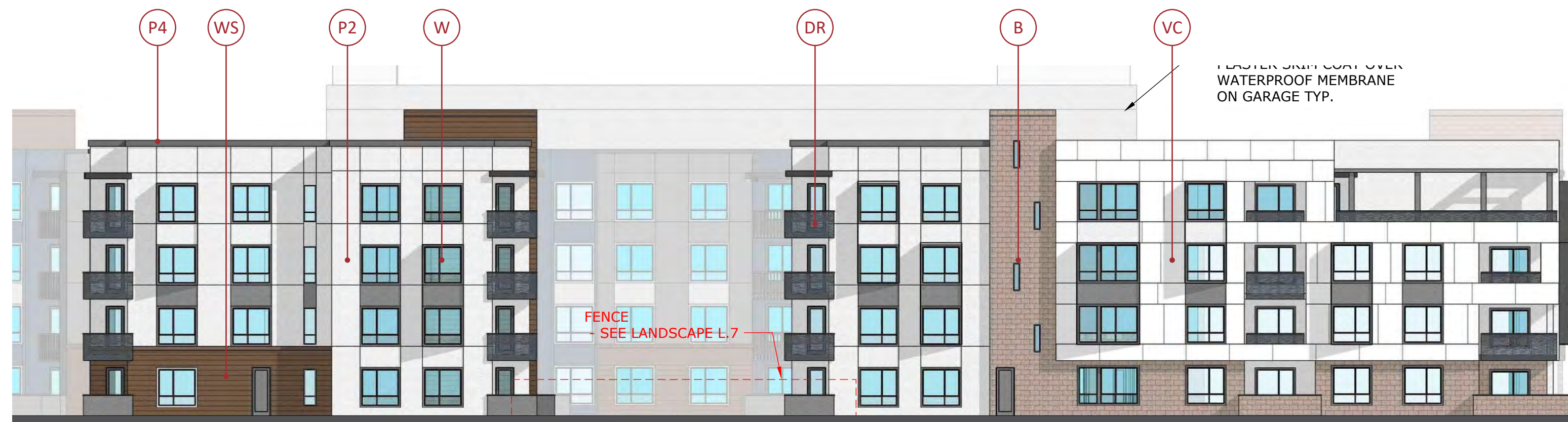
**UNIT B1**  
2 BEDROOM / 2 BATH



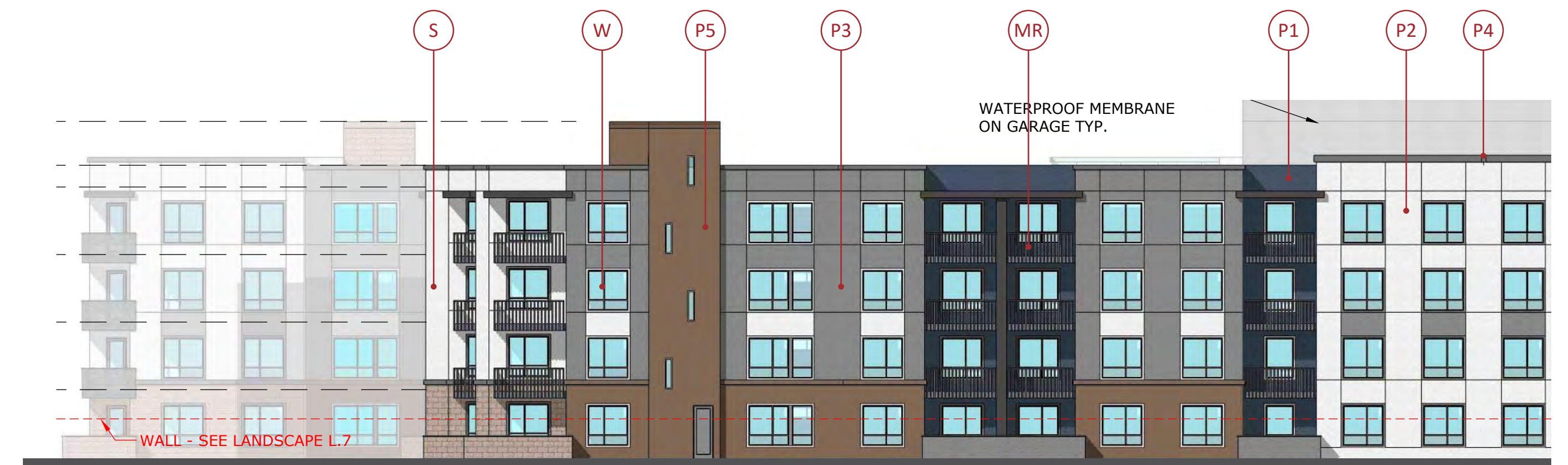
**UNIT B3**  
2 BEDROOM / 2 BATH



**UNIT B2**  
2 BEDROOM / 2 BATH



Partial West Elevation



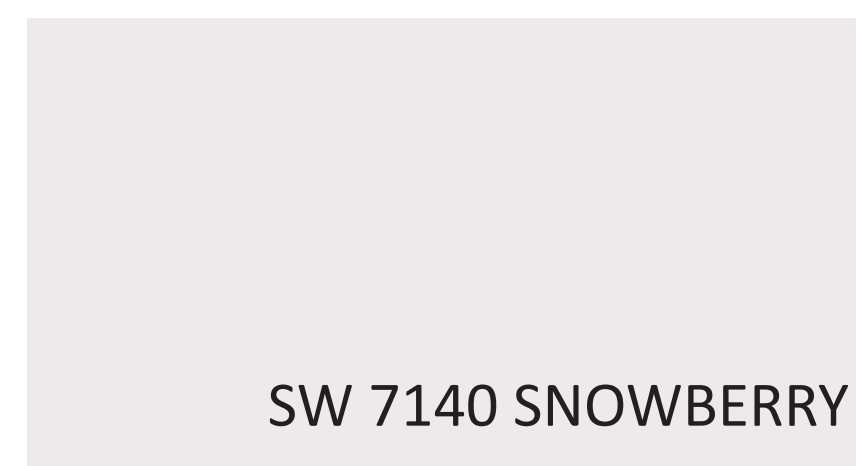
Partial North Elevation



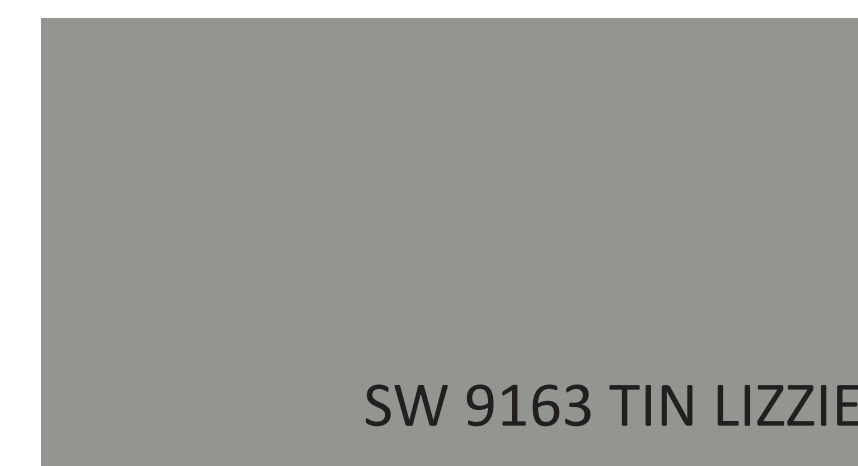
**P - Plaster** - Omega - Colortek



1)



2)



3)



4)



5)

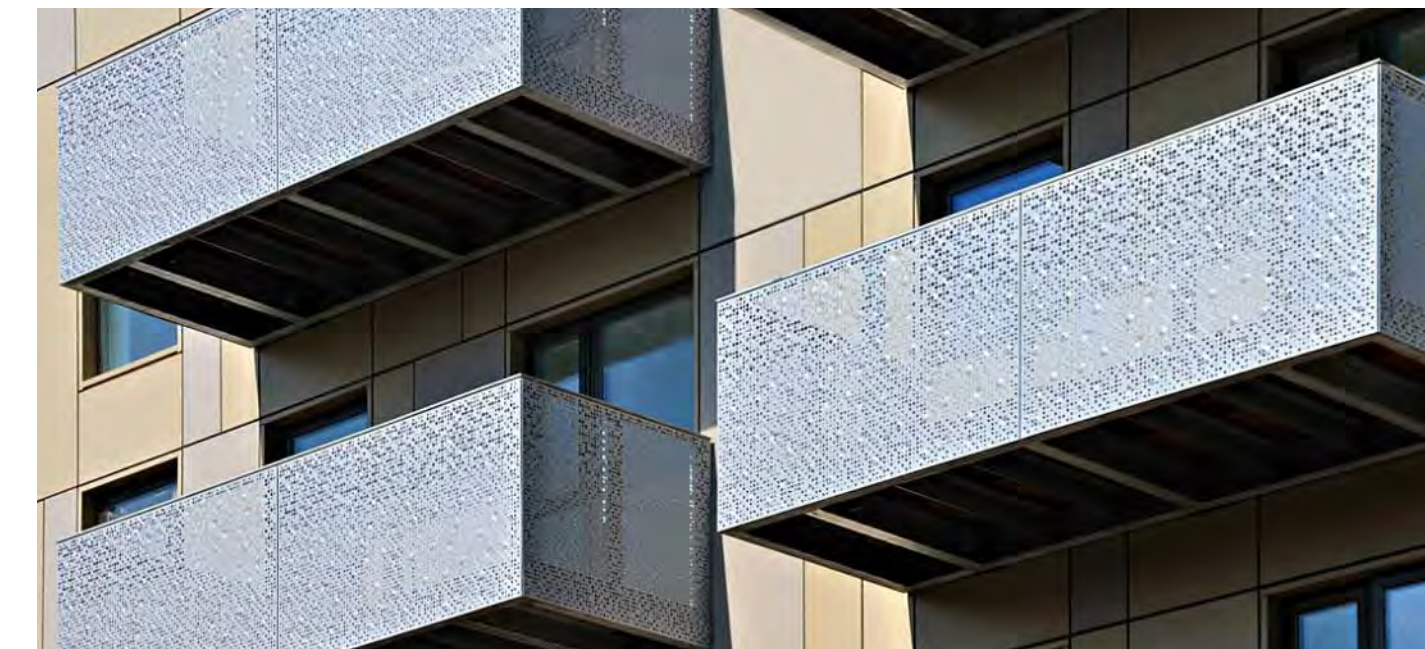


**B - Block Veneer**

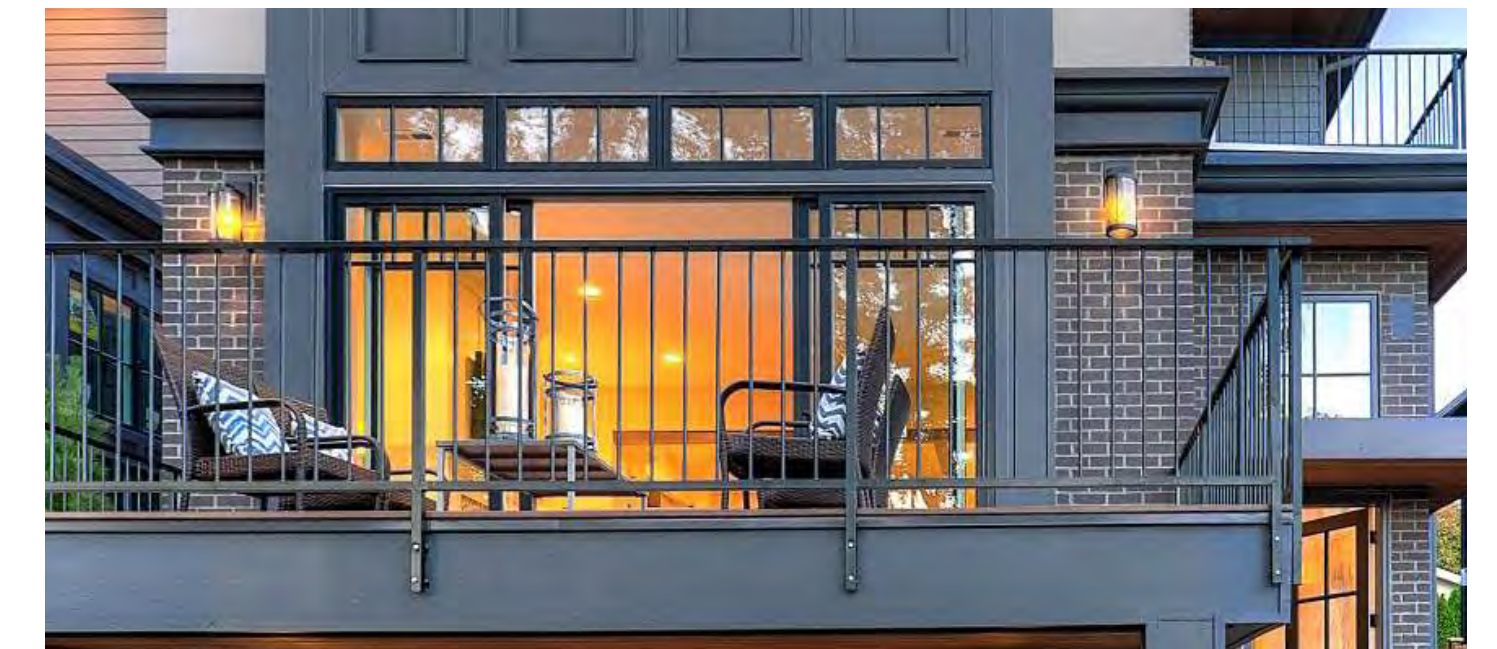
Westbrook Concrete Block - Ground Face- 48



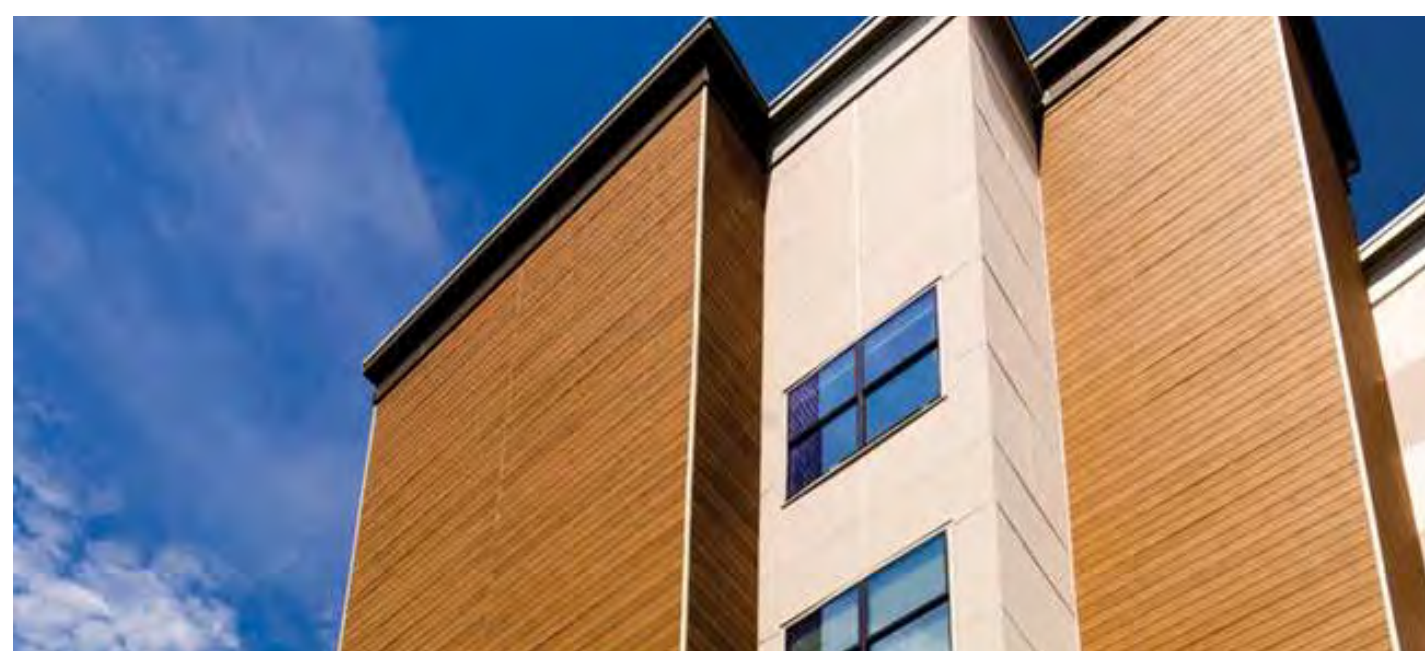
**SF - Storefront**



**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

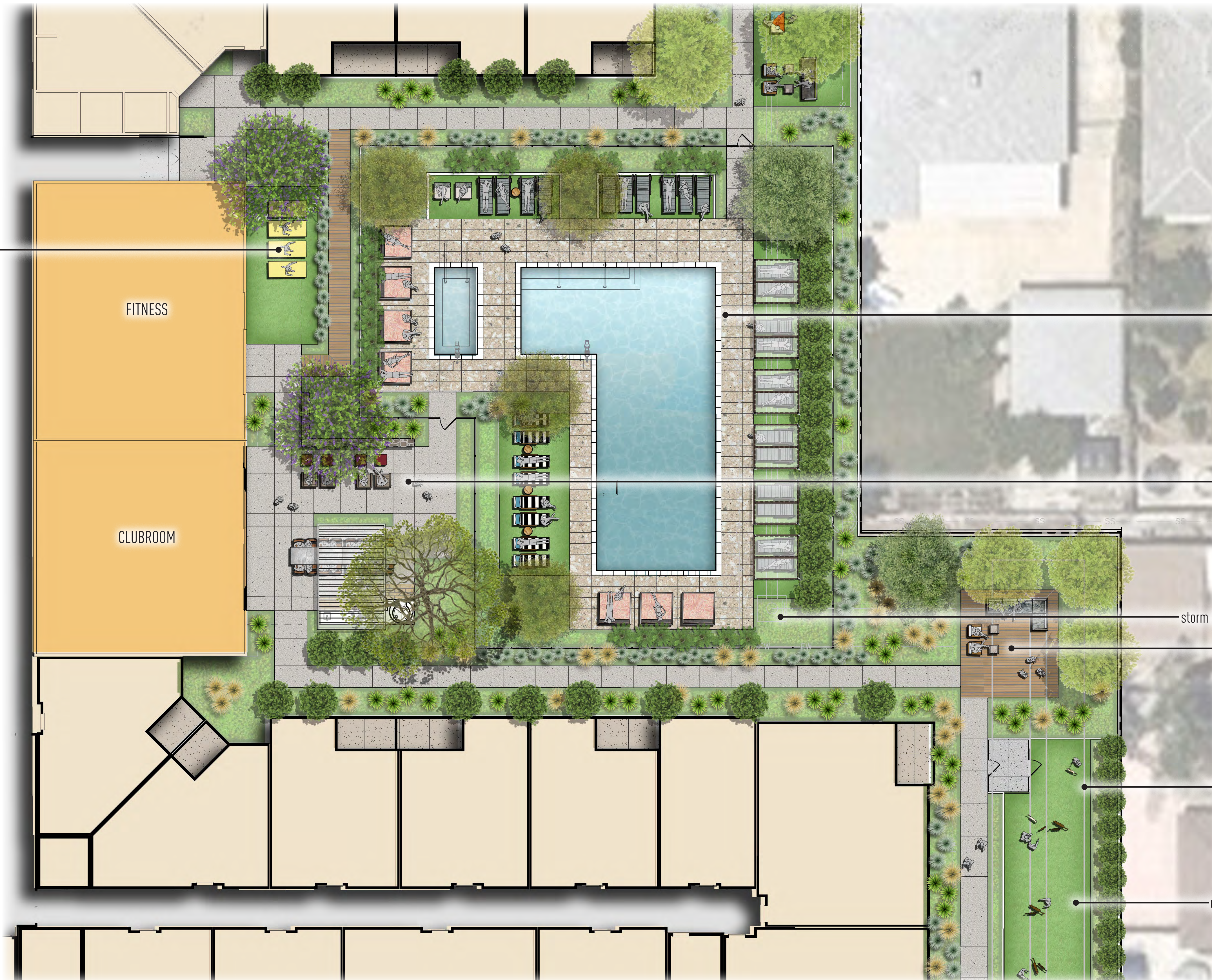
**POOL COURTYARD**  
SEE ENLARGEMENT, SHEET L.2

**DOG PARK**  
• St. Augustine grass (or equal)  
• gated vestibule  
• hedge screen

**CITRUS GROVE OFF FOURTH STREET ENTRY**  
• citrus trees in pots  
• decorative cobble

proposed driveway to be constructed in accordance with City of Ontario standard drawing no. 1204 for commercial driveway

existing meter



FITNESS BREAKOUT  
 • synthetic turf  
 • outside of pool enclosure

FITNESS

CLUBROOM

POOL DECK  
 • resort pool (60'x18')  
 • spa (8'x16')  
 • cabanas  
 • turf lounge areas w/ chaise lounge chairs  
 • umbrellas  
 • shade trees

CLUB PATIO  
 • shade trellis  
 • built-in bbq  
 • pizza oven  
 • beer taps  
 • communal dining table  
 • lounge furnishings

storm drain

RESPITE  
 • enhanced paving  
 • lounge seating

DOG PARK  
 • St. Augustine grass  
 • gated vestibule  
 • hedge screen

underground basin

- FARM TO TABLE
- grove lounge
  - built-in bbq
  - communal dining table
  - accent lighting
  - shade tree

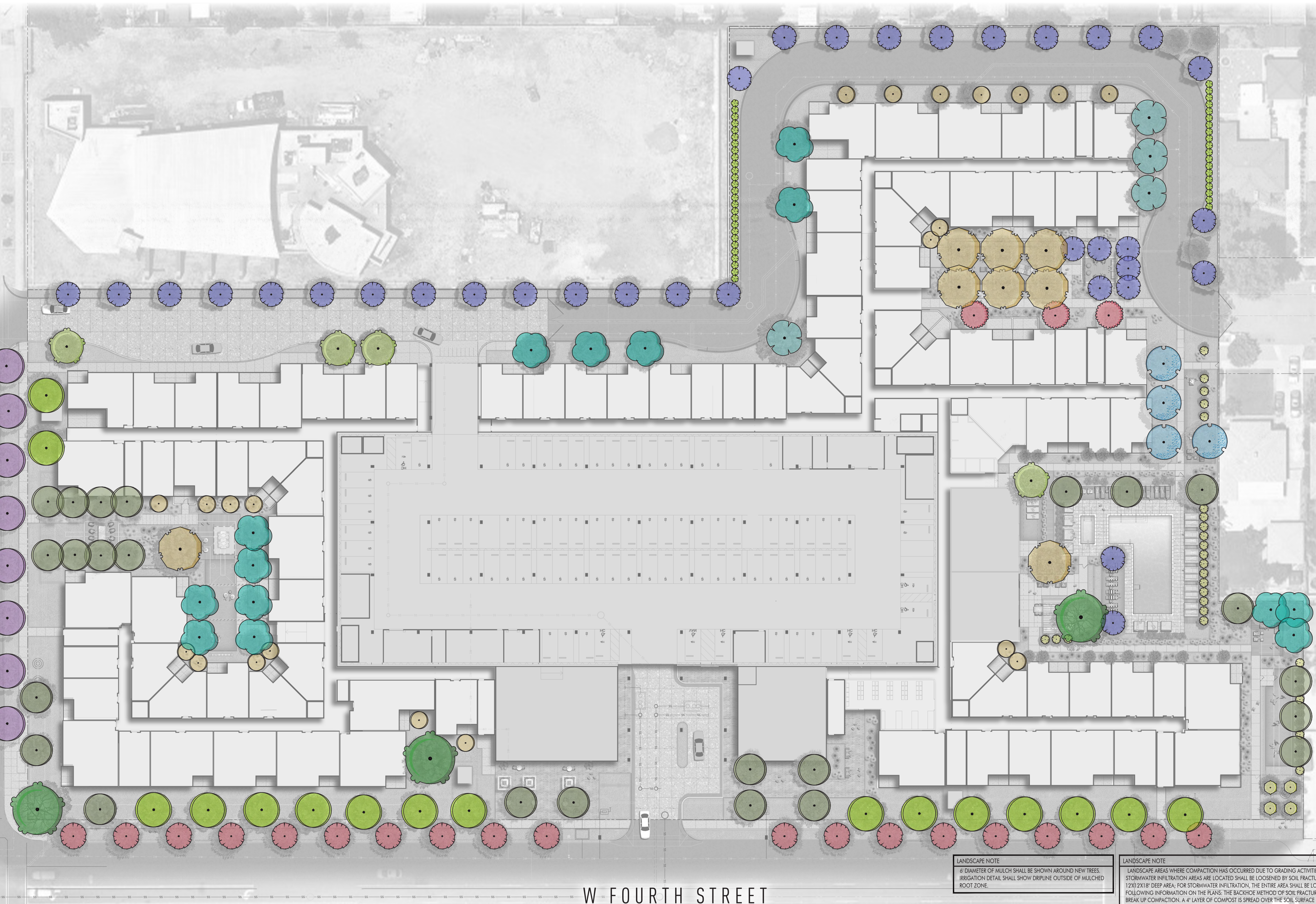
- THE YARD
- game lawn
  - outdoor movie wall
  - festival lighting
  - lounge seating

underground basin



- L4 LOUNGE
- built-in bbq
  - bar counter
  - lounge furnishings
  - built-in banquette seating
  - hanging chairs
  - green roof trays
  - pottery

N MOUNTAIN AVE.



W FOURTH STREET

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	4
	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 'HERMANIA' LONDON PLANE TREE	24"BOX	MODERATE	NO	16
	PRUNUS CAROLINIANA 'IRONUS' 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
MORELLA CALIFORNICA	24" BOX	21
PLATANUS RACEMOSA	36" BOX	8
QUERCUS AGRIFOLIA	60" BOX	3
QUERCUS KELLOGGII	36" BOX	4
UMBELLULARIA CALIFORNICA	24" BOX	14
<b>TOTAL</b>		<b>69 (28%)</b>

**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.

**PRELIMINARY SHRUB PALETTE**

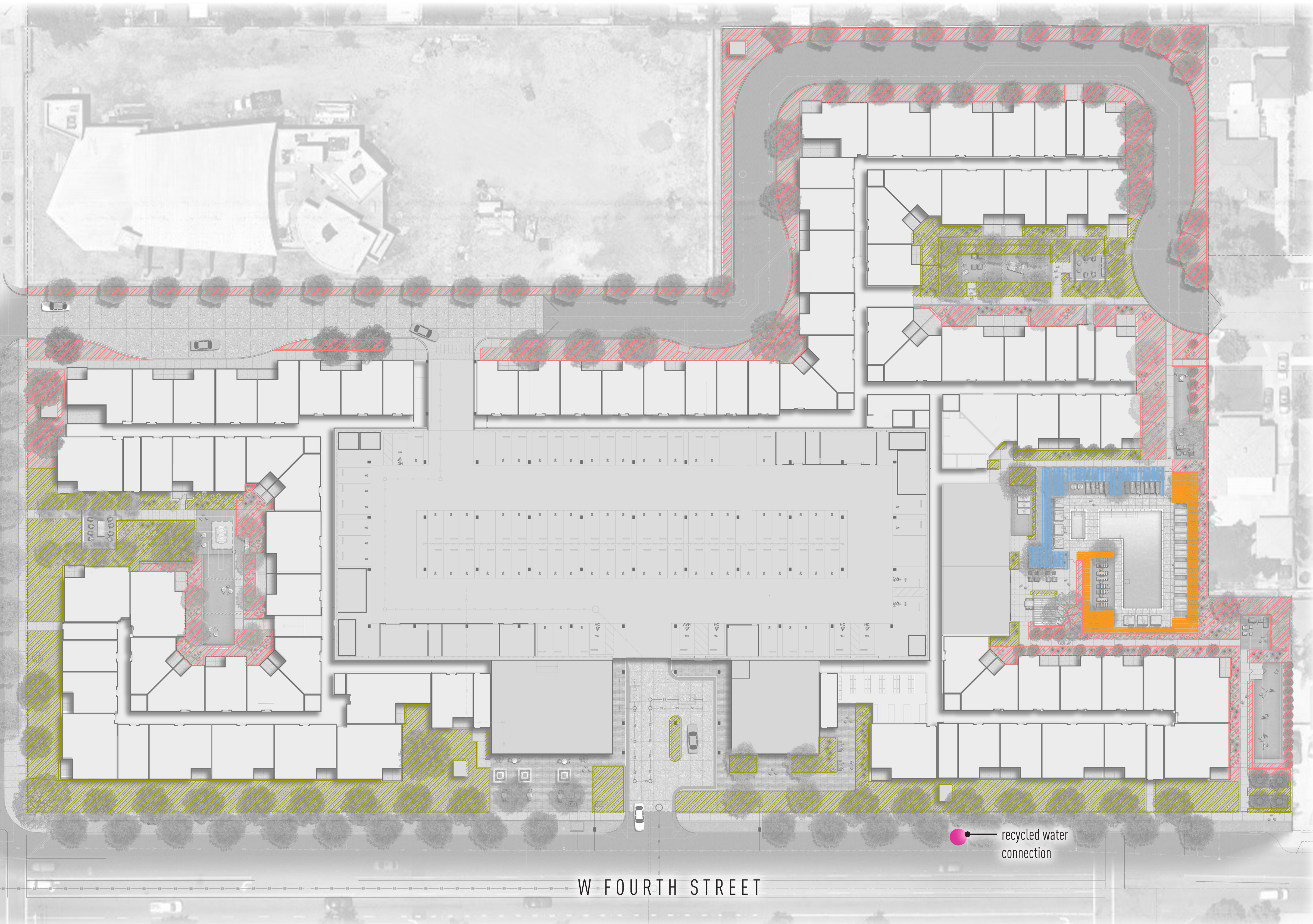
LARGE SHRUB	COMMON NAME	SIZE	WUCOLS
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	24"BOX	LOW
CALLISTEMON VIMINALIS 'CV01' TM	SLIM WEEPING BOTTLEBRUSH	15 GAL	LOW
FURCRAEA MACDOUGALLII	MACDOUGALL'S CENTURY PLAN	24"BOX	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW
JUNIPERUS C. 'BLUE POINT'	BLUE POINT JUNIPER	15 GAL	LOW
LAURUS NOBILIS	SWEET BAY - COLUMBUS	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 PILLULARIS '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 SP.	GREVILLEA	5 GAL	LOW
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.	MUHLENBERG GRASS	5 GAL	LOW
MYOPORUM X 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	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 CHAMAEDRYIS	GERMANDER	1 GAL	LOW
WESTRINGIA SP.	COAST ROSEMARY	5 GAL	LOW

**LANDSCAPE NOTE**  
8" 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 TRENCHES OR STORMWATER INFILTRATION AREAS ARE LOCATED SHALL BE LOOSENEED BY SOIL FRACTURING. FOR TREES, A 12X12X18" DEEP AREA FOR STORMWATER INFILTRATION, THE ENTIRE AREA SHALL BE LOOSENEED. ADD THE FOLLOWING INFORMATION ON THE PLANS: THE BACKFILL 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 BACKHOLE 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 CLOUDS. THESE MUST BE BROKEN BY ADDITIONAL TILING. TILING IN MORE COMPOST TO THE SURFACE AFTER FRACTURING FOR 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.

N MOUNTAIN AVE.



W FOURTH STREET

recycled water connection

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 GROUND COVER 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 (ET <sub>ref</sub> )	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA
Reference Evapotranspiration (ET <sub>ref</sub> )	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA
Regular Landscape Areas	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA
Special Landscape Areas	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA	ET <sub>ref</sub> for MARRA
<p><b>ET<sub>ref</sub> Calculations</b></p> <p>Regular Landscape Areas</p> <p>Total ET<sub>ref</sub> x Area</p> <p>Total Area</p> <p>Average ET<sub>ref</sub> for Regular Landscape Areas</p>						

**NOTE:** Compaction to be no greater than 85% in landscape areas. Slopes to be maximum 3:1. All finished grades at 1 1/2" below finished surfaces.

N MOUNTAIN AVE.

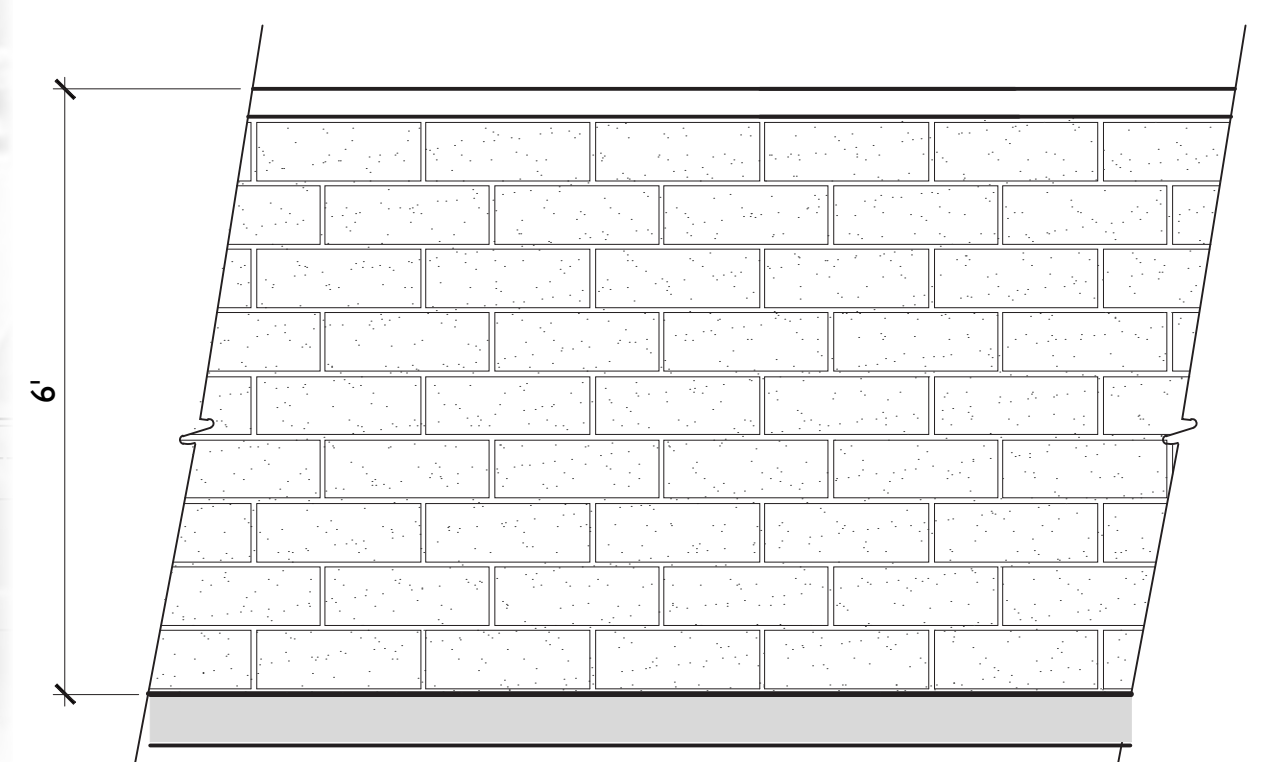


W FOURTH STREET

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

N MOUNTAIN AVE.

W FOURTH STREET

**LEGEND**

- - - PRIVATE WALKS
- - - PUBLIC WALKS
- RESIDENT ACCESS GATE
- BUILDING ENTRY



N MOUNTAIN AVE.



W FOURTH STREET

**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 UNOBTUSIVE. 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.



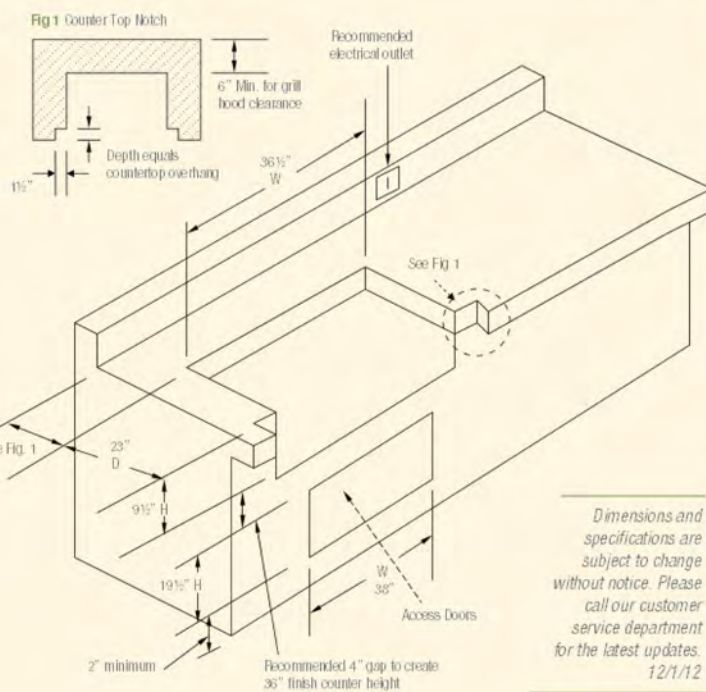
## PGS Legacy Commercial Gas Grills

### 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	36 1/2" width	23" depth	9 1/2" height
MDS39 Door Kit	38" width		19 1/2" height



**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

Product Data Sheet

landscapeforms



### 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.

### 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.

	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	19.5"	72"	16"	200 lb
	19.5"	96"	16"	250 lb

**BENCH CUTSHEET**  
**LANDSCAPE FORMS / PALISADE BENCH**



**UMBRELLAS AT POOL DECK**  
**TUUCI / OCEAN MASTER MAX CLASSIC CANTILEVER**



**CABANA AT POOL DECK**  
**TUUCI / SOLANOX CABANA**

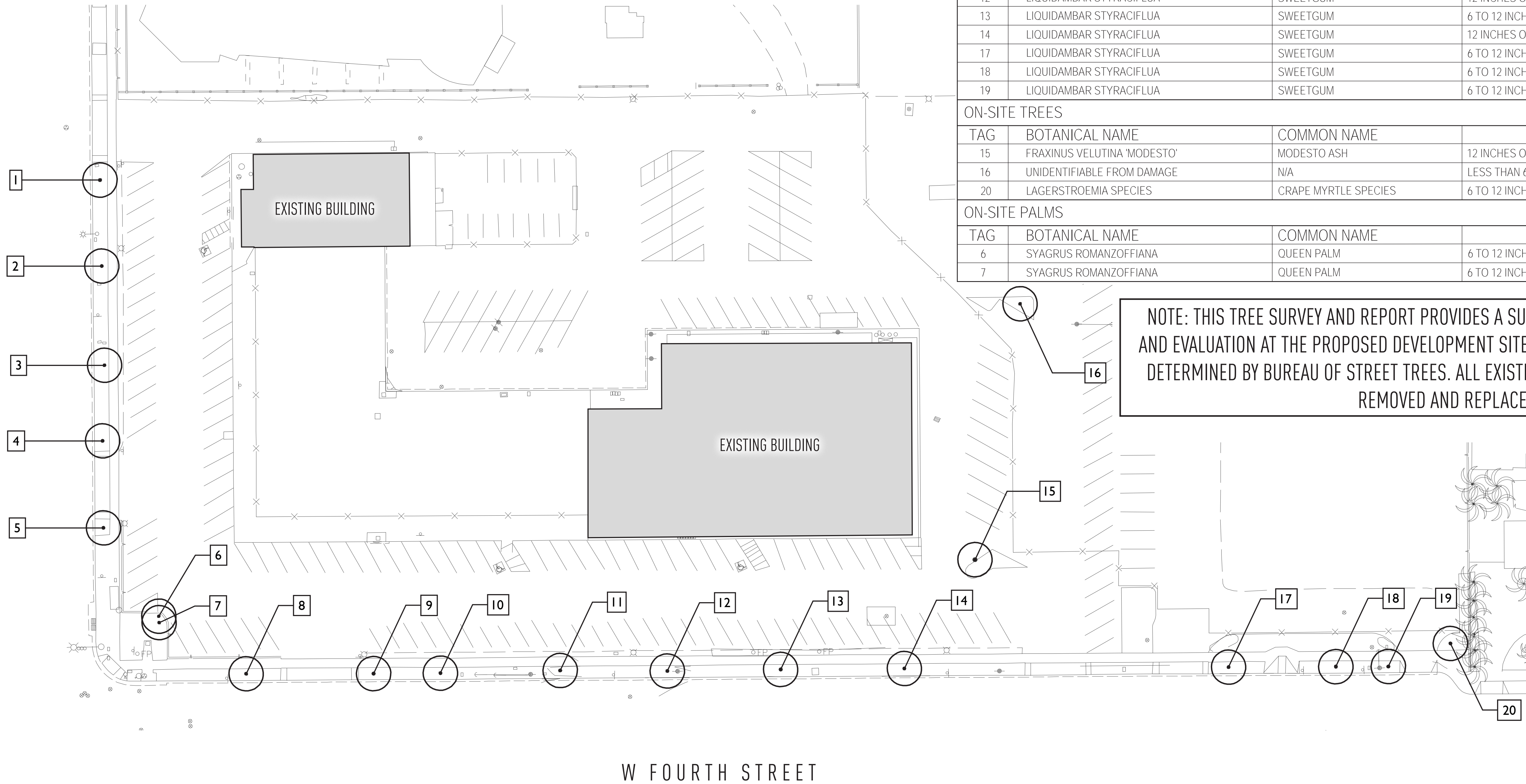


**LITTLE RECEPTACLES**  
**MMCITE / CRYSTAL LITTER & DOG WASTE RECEPTACLE**



**BENCH**  
**LANDSCAPE FORMS / PALISADE BENCH**

N MOUNTAIN AVE.



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	TRUNK DIAMETER	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	TRUNK DIAMETER	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.



1



2



3



4



5



6-7



8



9



10



11



12



13



14



15



16



17



18



19



20

## **Attachment B: Conditions of Approval**

*(Conditions of Approval follow this page)*



## LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 12/18/2023

**File No:** PDEV22-042

**Related Files:** PUD22-006

**Project Description:** A public hearing to consider 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; (APN(s): 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03); **submitted by JAT Land Development, LLC.**

**Prepared By:** Thomas Grahn, Senior Planner  
Phone: 909.395.2413 (direct)  
Email: tgrahn@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1 Time Limits.**

**(a)** Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2 General Requirements.** The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape

and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

(d) The Project shall meet all Development and Municipal Code requirements, as well as the requirements of the related Watermarke Ontario Planned Unit Development (File No. PUD22-006) for the Project site. Such requirements include, but are not limited to, development intensity, provisions of open space and recreational facilities, development standards, public safety and welfare, parking, and landscaping.

### 2.3 Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

(e) All information/specs regarding hardscape and recreational features shall be coordinated into the Project's construction documents and precise grading plan.

2.4 Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions) and the related Watermarke Ontario Planned Unit Development.

### 2.5 Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading). The Project shall also comply with all provisions of the related Watermarke Ontario Planned Unit Development.

**(b)** All drive approaches and pedestrian crossings shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space (drive approaches) and across drive aisles for all logical pedestrian crossings (at building exits, sidewalk connections, etc.). Final design and materials are subject to Planning review and approval at plan check submittal.

**(a)** Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

**(b)** The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**(c)** Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

**(d)** Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

## **2.6** Outdoor Loading and Storage Areas.

**(a)** Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

**(b)** Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

## **2.7** Site Lighting.

**(a)** All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

**(b)** Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

**(c)** Communal spaces and pedestrian paths of travel shall be safely illuminated, by means of decorative bollard, wall, ground, post, standard, or other lighting mechanisms. These facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch or similar.

## **2.8** Mechanical and Rooftop Equipment.



(a) All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

**2.9** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**2.10** Signs.

(a) All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

(b) On-site posting of public noticing shall be provided pursuant to Code Section 2.03.010.C.4, which consists of one or more large, 6-foot-tall, freestanding public notification signs. The sign face shall measure 4 feet tall by 8 feet wide, in a format approved by the Planning Director. The sign shall be posted no later than ten calendar days prior to the Planning Commission hearing date and removed no later than fourteen calendar days following the City Council hearing date, unless otherwise required by the Planning Director. The format is available on the City's website.

(c) Per the provisions of the Euclid Walnut Planned Unit Development, a Master Sign Program application shall be submitted to the Planning Department for review and approval prior to issuance of building permits for the Project site.

**2.11** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**2.12** Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

(a) CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

(b) The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City. The CC&R's shall include provisions for the following:

- (i) Access for residential pass-thru of commercial areas;
- (ii) Reciprocal access between residential areas and parcels;
- (iii) Clauses prohibiting public nuisances, including but not limited to, excessive noise, parking of vehicles on driveways to garages that are less than 18 feet in length,

excessive storage of personal items on balconies, and the hanging of personal items over balcony railing (such as clothes lines, towels, etc.).

(c) CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

- (i) Landscaping and irrigation systems within common areas;
- (ii) Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;
- (iii) Shared parking facilities and access drives; and
- (iv) Utility and drainage easements.

(d) CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

(e) The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

(f) A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

(g) A parking management plan and any lease agreement/terms shall be submitted to the City for review and approval, alongside the CCD&R's.

(h) The CC&R's application and filing fees are available on the City's website. CC&R's shall be approved and recorded prior to issuance of a Building Permit.

#### 2.13 Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

- (i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.
- (ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.
- (iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.
- (iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

**2.14** Environmental Requirements.

(a) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(b) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.15** 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 any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. 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.

**2.16** Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (“NOD”) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the “Clerk of the Board of Supervisors”, which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (“CEQA”). Failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(b) After the Project’s entitlement approval, and prior to issuance of final building permits, the Planning Department’s Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.17** Related Applications. Development Plan (File No. PDEV22-042) approval shall not be final and complete until such time that related Watermark Ontario Planned Unit Development (File No. PUD22-006) has been approved by the Planning Commission.

**2.18** Public Art. The Project is subject to the requirements of the City’s Public Art Ordinance (Ontario Municipal Code Section 5-33.05. Private Art for Public Enjoyment in Commercial and Industrial Development Projects).

**2.19** Final Occupancy. The Project Architect of record will certify that construction of each building site and the exterior elevations of each structure shall be completed in compliance with the approved plans. Any deviation to approved plans shall require a resubmittal to the Planning Department for review and approval prior to construction. The Occupancy Release Request Form/Architect Certificate of Compliance shall be provided prior to final occupancy. After the receipt of this Certification, the Planning Department will conduct a final site and exterior elevations inspection. The Owner’s Representative and Contractor shall be present.

**2.20** Additional Requirements.

(a) The residential amenities (such as the pool and deck, fitness room, mail area, lounge, and associated recreational facilities) shall be installed and operational prior to issuance of a permit for the 173rd dwelling unit. Such facilities will remain operational for use by the residents and shall not be removed without adequate replacement elsewhere on site.

(b) Plaster and stucco trims shall be smooth finish, including any foam detailing. Textured stucco (such as 20/30 sand finish) is appropriate for body walls. Construction documents shall clearly list trim materials, styles/finishes, and colors.

(c) All building drainage gutters, down spouts, vents, etc., shall be completely concealed from public view or architecturally compatible (decorative) with the exterior building design and color.

(d) Exterior building walls accessible to the public (not within a gated and secured area) shall be provided with a graffiti-resistant coating or paint to a height of 12 feet.

(e) The applicant shall contact the Ontario Post Office to determine the quantity, size, and final location/provision of mailboxes for this Project.

(f) Construction documents and grading plans shall both provide a clear legend that calls out all Project features, including but not limited to landscape, general hardscape (sidewalks and other concrete), decorative pavement with colors and materials (pedestrian crossings and entryway pavement or pavers), etc. Plans shall provide all colors and materials information in the plan legends, shall be coordinated for consistency across all documents, and shall not simply refer to another sheet or package for said information.



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

(Engineering Services Division [Land Development Section and Environmental Section], Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

<input checked="" type="checkbox"/> <b>DEVELOPMENT PLAN</b> <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input type="checkbox"/> TRACT MAP <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. PDEV22-042</b> <b>RELATED FILE NO(S). PUD22-006</b>	
<input checked="" type="checkbox"/> ORIGINAL <input type="checkbox"/> REVISED: __/__/__	

**CITY PROJECT ENGINEER & PHONE NO:** Henry Pham (909) 395-2141

**CITY PROJECT PLANNER & PHONE NO:** <sup>HP</sup> Thomas Grahn (909) 395-2413

**DAB MEETING DATE:** December 18<sup>th</sup>, 2023

**PROJECT NAME / DESCRIPTION:** A Development Plan to construct a mixed-use development consisting of 357 multi-family dwellings and 3,080 sqft of retail within the neighborhood commercial zoning district.

**LOCATION:** NEC of Fourth and Mountain (APN: 1008-522-01, -02, -03, -513-16)

**APPLICANT:** JAFAM Corporation

**REVIEWED BY:**  12/4/23.  
Raymond Lee, P.E.      Date  
Assistant City Engineer

**APPROVED BY:**  12-4-23  
Khoi Do, P.E.      Date  
City Engineer



**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

**1. PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, APPLICANT SHALL:** Check When Complete

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:   
\_\_\_\_\_ feet on \_\_\_\_\_  
Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
and \_\_\_\_\_.
- 1.02 Dedicate to the City of Ontario, the following easement(s): \_\_\_\_\_   
\_\_\_\_\_
- 1.03 Restrict vehicular access to the site as follows: \_\_\_\_\_
- 1.04 Vacate the following street(s) and/or easement(s): 
  - A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.
- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement. 
  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_
- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with



accompanying security as required, or complete all public improvements.

- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ontarioca.gov](http://www.ontarioca.gov)) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
- 1.11 Provide a preliminary title report current to within 30 days.
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.
- 1.13 Ontario Ranch Developments: 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
- 1.14 Other conditions: \_\_\_\_\_

**2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:**

**A. GENERAL  
 (Permits includes Grading, Building, Demolition and Encroachment)**

- 2.01 Record Parcel Map/Tract Map No. \_\_\_\_\_ pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per .
- 2.04 Note that the subject parcels are 'unrecognized' parcels in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.
- 2.05 Apply for a: 
  - Certificate of Compliance with a Record of Survey;
  - Lot Line Adjustment to merge the existing three lots (Record a Conforming Deed with the County of San Bernardino within six months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);
  - Make a Dedication of Easement.



- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project.
  
- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
  
- 2.08 **Submit a soils/geology report.**
  
- 2.09 **Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:** 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)
  - California Department of Fish & Game
  - Inland Empire Utilities Agency (IEUA) for connection to regional IEUA recycled water line.**
  - Other:
  
- 2.10 **Dedicate to the City of Ontario the right-of-way described below:** 
  - a. **Property line corner 'cut-back' required at the northeast intersection of Mountain Avenue and Fourth Street.**
  
- 2.11 **Dedicate to the City of Ontario the following easement(s):** 
  - A. **26-foot Emergency Vehicle Access along the northerly property line of the project.**
  
- 2.12 **Vacate the following street(s) and/or easement(s):** 
  - a. **All interfering on-site easements (SCE, Water PUE, etc.) shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.**
  
- 2.13 **Ontario Ranch Developments:** 
  - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
  - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
  - 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall).





- 2.14** **Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.**
  
- 2.15** **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
  
- 2.16** **Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee shall be paid to the Building Department. Final fee shall be determined based on the approved site plan and the DIF rate at the time of payment.**
  
- 2.17** **Other conditions:** \_\_\_\_\_



**B. PUBLIC IMPROVEMENTS**  
 (See attached Exhibit 'A' for plan check submittal requirements.)

**2.18** Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):

Improvement	Mountain Avenue	Fourth Street
<b>Curb and Gutter<sup>1</sup></b>	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replacement</b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replacement</b> <input type="checkbox"/> Remove and replace
<b>AC Pavement (See Sec. 2.19)</b>	<input checked="" type="checkbox"/> <b>Replacement</b> <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input checked="" type="checkbox"/> <b>Replacement</b> <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace
<b>Sidewalk<sup>1</sup></b>	<input checked="" type="checkbox"/> <b>New</b> <input checked="" type="checkbox"/> <b>Replace broken panels</b>	<input checked="" type="checkbox"/> <b>New</b> <input checked="" type="checkbox"/> <b>Replace broken panels</b>
<b>ADA Access Ramp</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Parkway</b>	<input type="checkbox"/> Trees <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees<sup>1</sup></b> <input checked="" type="checkbox"/> <b>Landscaping<sup>1</sup> (w/irrigation)</b>
<b>Raised Landscaped Median</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input checked="" type="checkbox"/> <b>Upgrade existing<sup>3</sup></b>



<b>Sewer</b> (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral
<b>Water</b> (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service
<b>Recycled Water<sup>2</sup></b> (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Service
<b>Traffic Signal System</b> (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Traffic Signing and Striping</b> (see Sec. 2.F)	<input type="checkbox"/> New <input checked="" type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Street Light</b> (see Sec. 2.F)	<input type="checkbox"/> Upgrade <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> New <input type="checkbox"/> Relocation
<b>Bus Stop Pad or Turn-out</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> New Bus Stop Pad <input checked="" type="checkbox"/> Relocate existing Bus Stop	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Storm Drain</b> (see Sec. 2.G)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Fiber Optics</b> (see Sec. 2.K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances
<b>Overhead Utilities</b> (see Sec. 2.22)	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> Underground <input type="checkbox"/> Relocate
<b>Removal of Improvements</b>	_____ _____ _____	_____ _____ _____
<b>Other Improvements</b>	_____ _____ _____	_____ _____ _____

Specific notes for improvements listed in item no. 2.18, above:

<sup>1</sup>Remove existing driveway approaches and replace with curb, gutter, sidewalk, and parkway landscape.

<sup>2</sup>Recycled water line is owned and operated by IEUA. Coordination with IEUA will be required for connection.

<sup>3</sup>Upgrade existing fire hydrant at the northeast corner of Fourth St. and Mountain Ave.

- 2.19 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s):
- a. Fourth Street from the edge of gutter to centerline of street.
  - b. Mountain Avenue from the edge of gutter to centerline of street.



- 2.20 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.21 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.22 **Overhead utilities shall be under-grounded along Mountain Avenue, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892).**
- 2.23 Other conditions: \_\_\_\_\_

**C. SEWER**

- 2.24 A \_\_\_\_-inch sewer main is available for connection by this project in \_\_\_\_\_ (Ref: Sewer facility id number: \_\_\_\_\_)
- 2.25 **Design and construct a sewer main extension along 4<sup>th</sup> St. A sewer main is not available for direct connection. The closest main is approximately 388 feet away at the intersection of Mountain Ave. and 4<sup>th</sup> St.**
- 2.26 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.
- 2.27 **Other conditions: See attached OMUC Utilities Engineering Development conditions of approval.**

**D. WATER**

- 2.28 **A 8-inch water main is available for connection by this project in Mountain Avenue. There is also a 10-inch water main available for connection by this project in Fourth Street. (Ref: Water plan bar code: W15438)**
- 2.29 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.
- 2.30 **Other conditions: See attached OMUC Utilities Engineering Development conditions of approval.**

**E. RECYCLED WATER**

- 2.31 **A 30-inch IEUA recycled water main is available for connection by this project in Fourth Street.**
- 2.32 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.
- 2.33 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.
- 2.34 **Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.**

**Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this**



requirement.

- 2.35 Other conditions: See attached OMUC Utilities Engineering Development conditions of approval.

#### F. TRAFFIC / TRANSPORTATION

- 2.36 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer:
1. On-site and off-site circulation
  2. Traffic level of service (LOS) at 'build-out' and future years
  3. Impact at specific intersections as selected by the City Engineer
- 2.37 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
- 2.38 Other conditions: See attached Traffic Engineering conditions of approval.

#### G. DRAINAGE / HYDROLOGY

- 2.39 A 36-inch storm drain main is available to accept flows from this project in Mountain Avenue for overflow purposes. (Ref: Storm Drain plan bar code: D11213)
- 2.40 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.41 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.42 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.43 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.
- 2.44 Other conditions:
- a. The applicant/developer shall pay a fee (approximately \$273,983.08) in-lieu of constructing the 90-inch storm drain line in Mountain Avenue between the project's northerly property line and centerline of Fourth Street. The final in-lieu fee shall be approved by the City Engineer.

#### H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)



- 2.45 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
 If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
 Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.46 **Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.47 **Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.**
- 2.48 Other conditions: \_\_\_\_\_

**J. SPECIAL DISTRICTS**

- 2.49 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.
- 2.50 Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

- 2.51 A \_\_\_\_\_ fiber optic line is available for connection by this project in \_\_\_\_\_.  
 (Ref: Fiber Optic plan bar code: \_\_\_\_\_)
- 2.52 **Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located at the northeast corner of Mountain Avenue and Fourth Street, see Fiber Optic Exhibit herein.**
- 2.53 **Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.**

**3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:**



- 3.01 Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.
- 3.02 Complete all requirements for recycled water usage. 
  - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
  - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
  - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03 The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.
- 3.04 Ontario Ranch Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05 Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 3.06 Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).

**4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:**

- 4.01 Complete all Conditions of Approval listed under Sections 1-3 above.
- 4.02 Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.
- 4.03 The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.
- 4.04 Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.



## **EXHIBIT 'A'**

### **ENGINEERING DEPARTMENT First Plan Check Submittal Checklist**

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Project Number: PDEV 22-042; PUD22-006

**The following items are required to be included with the first plan check submittal:**

1.  **A copy of this check list**
2.  **Payment of fee for Plan Checking**
3.  **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4.  **One (1) copy of project Conditions of Approval**
5.  **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6.  **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7.  **Three (3) sets of Public Street improvement plan with street cross-sections**
8.  **Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)**
9.  **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10.  **Four (4) sets of Public Sewer improvement plan**
11.  **Five (5) sets of Public Storm Drain improvement plan**
12.  **Three (3) sets of Public Street Light improvement plan**
13.  **Three (3) sets of Signing and Striping improvement plan**
14.  **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15.  **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. include Auto CAD electronic submittal)**
16.  **Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.**
17.  **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18.  **One (1) copy of Hydrology/Drainage study**
19.  **One (1) copy of Soils/Geology report**
20.  **Payment for Final Map/Parcel Map processing fee**





- 21.  Three (3) copies of Final Map/Parcel Map
- 22.  One (1) copy of approved Tentative Map
- 23.  **One (1) copy of Preliminary Title Report (current within 30 days)**
- 24.  One (1) copy of Traverse Closure Calculations
- 25.  **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
- 26.  **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**
- 27.  Other: \_\_\_\_\_



# CITY OF ONTARIO MEMORANDUM



**DATE:** November 28, 2023  
**TO:** Henry Pham, Engineering Department  
**CC:** Thomas Grahn, Planning Department  
**FROM:** Eric Woosley, Utilities Engineering  
**SUBJECT:** DPR #5 - Utilities Engineering Conditions of Approval (9726\_9727)  
**PROJECT NO.:** PDEV22-042/PUD22-006

## BRIEF DESCRIPTION

*A Planned Unit Development approval establishing the land use designations, development standards, and guidelines, which govern the mixed-used development, and a Development Plan to construct a mixed-use development consisting of 357 multiple-family dwellings and 3,800 square feet of retail on approximately 5.81 acres of land located at the northeast corner of Fourth Street and Mountain Avenue, within the MU-8B (Mountain/Fourth Mixed Use) zoning district. (APNs: 1008-513-16, 1008-522-01, 02, & 03.*

## UTILITIES ENGINEERING CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL:** *The Ontario Municipal Utilities Company (OMUC) recommends this application for approval subject to the conditions outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards.*

1. **Standard Conditions of Approval:** Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017; as well as project-specific conditions/requirements as outlined below.

***Prior to Issuance of Any Permits (Grading, Building, Demolition and Encroachment), unless other timeline milestones are specified by individual conditions below, the Applicant Shall:***

***General Conditions (Section 2.A): The Applicant shall comply with the following:***

2. **Public Utility Easement (PUE):** Dedicate to the City of Ontario the following easement(s): An additional 7 feet of easement for sewer purposes, to provide a total easement width of 13 feet, located along the easterly property limit of APN: 1008-522-01.

***General Conditions (Section 2.A, Other conditions): The Applicant shall comply with the following:***

3. **Final Utilities Systems Map (USM):** Submit a Final Utilities Systems Map (USM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See *Utility Systems Map (USM) Requirements document* for details.
  - a. The proposed utilities, utility alignments, and Public Rights-of-Way (ROW)/Public Utility Easements (PUE) shown on the Conceptual Utilities Systems Map (CUSM) and other Entitlement documents are not considered final and shall be revised during Final Design to meet all City Design Guidelines, Standards, City Requirements, and all the Conditions of Approval contained in this document.
4. **Note the following definitions and concepts for Public Utility Improvements and Private Utility Improvements:** Public Improvements shall be designed per City Public Design Guidelines and City Standards and constructed through a City Encroachment Permit; and Private Onsite Improvements shall be designed per Building Code and Plumbing Code and constructed through a City Building Permit.
  - a. Public Utility Improvements include the following: water main pipelines and sewer main pipelines; sewer laterals connecting to a Public Sewer Main up to the Cleanout (or Manhole) at PL/ROW; water services and connected appurtenances (Meters/Meter Boxes, Fire Hydrants, Airvacs, Blowoffs, etc.) connecting to a Public Water Main per City Standards; and Fire Services connecting to a Public Water Main from the Main up to the

DCDA. Public Water Improvements and Public Sewer Improvements are required to be designed and constructed through Public Improvement Plans with Plan View and Profile View per City Standards, Guidelines, and Requirements.

- b. Private Utility Improvements include the following: onsite water plumbing lines after a Public Meter, or after the Fire DCDA and including the DCDA; Backflow Devices and other Cross-Connection Prevention; onsite sewer upstream of the Public Sewer Lateral, including the Cleanout (or Manhole) at PL/ROW/PUE Edge; Monitoring Manholes and other Wastewater Pretreatment Facilities. Private Onsite Utility Improvements are required to be designed and constructed per Building and Plumbing Plans with: the Backflows, DCDAs, Cleanout (or Manhole) at PL/ROW/PUE Edge, and Monitoring Manholes being designed and constructed through a Precise Grading Plan; and, the other Pretreatment Devices (Grease Interceptor, Sand, Oil Interceptors, etc.) and the connections to the buildings and structures through a building Plumbing Plan.
5. **Public Utility Easements:** All City of Ontario Public Utilities shall be located within the Public Right-of-Way (ROW), or within a Public Utility Easement (PUE) and shall comply with the following requirements (as applicable, these requirements also apply to utilities in Public ROW/PUE combinations):
- a. The PUE shall be a minimum of 20 feet wide, centered on the utility main contained within it with 10 feet of PUE on each side of each main;
  - b. The PUE shall be a minimum of 10 feet wide, centered on the utility services/laterals contained within it with 5 feet of PUE on each side of each service/lateral;
  - c. The PUE shall be a minimum of 5 feet behind and 5 feet on each side of a water meter box, and 5 feet on each side of water apparatuses (fire hydrants, blowoffs, airvacs, etc.);
  - d. The PUE shall not contain any storm water improvements (infiltration, detention, retention, bioswale, etc.), landscaping with thick or intrusive root structures, trees, private utilities, or any permanent structures or overhangs of permanent structures;
  - e. The PUE surface shall be designed to allow vehicle access over and along the full length and width of the utility main by any City maintenance vehicle. The Property Management is solely responsible for the repair or replacement of all surface improvements within the easement.

***Sewer Conditions (Section 2.C): The Applicant shall comply with the following:***

6. **Public Sewer Improvements:** Design and construct the following required public sewer mains in accordance with City of Ontario Standards and Design Guidelines and Specifications:
  - a. A minimum 8-inch sewer main on Fourth Street between Mountain Avenue and the point of connection required for this development.
7. **Sewer Laterals:** Per City of Ontario Standard Drawing No. 2003.
8. **Private Onsite Sewer System and Plumbing:** The Onsite Sewer System shall be privately maintained by the property owner and shall meet the following requirements:
  - a. The Onsite sewer system and building plumbing shall be designed in such a way that the wastewater flows for residential uses leave the building separately from wastewater flows for non-residential uses.
  - b. For wastewater flows for non-residential uses:
    - i. The Onsite sewer system and building plumbing shall be designed in such a way that the sanitary domestic wastewater flows leave the building separately from non-sanitary wastewater flows (industrial, process, or kitchen, etc.) and the line for non-sanitary wastewater flows can be upgraded in the future to have pretreatment equipment and devices on it, as required by a Wastewater Discharge Permit.
    - ii. Each building and each connection from the Onsite Sewer System to the Public Sewer System shall have an onsite monitoring manhole prior to the point of connection with the Public Sewer System.
9. **Monitoring Manhole:** Per City of Ontario Standard Drawing Nos. 2201 and 2203:
  - a. Each non-residential building shall install a monitoring manhole on-site as part of the privately owned and maintained sewer system, upstream of the sewer lateral.
10. **Wastewater Discharge Permit:** The Occupant/Applicant shall apply for a Wastewater Discharge Permit for their Establishment, and shall comply with all the requirements of the Wastewater Discharge Permit found at: (<http://www.ontarioca.gov/municipal-utilities-company/utilities/industrial-wastewater-discharge-permit>). Requirements of the Wastewater Discharge Permit may include, but not limited to: Installation of wastewater pretreatment equipment, such as clarifiers. For wastewater permit application questions, please contact: [omucenvironmental@ontarioca.gov](mailto:omucenvironmental@ontarioca.gov)

11. Existing Sewer Laterals:

- a. Abandon all existing sewer lateral connections to the sewer main.

**Potable Water Conditions (Section 2.D): The Applicant shall comply with the following:**

12. Public Water Improvements: Design and construct the following required public water mains in accordance with City of Ontario Standards and Design Guidelines and Specifications:

- a. N/A

13. Fire Hydrants: Install fire hydrants along all frontages connected to the new respective potable water main per City of Ontario Standards. Fire hydrants connected to potable water mains shall be spaced a maximum of 300 feet apart or per Fire Department Standards/Requirements.

14. Fire Service with Fire System Double Check Detector Assembly (DCDA): Per City of Ontario Standard Drawing No. 4208:

- a. Install two (2) fire services each equipped with a DCDA. Install one (1) connected to the existing 8-inch water main in Mountain Avenue, and one (1) connected to the existing 10-inch water main in Fourth Street. The on-site fire system downstream of the DCDA's shall be designed as a looped fire system.

15. Water Service with Meter and Backflow Prevention Assembly Reduced Pressure Device: Install a water service and meter connected to the respective potable water main per City of Ontario Standards. The water service shall be equipped with a backflow prevention device. The water meter shall be located within the ROW:

- a. The residential development shall connect separately to the existing 10-inch potable water main in Fourth Street with two (2) water services and master meters, each equipped with a backflow device. The on-site water system downstream of the backflow device shall be designed as a looped system.
- b. Each non-residential (retail) building shall connect separately to the existing 10-inch potable water main in Fourth Street with a water service and meter, each equipped with a backflow device.

16. Existing Potable Water Mains:

- a. Abandon in place or remove the existing 4-inch water main traversing APN:1008-522-02 connected to the existing 10-inch 1348 PZ water main in Fourth Street. The 4-inch water main shall be abandoned back to the main connection in Fourth Street.

17. Existing Water Services:

- a. Abandon all unused existing water service connections to the water main.

**Recycled Water Conditions (Section 2.E): The Applicant shall comply with the following:**

18. Public Recycled Water Improvements: Design and construct the following required public recycled water mains in accordance with City of Ontario Standards and Design Guidelines and Specifications:

- a. N/A

19. City Ordinance 2689: This development shall comply with City Ordinance 2689 and make use of recycled water for all approved uses, including but not limited to landscaping irrigation. This includes:

- a. Separate recycled water irrigation service and meter for each building's private landscape areas.
- b. Separate recycled water irrigation services for the City maintained neighborhood edges and medians.

20. Recycled Water Irrigation Service with Meter: Per City of Ontario Standards:

- a. Install an irrigation water service and meter connected to the existing 30-inch 1299 PZ recycled water main in Fourth Street (IEUA). The water meter shall be located within the ROW. The proposed recycled water connection is a Regional Connection and requires approval from the Inland Empire Utilities Agency (IEUA) as described below.
- b. Regional Connection Approval: The applicant shall submit a written request letter to the City for a new Regional Connection. The request letter shall include: an exhibit that shows the service area of the Regional Connection; the main and proposed service lateral of the Regional Connection; IEUA record drawing number, station number of the connection point; and a plan and profile detail of the connection. Once received from the applicant, the City will request the new Regional Connection from IEUA. If approved by IEUA, the

applicant shall be responsible for meeting all terms, conditions, standards, hydraulic review and plan check fees, and requirements IEUA has for the Regional Connection. Contact OMUC for more information.

21. **Engineering Report:** Submit one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water to OMUC's Water Quality Programs at [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) for review and subsequent submittal to the California State Water Board (Division of Drinking Water) for final approval. Note: Review and approval process may take up to three (3) months. Contact the OMUC's Water Quality Programs at (909) 395-2678 or email [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) regarding this requirement.

***Recycled Water Conditions (Section 3): The Applicant shall comply with the following:***

22. **Recycled Water Requirements:** Complete all requirements for recycled water usage.
- a. Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
  - b. Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
  - c. Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.

***Exhibit A: The Applicant shall submit the following for Plan Check:***

23. **Public Sewer Improvement Plan:** Public Sewer Improvement Plan for the new sewer main on Fourth Street.
24. **Recycled Water Regional Connection:** Recycled Water Improvement Plan for the proposed service lateral (include City of Ontario and Inland Empire Utilities Agency approvals in the Title Block).



## UTILITIES SYSTEMS MAP (USM) REQUIREMENTS:

*The USM shall meet, at a minimum, the following requirements:*

1. **USM Content and Format:** The Utilities Systems Maps shall show all existing and proposed Utilities (Potable Water, Recycled Water, Sewer, Storm Drain, and other utilities) including each of the City's public utilities' points of connection to the existing systems. This plan should include:
  - a. **Format:** The Utilities Systems plan at a minimum 1:100 scale (or large engineering scale as appropriate to show needed details) that clearly shows each existing and proposed utility and its relative location. This includes property lines, right-of-way, public utility easements, but should not include underlying existing topography, just proposed general grades. Use appropriate colors for each Utility type: blue for Potable Water; purple for Recycled Water; green for Sanitary Sewer; yellow-brown for storm Drain.
  - b. **Services and Laterals:** All Proposed Utility Service laterals for each parcel (potable water domestic, recycled water irrigation, potable/recycled water for process water, and sewer) and any associated appurtenances.
    - i. **Meter and Backflow Device Locations:** Show all proposed meters and required backflow devices located per City Standards (Water Services and Meters; Backflow Devices). Meters should be located in public rights-of-way or PUEs; either at the R/W (or PUE) line for curb adjacent sidewalks or at back of curb for all other cases. All water connections that serve more than one residential unit are required to have a backflow device installed behind the meter.
  - c. **Cross Sections (if applicable, for project construction new public mains):** Scaled cross sections showing the utility layout on the Utility Systems Map (Utility Plan) for each public street, private street and Public Utility Easement (PUE). The cross sections shall show the location and size of each utility and annotate the property/ROW lines, the type of finished surface material, the distance of each utility from centerline, the depth from finished surface to top of pipe, and the distance between utilities (outside wall to outside wall).
  - d. **Points of Connections:** The locations of the points of connections to the existing utility systems, which can include breaks between the map area and the connection points with descriptions of the pipe size, type, use (pressure zone for water), and distance. An inset map can be used in addition to this to help provide clarity.
  - e. **Water Demand Table (if applicable, for projects within Ontario Ranch/NMC):** Add a Water Demand Table to the Utility Systems Map (Utility Plan) that calculates the project's domestic water use based on land use category (residential, commercial, and OS-R/Parks) and the number of units. The table shall state demand in terms of Average Daily Demand (ADD from Table 4-8 of the Water Master Plan) and Water Demand Equivalents (WDE / Net MDD from Exhibit C-2R of the NMC Construction Agreement; WDEs only if NMC). It should also identify the quantity of units in each category and the specific lots that are included in that category. Please Note that master planned lines are designed using gross acreage densities for all projected water use from residential categories.
    - i. See Attached Sheet for WDT Example.
  - f. **Phasing Plan (if applicable):** As separate exhibits, provide a proposed phasing plan showing the phasing of the infrastructure and the number and type (TOP land use category) of units in each phase.
    - i. All phases must have: a connection to public sewer; a two separate looped connections to the potable water system, where no one closing of a main segment results in any part of any of any phase being without potable water.



- ii. For public water mains in all phases, dead-end water lines (temporary or permanent) are limited to serving 28 dwelling units or a maximum of 600 linear feet, whichever comes first. Otherwise a looped water system with at least two (2) points of connection to the primary public system is required.
- g. Private Onsite Systems versus Public Systems within PUEs for Residential Tract Map Project(*if applicable*): the following requirements apply when to delineating between Private and Public Systems:
- i. Current Standard Drawing No. 1304 remains applicable and minimum health separation must be met.
  - ii. Public water mains will be accepted in longer alleys when it serves more than 6 meters.
  - iii. Public sewer mains will be accepted in alleys where the water is public.
  - iv. Public dead-end water mains will require a blow-off at the end and the alley should be designed to accommodate runoff from required water main flushing operations.
  - v. Public sewer mains in alleys will require a manhole at both ends of the main.
  - vi. Public meters serving more than one single family residential unit are considered as multifamily service with master meter and require: a backflow device after the meter, private HOA sub-metering for each unit, and a separate Fire Service with DCDA to provide private onsite fire service.



# CITY OF ONTARIO

## MEMORANDUM

### **Development Plan Review**

Engineering Department:  
Transportation Section

Project: PDEV22-042 (PUD22-006)

Date: November 21, 2023

Location: NEC Mountain Avenue and Fourth Street

By: Nathan Kuan  
Jaime Maciel-Carrera  
Diego Tapia

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***The Transportation Division recommends the following to be incorporated into the Project's Conditions-of-Approval:***

**Conditions:**

1. The Applicant/Developer shall be responsible to install a rectangular rapid flashing beacon (RRFB) at Fourth Street and Palmetto Avenue crosswalk per the California MUTCD guidelines and to the satisfaction of the City Engineer. These, and all other street improvements herein required for the installation of the RRFB, shall include, but not be limited to, intersection lighting, signing and striping, and ADA improvements.
2. Gated access located at Harvard Place shall be for emergency vehicle access only.
3. Mountain Avenue and Fourth Street shall be signed "No Stopping Any Time" along the property frontage.
4. The Applicant/Developer shall be responsible to relocate the existing bus stop shelter near the northeast corner of Mountain Avenue and Fourth Street further north of the intersection. The Applicant/Developer shall also install ADA access improvements to the bus stop and design and construct a concrete bus pad (in street) on Mountain Avenue. The bus stop shelter relocation and bus pad installation shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.
5. The Applicant/Developer shall be responsible to design and construct street improvements along property frontage in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.
6. Design and construct proposed driveways in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway.



7. The Applicant/Developer shall be responsible to design and construct in-fill public street lights and a potential new service along its project frontage on Mountain Avenue and Fourth Street. Street lighting shall be LED-type and in accordance with City's Traffic and Transportation Design Guidelines. The Applicant/Developer shall also install smart nodes on all new street light fixtures along project frontage.
8. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
9. The Applicant/Developer's engineer-of-record shall meet with City Engineering staff prior to starting signing/stripping and street lighting design plans.

nk, jmc,dt;



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Thomas Grahn, Senior Planner  
Planning Department

**FROM:** Paul Ehrman, Sr. Deputy Fire Chief/Fire Marshal  
Fire Department

**DATE:** February 8, 2023

**SUBJECT:** PDEV22-042 - A Development Plan to construct a mixed-use development consisting of 357 multiple-family dwellings and 3,800 square feet of retail on approximately 5.81 acres of land located at the northeast corner of 4th Street and Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN(s): 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03). (*Rev 1*).

- 
- The plan **does** adequately address Fire Department requirements at this time.
- See previous report for Conditions
-



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Thomas Grahn, Senior Planner  
Planning Department

**FROM:** Paul Ehrman, Sr. Deputy Fire Chief/Fire Marshal  
Fire Department

**DATE:** October 25, 2022

**SUBJECT:** PDEV22-042 - A Development Plan approval to construct a mixed-use development consisting of 357 multiple-family dwellings and 3,800 square feet of retail on approximately 5.81 acres of land located at the northeast corner of 4th Street and Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN(s): 1008-522-01, 1008-522-02, 1008-522-03 and 1008-513-16).

- 
- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.
- 

### **SITE AND BUILDING FEATURES:**

- A. 2019 CBC Type of Construction: Type V + Type III
- B. Type of Roof Materials: Ordinary
- C. Ground Floor Area(s): Varies
- D. Number of Stories: 6
- E. Total Square Footage: 286,946 Sq. Ft.
- F. 2019 CBC Occupancy Classification(s): R2, S, B

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at [www.ontarioca.gov/Fire/Prevention](http://www.ontarioca.gov/Fire/Prevention).
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
- ☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.
- ☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

### 3.0 WATER SUPPLY

- ☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 4000 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.
- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.
- ☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.
- ☒ 3.4 The water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### 4.0 FIRE PROTECTION SYSTEMS

- ☒ 4.1 On-site private fire hydrants are required per Standard #D-005, and identified in accordance with Standard #D-002. Installation and locations(s) are subject to the approval of the Fire Department. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.2 Underground fire mains which cross property lines shall be provided with CC & R, easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of fire department plan check. The shared use of private fire mains or fire pumps is allowable only between immediately adjacent properties and shall not cross any public street.
- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.
- ☒ 4.4 Wood frame buildings that are to be sprinkled shall have these systems in service (but not necessarily finished) before the building is enclosed.
- ☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.
- ☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be

submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

- ☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.
- ☒ 4.8 A fixed fire extinguishing system is required for the protection of hood, duct, plenum and cooking surfaces. This system must comply with National Fire Protection Association (NFPA) Standards 17A and 96. An application with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- ☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- ☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Multi-tenant or building projects shall have addresses and/or suite numbers provided on the rear of the building. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- ☒ 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- ☒ 5.4 Multiple unit building complexes shall have building directories provided at the main entrances. The directories shall be designed to the requirements of the Fire Department, see Section 9-1 6.06 of the Ontario Municipal Code and Standard #H-003. .
- ☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.
- ☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.



# CITY OF ONTARIO

## MEMORANDUM

**TO:** Thomas Grahn, Senior Planner

**FROM:** Heather Lugo, CSO, Police Department

**DATE:** February 7, 2023

**SUBJECT:** **PDEV22-042- A DEVELOPMENT PLAN TO CONSTRUCT A MIXED-USE DEVELOPMENT CONSISTING OF 357 MULTIPLE-FAMILY DWELLINGS AND 3,800 SQUARE FEET OF RETAIL ON APPROXIMATELY 5.81 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF 4<sup>TH</sup> STREET AND MOUNTAIN AVENUE, WITHIN THE CN (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT (APN(s) 1008-513-16, 1008-522-01 AND 1008-522-03)**

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The “Standard Conditions of Approval” contained in Resolution No. 2017-027 for “Ontario ranch Projects” apply. The applicant shall read and be thoroughly familiar with these conditions, including but not limited to, the requirements listed below.

- Required lighting for all walkways, paseos, driveways, doorways, parking areas, parks, park walkways, playgrounds, recreation areas and other areas used by the public shall be provided and operate on photosensor at the prescribed foot-candle levels. Photometrics shall be provided to the Police Department. Photometrics shall include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- The Applicant shall install illuminated address numbers, powered by photocell, on each individual family unit and shall not be controlled by the building occupants.
- Rooftop address numbers shall be installed on all new development projects consisting of apartments, condominiums, or any other multiple-building unit, and all new mixed-use, commercial, and industrial buildings, for which an alarm permit or other discretionary permit is requested. Rooftop address numbers shall be a minimum of 3 feet in length and one foot in width, and shall be painted in reflective white paint on a flat black painted background, located away from any rooftop obstacles. The rooftop address numbers shall be screened from public view and shall be visible only from aircraft.
- The Applicant shall comply with all construction site security requirements as stated in the Standard Conditions. This includes the provisions for perimeter lighting, site lighting, fencing and/or uniformed security.
- Trash enclosure shall be fully secured with screens/grates to reduce crime and encampment opportunities for homeless persons.

The Applicant is invited to contact Heather Lugo at (909) 408-1074 with any questions or concerns regarding these conditions.

**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**CONDITIONS OF APPROVAL**

Sign Off

09/18/2023

Jamie Richardson, Sr. Landscape Architect

Date

Reviewer's Name: **Jamie Richardson, Sr. Landscape Architect** Phone: **(909) 395-2615**

D.A.B. File No.: PDEV22-042, PUD-22-006 Case Planner: Thomas Grahn

Project Name and Location:  
 Mixed-use development 357 multiple-family dwellings  
 Northeast Corner of 4<sup>th</sup> Street and Mountain Avenue

Applicant/Representative:  
 Jonny Schneider [jon@wpipm.com](mailto:jon@wpipm.com)  
 1370 Jet Stream Drive, Suite 100  
 Henderson, NV 89052

- Preliminary Plans (dated 08/31/2023) meet the Standard Conditions for New Development and have been approved considering that the following conditions below are met upon the landscape construction documents submittal.**
- Preliminary Plans (dated) have not been approved. Corrections noted below are required before Preliminary Landscape Plan approval.**

**A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.**  
 Landscape construction plans with plan check number may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov).

Civil/ Site Plans

1. Before permit issuance, the Landscape Planning Division shall review stormwater infiltration devices located in landscape areas and approve plans. Any stormwater devices in parkway areas shall not displace street trees.
2. Show and dimension transformers set back 5' from paving all sides. Coordinate with landscape plans.
3. Show and dimension backflow devices set back 4' from paving on all sides. Locate on level grade.
4. Locate utilities, including light standards, fire hydrants, water, drain, and sewer lines to not conflict with required tree locations—coordinate civil plans with landscape plans.
5. Provide a utility clear space 8' wide in parkways and 30' apart for street trees. Move water meters, drain lines, and light standards to the utility minimum spacing and show utility lines at the edges of the parkway, toward the driveway apron, to allow space for street trees.

Landscape Plans

6. The overhead utilities will be eundergrounded along the Fourth Street frontage; change street tree to the Platanus x hispanica. Show an evergreen background tree (change Platanus; consider Arbutus, Laurus, Quercus ilex).
7. Screening trees along the northern property line shall be tall, narrow trees appropriate for 5' planter spaces; consider Tristania conferta, Eucalyptus nicholii, or Fraxinux oxycarpa 'Raywood'.
8. Show and note backflow devices with 36" high strappy leaf shrub screening, trash enclosures and transformers, and a 4'-5' high evergreen hedge screening. Do not encircle utility; show as masses and duplicate masses in other locations at regular intervals.
9. Locate light standards, fire hydrants, water, and sewer lines to not conflict with required tree



locations—coordinate civil plans with landscape plans.

10. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
11. Show a 6' diameter of mulch only at new trees—detail irrigation dripline outside of mulched root zone.
12. Overhead spray systems shall be designed for plant material less than the height of the spray head.
13. Designer or developer to provide agronomical soil testing and include a report on landscape construction plans.
14. Landscape construction plans shall meet the requirements of the Landscape Development Guidelines. See <http://www.ontarioca.gov/landscape-planning/standards>
15. Provide a phasing map for multi-phase projects.
16. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan checks and inspections at a rate established by resolution of the City Council. Landscape construction plans with building permit number for plan check may be emailed to: [landscapeplancheck@ontarioca.gov](mailto:landscapeplancheck@ontarioca.gov)



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director (Copy of memo only)  
Rudy Zeledon, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
James Caro, Building Department  
Raymond Lee, Engineering Department  
Jamie Richardson, Landscape Planning Division  
Dennis Mejia, Municipal Utility Company  
Heather Lugo, Police Department  
Paul Erhman, Deputy Fire Chief/Fire Marshal  
Jay Bautista, Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Jeff Tang, Engineering/NPDES  
Angela Magana, Community Improvement (Copy of memo only)  
Jimmy Chang, IPA Department  
Blaine Ishii, Integrated Waste

**Revision #2**

FROM: Thomas Grahn, Senior Planner

DATE: April 21, 2023

SUBJECT: FILE #: PDEV22-042

Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

**PROJECT DESCRIPTION:** A Development Plan to construct a mixed-use development consisting of 357 multiple-family dwellings and 3,800 square feet of retail on approximately 5.81 acres of land located at the northeast corner of 4th Street and Mountain Avenue, within the CN (Neighborhood Commercial) zoning district (APN(s): 1008-513-16, 1008-522-01, 1008-522-02, and 1008-522-03).

The plan does adequately address the departmental concerns at this time.

- No comments
- See previous report for Conditions
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

**Broadband Operations**  
Department

  
Signature

Title

05/17/2023  
Date

Item C - 1731 of 1732

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PDEV22-042 & PUD-22-006

Address: NEC Fourth Street & Mountain Avenue

APN: 1008-522-01, 02, 03 & 1008-513-16

Existing Land Use: Vacant

Proposed Land Use: Development Plan & PUD to construct a mixed-use 357 multiple-family and 3,800 SF of retail

Site Acreage: 5.81 Proposed Structure Height: 60 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Thomas Grahn

Date: 3/27/2023

CD No.: 2022-073

PALU No.: n/a

### The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input checked="" type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input checked="" type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: <u>200 FT +</u>	
<input type="radio"/> Zone 5			

### The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP   
 Consistent   
 Consistent with Conditions   
 Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Real Estate Transaction Disclosure Required

Airport Planner Signature: \_\_\_\_\_



# DEVELOPMENT ADVISORY BOARD DECISION

December 18, 2023

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**DECISION NO.:** [insert #]

**FILE NO.:** PMTT21-018

**DESCRIPTION:** A public hearing to consider a Tentative Tract Map (TT 20472) subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 (Mixed Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan (APNs: 1073-171-01 and 1073-171-02); **submitted by LHC ONTARIO HOLDINGS, LLC. Planning Commission action is required.**

## PART 1: BACKGROUND & ANALYSIS

LHC ONTARIO HOLDINGS, LLC, (herein after referred to as "Applicant") has filed an application requesting approval of a Tentative Tract Map, File No. PMTT21-018, as described in the subject of this Decision (herein after referred to as "Application" or "Project").

**PROJECT SETTING:** The Project site is comprised of 47.16 acres of land located at the southwest corner of Eucalyptus Avenue and Haven Avenue and is depicted in Exhibit A: Project Location Map, attached. Existing land uses, Policy Plan (general plan) and zoning designations, and specific plan land uses on and surrounding the Project site are as follows:

	<i>Existing Land Use</i>	<i>Policy Plan Land Use Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use Designation</i>
Site:	Vacant Dairy and Agriculture Farms	Low Density Residential (2.1 – 5 du/ac), Low-Medium Density Residential (5.1 – 11 du/ac), and Medium Density Residential (11.1 to 25.0 du/ac)	Subarea 29 Specific Plan	PA 30 and PA 31 - Mixed Residential (5-25 du/ac)
North:	Vacant Dairy and Agriculture Farms	Open Space - Parkland	Grand Park Specific Plan	Great Park
South:	Residential Subdivisions	Low Density Residential (2.1 – 5 du/ac)	Subarea 29 Specific Plan	PA 25 (Cluster Homes) and PA 29 (Conventional Medium Lot (4-6 du/ac) and

	<i>Existing Land Use</i>	<i>Policy Plan Land Use Designation</i>	<i>Zoning Designation</i>	<i>Specific Plan Land Use Designation</i>
East:	Vacant Dairy and Agriculture Farms	Medium Density Residential (11.1 to 25.0 du/ac)	Subarea 29 Specific Plan	PA 32 (Mixed Residential (5-25 du/ac))
West:	Residential Subdivisions	Low Density Residential (2.1 – 5 du/ac)	Subarea 29 Specific Plan	PA 22 (Conventional Medium Lot (4-6 du/ac)) and PA 23 (Attached Homes)

**PROJECT ANALYSIS:**

(1) Background — The Subarea 29 Specific Plan and related Environmental Impact Report (State Clearinghouse No. 2004011009) were approved by the City Council on October 17, 2006. The Specific Plan established the land use designations, development standards, and design guidelines, which included the potential development of 2,470 dwelling units and up to 87,000 square feet of commercial uses for the Specific Plan Area.

On April 21, 2015, the City Council approved an Amendment to the Subarea 29 Specific Plan (File No. PSPA14-002) and an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) to increase the residential unit count by 99 dwelling units, for a total increase from 2,293 dwelling units to 2,392 dwelling units. The amendment included updates to the development standards, exhibits, and text changes to reflect the proposed annexation and overall compliance with the Policy Plan component of The Ontario Plan (“Policy Plan”).

On June 15, 2021, the City Council approved an Amendment to the Subarea 29 Specific Plan (File No. PSPA14-002) and an Addendum to the Subarea 29 Specific Plan Environmental Impact Report (State Clearinghouse No. 2004011009) to increase the overall density from 4.8 to 4.9 dwelling units per gross acre and establish a new residential product type (Motorcourt Cluster D – 8-Plex). The proposed change increased the number of units within Planning Area 27 (Cluster Homes – 7-14 du/ac) from 47 to 73 dwelling units, for a total increase from 2,392 dwelling units to 2,418 dwelling units.

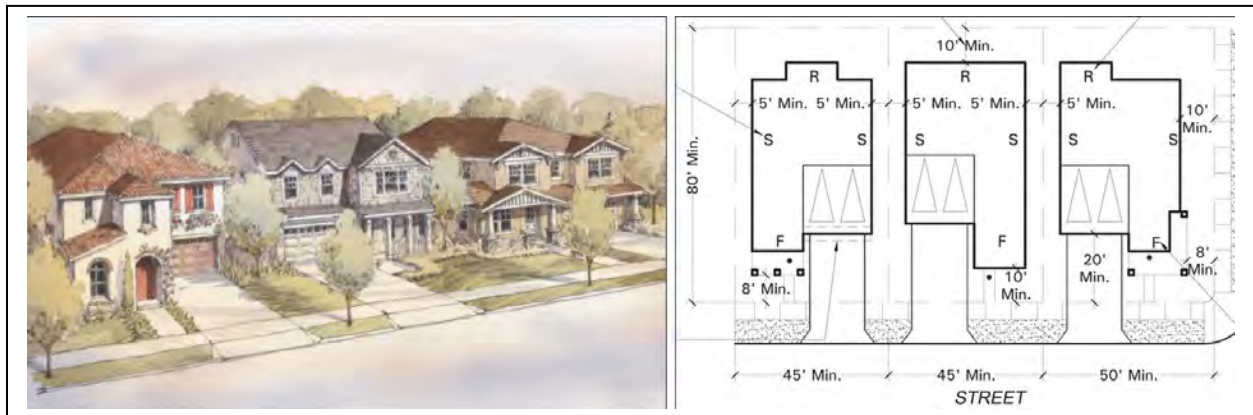
On November 21, 2023, the City Council approved an Amendment to the Subarea 29 Specific Plan (File No. PSPA21-005) for the annexation of 113.2 gross acres of land, located on the southwest corner of Haven Avenue and Eucalyptus Avenue in conjunction with land changes to the land use plan to bring the Specific Plan into compliance with TOP Policy Plan (General Plan) land uses. The amendment also included the establishment of residential development standards for 7 new product types and updates to the Specific Plan land use map, land use table, development standards, exhibits, and text modification to reflect the proposed annexation and land use changes.

On September 17, 2021, the Applicant submitted Tentative Tract Map No. 20472 (File No. PMTT21-018), subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space

purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue within Planning Area 30 Mixed Residential (5-25 du/ac) and Planning Area 31 Mixed Residential (5-25 du/ac) of the Subarea 29 Specific Plan.

(2) Tentative Tract Map — The proposed Tentative Tract Map will subdivide the Project site into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes (see Exhibit C—Tentative Tract Map No. 20472, attached). Lots 1 through 196 will be subdivided for conventional lots and Lots 197 and 198 will be subdivided for condominium purposes. The Project site will accommodate three residential product types, including Conventional Small Lot (Cottage Homes), Motorcourt Single Family Detached (SFD), and 3-Story Townhomes, for a total of 350 units, which are described below:

(a) Conventional Small Lot (Cottage Homes) — The Conventional Small Lot (Cottage Homes) are located along the western portion of the Project site and includes lots 1 through 67 for a total of 67 single-family residential units. The Subarea 29 Specific Plan requires Conventional Small Lot (Cottage Homes) to maintain a minimum lot size of 3,600 square feet. The proposed lot sizes range from 4,050 to 6,693 square feet, with an average lot size of 5,371 square feet.



(b) Motorcourt Single Family Detached (SFD) — The Motorcourt SFD product type is located within the southeast portion of the Project site and include lots 67 through 196, for a total of 129 single-family residential units. The Subarea 29 Specific Plan requires a cluster lot to maintain a minimum lot size of 1,850 square feet. The proposed lot sizes range from 2,829 square feet to 7,567 square feet, with an average lot size of 5,198 square feet.



(c) 3-Story Townhomes – The 3-Story Townhomes product type is located on northeast portion of the Project site and include lots 197 and 198, for a total of 154 multiple-family residential units. The Subarea 29 Specific Plan does not specify a minimum unit or lot size for the 3-Story Townhomes product type. The proposed lot sizes are 208,113 square feet and 179,647 square feet, respectively.



(3) Density — The Policy Plan Land Use Map designates the subject site as Low Density Residential (2.1 – 5 du/ac), Low-Medium Density Residential (5.1 – 11 du/ac), and Medium Density Residential (11.1 to 25.0 du/ac). For developments that encompass multiple properties and contain more than one land use designation, the maximum number of units permitted for the development may be spread over the entire site, thereby allowing the blending of the residential densities. In calculating the overall project density, the TOP EIR assumptions for the LDR and MDR land use districts were considered for an average maximum allowable density of 13.25 dwelling units per acre. The Tentative Map provides a density of 10.32 dwelling units per acre, which is consistent with the Subarea 29 Specific Plan and TOP Policy Plan.

(4) Site Access/Circulation — The Project site will have a total of four access points. Planning Area 30 will have one access point from Eucalyptus Avenue, which runs east/west along the northern frontage of the site, and one access point from Parkview Street, which runs east/west along the southern frontage of the site. Planning Area 31 will

have one access point from Haven Avenue which runs north/south along the eastern frontage of the site and one access point from Parkview Street (see Exhibit C—Tentative Tract Map No. 20472, attached). In addition, the Tentative Tract Map will facilitate the construction of the interior tract streets and private lanes that will provide access to the future residential development. The Tentative Tract Map is consistent with TOP Policy CD2-2, which promotes the importance of neighborhood connectivity through local street patterns and neighborhood edges to unify neighborhoods.

(5) Parking — A parking plan was completed for the proposed Tentative Tract Map to demonstrate that sufficient parking has been provided throughout the Project site (see Exhibit E: Parking Plan, attached). The Tentative Tract Map's proposed product types would require a total of 809 parking spaces, in which 700 of those parking spaces would be provided within a garage. The parking plan demonstrates that a total of 1,142 spaces will be provided, exceeding the minimum requirements by 199 parking spaces. The additional parking spaces are provided throughout the site as on-street parking, driveways, and within private drive aisles. The parking plan demonstrates that there will be an average of 3.26 parking spaces per unit, which should be adequate to accommodate both resident and visitor parking. As the proposed tract develops, parking will continue to be analyzed for each product type as part of the Development Plan entitlement process.

(6) Architecture — Future development of the site will be required to meet all Development Code and Subarea 29 Specific Plan product type development standards and architectural design guidelines.

(1) Landscaping/Open Space — Tentative Tract Map No. 20472 ("A" Map) will facilitate the construction of neighborhood parks, sidewalks, parkways, and open space areas for both Planning Areas. TOP Policy PR1-1 requires new developments to provide a minimum of two acres of Private Park per 1,000 residents. The overall tract is required to provide 2.5 acres of parkland to meet the minimum TOP private park requirement and a total of 2.5 acres of parkland is being provided. Planning Area 30 will provide a 1.0-acre park (Lot A) located in the southwest quadrant of the Project site and a 0.9-acre park (Lot B) will be centrally located to the west of the SCE Easement. Planning Area 31 will provide a 0.6-acre park (Lot C) centrally located and adjacent to the east of the SCE Easement (see Exhibit F: Conceptual Parks and Open Space Summary, attached). A 10-foot-wide east/west meandering multi-purpose trail will be installed within the SCE easement to provide a pedestrian connection between the two parks (Lot B and C) adjacent to the SCE easement. The design and amenities of the three community parks will require separate Development Plan approval and will be required to be consistent with the Subarea 29 Specific Plan.

(2) 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.



(3) Utilities (drainage, sewer) — All major backbone improvements and interior site improvements will be constructed consistent with the proposed Tentative Tract Map and related Development Agreement (File No. PDA21-012). 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.

(4) Covenants, Conditions and Restrictions (“CC&Rs”): As a Condition of Approval, staff will require that CC&R’s be prepared and recorded with the final map. The CC&R’s will outline the maintenance responsibilities for the open space areas, recreation amenities, drive aisles, utilities, and upkeep of the entire site to ensure the on-going maintenance of the common areas and facilities.

**PUBLIC NOTIFICATION:** The subject application was advertised as a hearing in at least one newspaper of general circulation in the City of Ontario (the Inland Valley Daily Bulletin newspaper).

**CORRESPONDENCE:** As of the preparation of this Decision, Planning Department staff has not received any written or verbal communications from the owners 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 Decision preparation, recommended conditions of approval were provided and are included with this Decision.

**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 recommending body for the Project, the Development Advisory Board 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 Development Advisory Board, therefore, finds and determines that the Project, is consistent with the policies and criteria set forth within the ONT ALUCP.

On August 2, 2022, the City Council of the City of Ontario approved and adopted a Development Code Amendment to establish the Chino Airport ("CNO") Overlay Zoning District ("OZD") and Reference I, Chino Airport Land Use Compatibility Plan ("CNO ALUCP"). The CNO OZD and CNO ALUCP established the Airport Influence Area for Chino Airport, solely within the City of Ontario, and limits future land uses and development within the Airport Influence Area, as they relate to safety, airspace protection, and overflight impacts of current and future airport activity. The CNO ALUCP is consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the CNO ALUCP. As the recommending body for the Project, the Development Advisory Board has reviewed and considered the facts and information contained in the Application and supporting documentation against the CNO ALUCP compatibility factors, including Safety, Airspace Protection, Overflight. As a result, the Development Advisory Board, therefore, finds and determines that the Project is consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the Chino 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
- Maintain the Current High Level of Public Safety
- 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
- 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 the New Model Colony

(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-2.4 Ontario Ranch. We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

➤ 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.

▪ 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.

#### **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.

#### **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.

▪ 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-2.2 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-2.10 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:

- Surface parking: Shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field;
- 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-3.2 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.

**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.

## **PART 2: RECITALS**

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was certified by the City Council on November 21, 2023 ("Certified EIR") in conjunction with File No. PSPA21-005, in which development and use of the Project site was discussed; and

WHEREAS, the environmental impacts of this Project were thoroughly analyzed in the Certified EIR, which concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the environmental impacts of this Project were thoroughly analyzed in the previous MND, which concluded that implementation of the Project could result in a number of significant effects on the environment and 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, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Development Advisory Board (hereinafter referred to as "DAB") the responsibility and authority to review and make recommendation to the Planning Commission on the subject Application; and

WHEREAS, all members of the DAB of the City of Ontario were provided the opportunity to review and comment on the Application, and no comments were received opposing the proposed development; 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 "ONT 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 December 18, 2023, the DAB of the City of Ontario conducted a hearing on the Application and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Decision have occurred.

### ***PART 3: THE DECISION***

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND DECIDED by the Development Advisory Board of the City of Ontario as follows:

SECTION 1: Environmental Determination and Findings. As the recommending body for the Project, the DAB has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the DAB finds as follows:



- (1) The environmental impacts of this Project were previously reviewed in conjunction with File No. PSPA21-005, a Specific Plan Amendment for which a Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was adopted by the City Council on November 21, 2023; and
- (2) The previous Certified EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- (3) The previous Certified EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder, and the City of Ontario Local CEQA Guidelines; and
- (4) The previous Certified EIR reflects the independent judgment of the Planning Commission; and
- (5) The proposed Project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR, and all mitigation measures previously adopted with the Certified EIR, are incorporated herein by this reference.

SECTION 2: Subsequent or Supplemental Environmental Review Not Required.  
Based on the information presented to the DAB, and the specific findings set forth in Section 1, above, the DAB finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

- (1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR 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 EIR was prepared, that will require major revisions to the Certified EIR 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 constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- (4) 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 EIR was certified/adopted, that shows any of the following:
  - (a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; 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 EIR 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 DAB 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 contained in Tables B-1 and B-2 (Housing Element Sites Inventory) of the Housing Element Technical Report.

SECTION 4: Concluding Facts and Reasons. Based upon the substantial evidence presented to the DAB during the above-referenced hearing and upon the facts and information set forth in Parts I (Background and Analysis) and II (Recitals), above, and the determinations set forth in Sections 1 and 3, above, the DAB hereby concludes as follows:

(1) *The proposed Tentative Tract Map 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, and applicable area and specific plans, and planned unit developments.* The proposed Tentative Tract Map is located within the Low Density Residential (2.1 – 5 du/ac), Low-Medium Density Residential (5.1 – 11 du/ac), and Medium Density Residential (11.1 to 25.0 du/ac) land use districts of the Policy Plan Land Use Map, and the Mixed Residential (5-25 du/ac) land use designation of the Subarea 29 Specific Plan. The proposed subdivision 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, as the Project will contribute to providing "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" (Goal LU-1). Furthermore, the Project will promote the City's policy to "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" (Policy LU-1.6 *Complete Community*).

(2) *The design or improvement of the proposed Tentative Tract Map 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, and applicable specific plans and planned unit developments.* The proposed Tentative Tract Map is located within the Low Density Residential (2.1 – 5 du/ac), Low-Medium Density Residential (5.1 – 11 du/ac), and Medium Density Residential (11.1 to 25.0 du/ac) land use districts of the Policy Plan Land Use Map, and Planning Area 30 (Mixed Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan. The proposed design or improvement of the subdivision 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, as the Project will contribute to providing "[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" (Goal CD-2). Furthermore, the Project will promote the City's policy to "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." (Policy CD-2.2 *Neighborhood Design*).

(3) *The site is physically suitable for the type of development proposed.* The Project site meets the minimum lot area and dimensions of Planning Area 30 (Mixed Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan, and is physically suitable for the type of residential development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) *The site is physically suitable for the density/intensity of development proposed.* The Project site is proposed for residential development at a density of 10.32 DUs/acre. The Project site meets the minimum lot area and dimensions of the Planning Area 30 (Mixed Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan and is physically suitable for this proposed density / intensity of development.

(5) *The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.* The Project site is not located in an area that has been identified as containing 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 Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat

or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) *The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.* The design of the proposed subdivision, and the right-of-way improvements existing or proposed on the Project site, are not likely to cause serious public health problems, as the Project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or Project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the Project site.

(7) *The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.* The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

SECTION 5: Development Advisory Board Action. Based on the findings and conclusions set forth in Sections 1 through 4, above, the DAB hereby recommends the Planning Commission APPROVES the Application subject to each and every condition set forth in the Conditions of Approval included as Attachment A of this Decision, 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 records are available for inspection by any interested person, upon request.

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APPROVED AND ADOPTED this 18th day of December 2023.

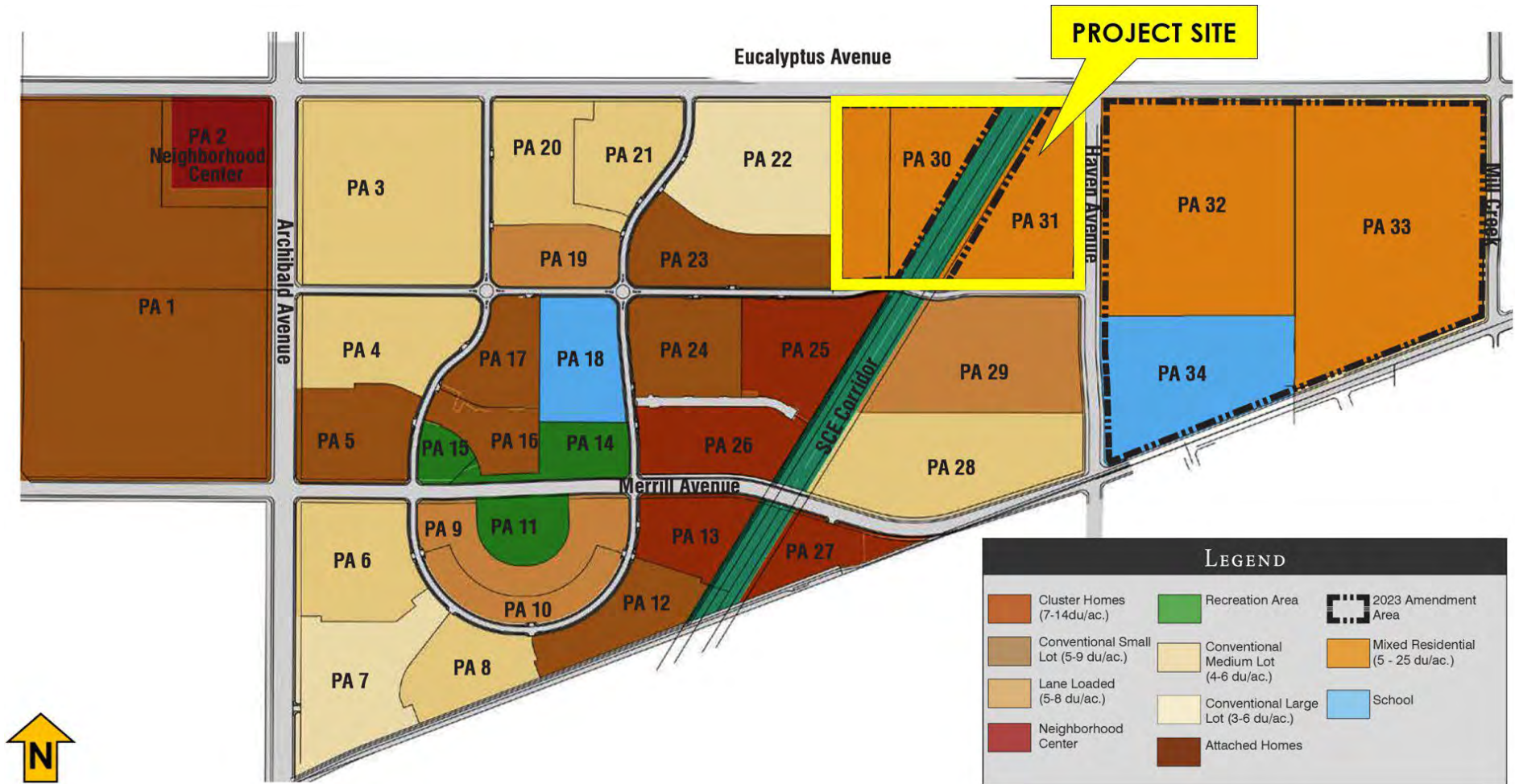
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Development Advisory Board Chairman

**Exhibit A: PROJECT LOCATION MAP**



**Exhibit B: SUBAREA 29 SPECIFIC PLAN LAND USE MAP**



**Exhibit C: TENTATIVE TRACT MAP NO. 20472**

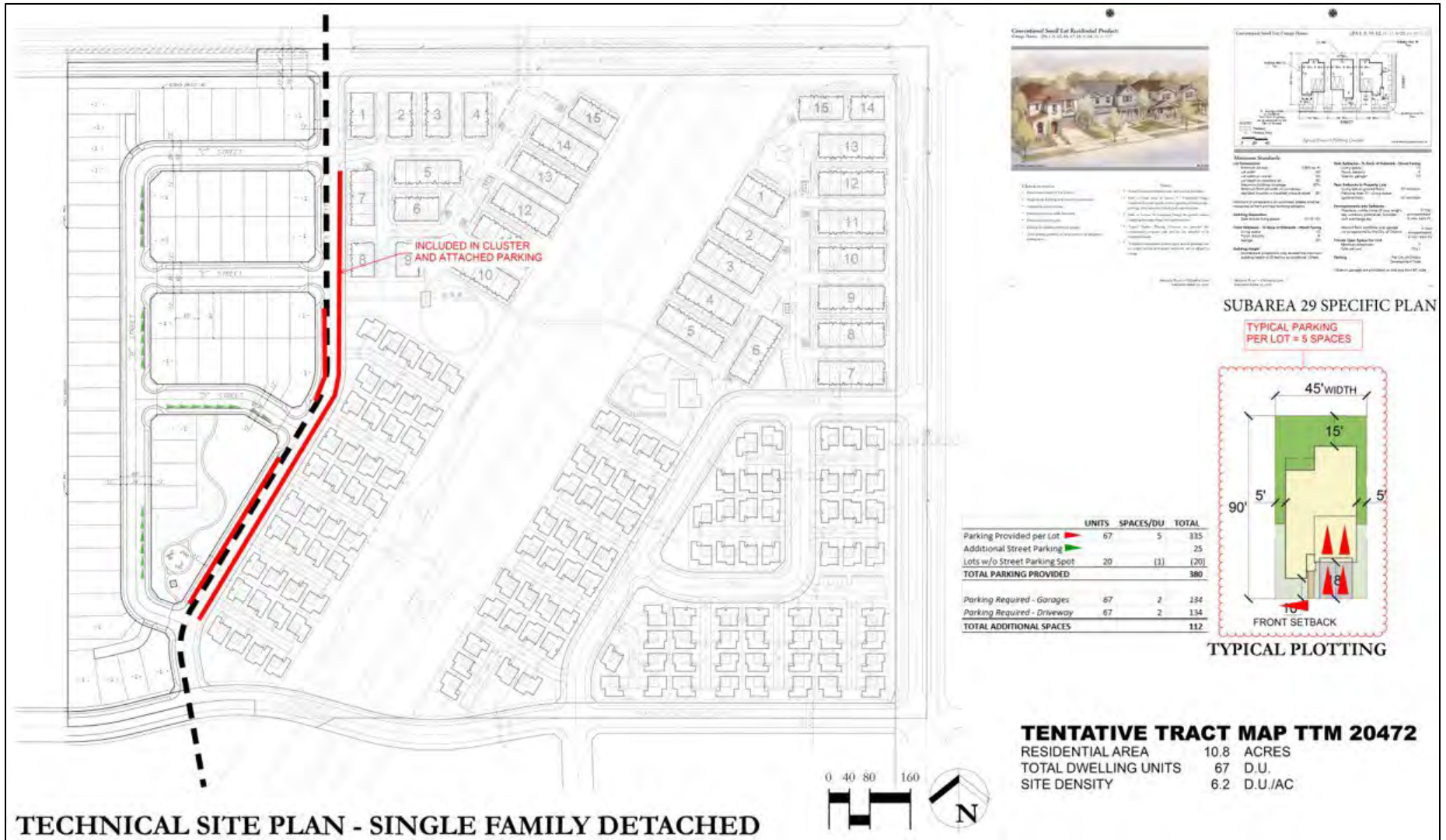




**Exhibit D: CONCEPTUAL DEVELOPMENT PLAN**



**Exhibit E: PARKING PLAN – CONVENTIONAL SMALL LOT (COTTAGE HOMES) WITHIN PLANNING AREA 30**



**Exhibit E: PARKING PLAN – 3-STORY TOWNHOMES WITHIN PLANNING AREAS 30 AND 31**



**Exhibit E: PARKING PLAN – MOTORCOURT SFD WITHIN PLANNING AREA 30**



**Exhibit E: PARKING PLAN – MOTORCOURT SFD WITHIN PLANNING AREA 31**



**Exhibit F: CONCEPTUAL PARKS AND OPEN SPACE SUMMARY**



**Attachment A: Conditions of Approval**

*(Conditions of Approval follow this page)*



## LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 12/5/2023  
**File No:** PMTT21-018 (TT 20472)  
**Related File:** PSPA21-005

**Project Description:** A Tentative Tract Map (TT 20472) subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 (Mixed Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan (APNs: 1073-171-01 and 1073-171-02); **submitted by LHC ONTARIO HOLDINGS, LLC.**

**Prepared By:** Jeanie Irene Aguilo, Associate Planner  
Phone: 909.395.2418 (direct)  
Email: jaguilo@ontarioca.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Time Limits.

(a) Tentative Tract Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel/tract map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

**2.2** Subdivision Map.

(a) The Final Tract Map shall be in conformance with the approved Tentative Tract/Parcel Map on file with the City. Variations from the approved Tentative Tract Map may be reviewed and approved by the Planning Department. A substantial variation from the approved



Tentative Tract/Parcel Map may require review and approval by the Planning Commission, as determined by the Planning Director.

(b) Tentative Tract Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

(c) The subject Tentative Tract Map for condominium purposes shall require the recordation of a condominium plan concurrent with the recordation of the Final Tract/Parcel Map and CC&Rs.

(d) Pursuant to California Government Section 66474.9, the subdivider agrees that it will 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 any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

**2.3** General Requirements. The Project shall comply with the following general requirements:

(a) All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

(c) The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

**2.4** Landscaping.

(a) The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

(b) Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

(c) Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

(d) Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

**2.5** Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

**2.6** Parking, Circulation and Access.

(a) The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

(b) All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

(c) Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

(d) The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

(e) Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

(f) Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11). Final design and placement of bicycle parking facilities shall be subject to Planning Department review and approval.

**2.7** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**2.8** Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

**2.9** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noise levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**2.10** Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

(a) CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

(b) The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City.

(c) CC&Rs shall ensure reciprocal parking and access between parcels.

(d) CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

(i) Landscaping and irrigation systems within common areas;  
(ii) Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;

(iii) Shared parking facilities and access drives; and  
(iv) Utility and drainage easements.

(e) CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

(f) The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

(g) A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

#### 2.11 Disclosure Statements.

(a) A copy of the Public Report from the Department of Real Estate, prepared for the subdivision pursuant to Business and Professions Code Section 11000 et seq., shall be provided to each prospective buyer of the residential units and shall include a statement to the effect that:

(i) This tract is subject to noise from the Ontario International Airport and may be more severely impacted in the future.

(ii) Some of the property adjacent to this tract is zoned for agricultural uses and there could be fly, odor, or related problems due to the proximity of animals.

(iii) The area south of Riverside Drive lies within the San Bernardino County Agricultural Preserve. Dairies currently existing in that area are likely to remain for the foreseeable future.

(iv) This tract is part of a Landscape Maintenance District. The homeowner(s) will be assessed through their property taxes for the continuing maintenance of the district.

**2.12** Environmental Requirements.

(a) If human remains are found during project grading/excavation/construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

(b) If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.13** 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 any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. 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.

**2.14** Additional Fees.

(a) Within 5 days following final application approval, the Notice of Determination (“NOD”) filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the “Clerk of the Board of Supervisors”, which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act (“CEQA”). Failure to provide said fee within the time specified will result in the extension of the statute of limitations for the filing of a CEQA lawsuit from 30 days to 180 days.

(b) After the Project’s entitlement approval, and prior to issuance of final building permits, the Planning Department’s Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

**2.15** Additional Requirements.

(a) The western portion of the SCE Easement shall be improved with a 30-foot-wide north/south paseo incorporating a 10-foot-wide decomposed granite multi-purpose trail with entrances at Eucalyptus Avenue to the north and Parkview Street to the south.

(b) A secondary 30-foot-wide east/west paseo incorporating a 10-foot-wide decomposed granite multi-purpose trail shall be installed within the SCE easement to provide a pedestrian connection between the two parks (Lots B and C) adjacent to the SCE easement.

(c) Trail markers shall be located within the SCE Easement at the entrances to the new paseos at Eucalyptus Avenue to the north and Parkview Street to the south to be consistent with the Subarea 29 Specific Plan and the Ontario Ranch Streetscape Master Plan.

(d) The design and amenities of the three community parks and two SCE paseos will require separate Development Plan approval and will be required to be consistent with the Subarea 29 Specific Plan and the Ontario Ranch Streetscape Master Plan.

(e) All applicable provisions of the related Development Agreement (File No. PDA21-012) are a requirement of this tract.

(f) All applicable conditions of approval of the Subarea 29 Specific Plan shall apply to this tract.

(g) The City Council has authorized the Baldy View Chapter of the Building Industry Association to manage a standardized off-site directional sign program on a non-profit basis. The program uses uniform sign structures and individual identification and directional signs for residential development. No other off-site signing is authorized. (For additional information, contact the Baldy View Chapter BIA at (909) 945-1884.

(h) All parks shall be constructed prior to the final occupancy of the 175th unit.

(i) Final sets of plans shall be provided after project approval per the directions to be provided by the Planning Department.

(j) All conditions of approval from all other City agencies and departments shall be complied with.



**ENGINEERING DEPARTMENT  
CONDITIONS OF APPROVAL**

(Land Development Division, Environmental Section, Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

<input type="checkbox"/> DEVELOPMENT PLAN <input type="checkbox"/> OTHER	<input type="checkbox"/> PARCEL MAP <input checked="" type="checkbox"/> <b>TRACT MAP</b>  <input type="checkbox"/> FOR CONDOMINIUM PURPOSES
<b>PROJECT FILE NO. <u>TM-20472</u></b>  <b>RELATED FILE NO(S). <u>PMTT21-018, PSPA21-005</u></b>	
<input checked="" type="checkbox"/> <b>ORIGINAL</b> <input type="checkbox"/> REVISED: <u>  </u> / <u>  </u> / <u>  </u>	

**CITY PROJECT ENGINEER & PHONE NO:** David Zurita (909) 395-2155

**CITY PROJECT PLANNER & PHONE NO:** Jeanie Aguilo (909) 395-2418

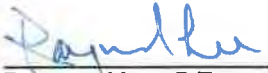
**DAB MEETING DATE:** December 18, 2023

**PROJECT NAME / DESCRIPTION:** TM-20472. A Tentative Tract Map to subdivide 47.16 acres of land into 198 numbered lots and 45 lettered lots, within PA-30 and PA-31 of the Subarea 29 Specific Plan.

**LOCATION:** Southwest corner of Eucalyptus Avenue and Haven Avenue


**APPLICANT:** SL Ontario Development Company, LLC

**REVIEWED BY:**

  
 Raymond Lee, P.E.  
 Assistant City Engineer

11/22/23  
 Date

**APPROVED BY:**

  
 Khoi Do, P.E.  
 City Engineer

11-22-23  
 Date



**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

**1. PRIOR TO FINAL MAP OR PARCEL MAP APPROVAL, APPLICANT SHALL:** Check When Complete

- 1.01 Dedicate to the City of Ontario, the right-of-way, described below:** 
  - A. 2-foot-wide right-of-way dedication on the west side of Haven Avenue to achieve an ultimate half-street width of 62-feet from centerline along the project frontage.
  - B. Various width of right-of-way dedication on the south side of Eucalyptus Avenue to achieve an ultimate half-street width of 54-feet from centerline along the project frontage.
  - C. Various width of right-of-way dedication on the north side of Parkview Street to achieve an ultimate half street width of 30-feet from centerline along the project frontage.
  - D. 60-foot right-of-way dedication for “A”, “B”, “C”, “F”, and “G” Streets.
  - E. Property line corner cut-back at all street intersections within the project boundaries.
  
- 1.02 Dedicate to the City of Ontario, the following easement(s):** 
  - A. 14-foot-wide easement for neighborhood edge purposes on the west side of Haven Avenue along the project frontage.
  - B. 23-foot-wide easement for neighborhood edge purposes on the south side of Eucalyptus Avenue along the project frontage.
  - C. 7-foot-wide landscape easement on the northside of Parkview Street along the project frontage.
  - D. 60-foot-wide easement for public and emergency service access, and public utility purposes along all internal private streets: “D”, “E”, “H”, and “I”.
  - E. 30-foot-wide easement for public access and utility purposes along all private Drives.
  - F. 30-foot-wide easement for multipurpose trail along the westside of the SCE Corridor per the Subarea 29 Specific Plan.
  
- 1.03 Restrict vehicular access to the site as follows:** \_\_\_\_\_
  
- 1.04 Vacate the following street(s) and/or easement(s):** 
  - A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company, prior to map recordation.
  
- 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles.**
  
- 1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements, and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.**



- 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
  
- 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement. 
  - (1) \_\_\_\_\_
  - (2) \_\_\_\_\_
  
- 1.09 Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.
  
- 1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: [www.ontarioca.gov](http://www.ontarioca.gov)) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.
  
- 1.11 Provide a preliminary title report current to within 30 days.
  
- 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.
  
- 1.13 Ontario Ranch Developments: 
  - 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.
  - 2) Prior to final map recordation, provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).
  - 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).
  
- 1.14 Other conditions: 
  - A. The Tract Map shall comply with the approved Subarea 29 Specific Plan and amendments as well as the Development Agreement and amendments.
  - B. Public and private improvements shall be maintained in accordance with the Maintenance Responsibility Matrix in the Subarea 29 Specific Plan and its amendments.





**2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:**

**A. GENERAL  
 (Permits includes Grading, Building, Demolition and Encroachment)**

- 2.01 Record Parcel Map No. 20472 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**
- 2.02 Submit a PDF of the recorded map to the City Engineer's office.
- 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per \_\_\_\_\_.
- 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972.
- 2.05 Apply for a: 
  - Certificate of Compliance with a Record of Survey;
  - Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);
  - Make a Dedication of Easement.
- 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project.
- 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at <http://tceplumecleanup.com/>), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at [http://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000004658](http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658).
- 2.08 Submit a soils/geology report.**
- 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:** 
  - State of California Department of Transportation (Caltrans)
  - San Bernardino County Road Department (SBCRD)
  - San Bernardino County Flood Control District (SBCFCD)
  - Federal Emergency Management Agency (FEMA)
  - Cucamonga Valley Water District (CVWD) for sewer/water service
  - United States Army Corps of Engineers (USACE)
  - California Department of Fish & Game
  - Inland Empire Utilities Agency (IEUA)
  - Other: Southern California Edison (SCE) for proposed multi-purpose trail within the SCE Easement.**
- 2.10 Dedicate to the City of Ontario the right-of-way described below:



- \_\_\_\_\_ feet on \_\_\_\_\_
- Property line corner 'cut-back' required at the intersection of \_\_\_\_\_  
and \_\_\_\_\_.
- 2.11 Dedicate to the City of Ontario the following easement(s): \_\_\_\_\_
  - 2.12 Vacate the following street(s) and/or easement(s):
    - A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.
  - 2.13 **Ontario Ranch Developments:** 
    - 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.
    - 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.
    - 3) **Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall.**
  - 2.14 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at 100% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements.
  - 2.15 **The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.**
  - 2.16 **Pay all Development Impact Fees (DIF) to the Building Department. Final fee shall be determined based on the approved site plan and the DIF rate at the time of payment.**
  - 2.17 Other conditions: \_\_\_\_\_



**B. PUBLIC IMPROVEMENTS**  
 (See attached Exhibit 'A' for plan check submittal requirements.)

**2.18 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):**

Improvement	Haven Avenue	Eucalyptus Avenue	Parkview Street	Internal Public Street ("A", "B", "C", "F", "G")
<b>Curb and Gutter</b>	<input checked="" type="checkbox"/> <b>New; 36 ft. from C/L</b> <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New; 42 ft. from C/L</b> <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input checked="" type="checkbox"/> <b>Replace damaged</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New; 36 ft. from C/L along both sides</b> <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
<b>AC Pavement</b>	<input type="checkbox"/> New <input checked="" type="checkbox"/> <b>Widen along frontage to achieve 36-foot half-width street section<sup>1</sup>.</b>	<input type="checkbox"/> New <input checked="" type="checkbox"/> <b>Widen along frontage to achieve 42-foot half width street section<sup>2</sup>.</b>	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavn't transitions	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Widen ___ additional feet along frontage, including pavn't transitions
<b>PCC Pavement (Truck Route Only)</b>	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Drive Approach</b>	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
<b>Sidewalk</b>	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace
<b>ADA Access Ramp</b>	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Remove and replace
<b>Parkway</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b> <input checked="" type="checkbox"/> <b>Neighborhood Edge</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b> <input checked="" type="checkbox"/> <b>Neighborhood Edge</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>	<input checked="" type="checkbox"/> <b>Trees</b> <input checked="" type="checkbox"/> <b>Landscaping (w/irrigation)</b>
<b>Raised Landscaped Median</b>	<input checked="" type="checkbox"/> <b>New<sup>1</sup></b> <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace



<b>Fire Hydrant</b>	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation
<b>Sewer</b> (see Sec. 2.C)	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> <b>Abandon main<sup>Exh. B</sup></b> <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> <b>Main</b> <input type="checkbox"/> Lateral
<b>Water</b> (see Sec. 2.D)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> <b>Service</b>	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input checked="" type="checkbox"/> <b>Service</b>	<input checked="" type="checkbox"/> <b>Main</b> <input checked="" type="checkbox"/> <b>Service</b>
<b>Recycled Water</b> (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input checked="" type="checkbox"/> <b>Main</b> <input checked="" type="checkbox"/> <b>Service</b>
<b>Traffic Signal System</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> <b>New<sup>2.39.F</sup></b> (at Eucalyptus) <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input checked="" type="checkbox"/> <b>Pay fair-share<sup>2.39.G</sup></b> (at "A" St.)	<input type="checkbox"/> New <input checked="" type="checkbox"/> <b>Pay fair-Share<sup>2.39.G</sup></b> (at Haven.)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Traffic Signing and Striping</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> <b>New<sup>2.39.D</sup></b> <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> <b>New<sup>2.39.E</sup></b> <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Modify existing
<b>Street Light</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> <b>New</b> <input type="checkbox"/> Relocation
<b>Bus Stop Pad or Turn-out</b> (see Sec. 2.F)	<input checked="" type="checkbox"/> <b>New<sup>2.39.I</sup></b> <input type="checkbox"/> Modify existing	<input checked="" type="checkbox"/> <b>New<sup>2.39.J</sup></b> <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
<b>Storm Drain</b> (see Sec. 2G)	<input type="checkbox"/> Main <input checked="" type="checkbox"/> <b>Lateral</b>	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> <b>Main</b> <input checked="" type="checkbox"/> <b>Lateral</b>	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
<b>Fiber Optics</b> (see Sec. 2K)	<input checked="" type="checkbox"/> <b>Conduit / Appurtenances</b>	<input type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> <b>Conduit / Appurtenances</b>	<input checked="" type="checkbox"/> <b>Conduit / Appurtenances</b>
<b>Overhead Utilities</b>	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input checked="" type="checkbox"/> <b>Underground</b> <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____	_____	_____	_____
Other Improvements	_____	_____	_____	_____



Improvement	Internal Private Streets ("D", "E", "H", "I")	Internal Private Drive	SCE Easement
Curb and Gutter	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New; ___ ft. from C/L <input type="checkbox"/> Replace damaged <input type="checkbox"/> Remove and replace
AC Pavement	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions	<input type="checkbox"/> Replacement <input type="checkbox"/> Widen ___ additional feet along frontage, including pavm't transitions
PCC Pavement (Truck Route Only)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Drive Approach	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Sidewalk	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
ADA Access Ramp	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Parkway	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)	<input type="checkbox"/> Trees <input type="checkbox"/> Landscaping (w/irrigation)
Raised Landscaped Median	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace	<input type="checkbox"/> New <input type="checkbox"/> Remove and replace
Fire Hydrant	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Sewer (see Sec. 2.C)	<input checked="" type="checkbox"/> Main <input type="checkbox"/> Lateral	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Water (see Sec. 2.D)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service



Recycled Water (see Sec. 2.E)	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service	<input type="checkbox"/> Main <input type="checkbox"/> Service
Traffic Signal System (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Traffic Signing and Striping (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Street Light (see Sec. 2.F)	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation	<input type="checkbox"/> New / Upgrade <input type="checkbox"/> Relocation
Bus Stop Pad or Turn-out (see Sec. 2.F)	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing	<input type="checkbox"/> New <input type="checkbox"/> Modify existing
Storm Drain (see Sec. 2G)	<input checked="" type="checkbox"/> Main <input checked="" type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral	<input type="checkbox"/> Main <input type="checkbox"/> Lateral
Fiber Optics (see Sec. 2K)	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input checked="" type="checkbox"/> Conduit / Appurtenances	<input type="checkbox"/> Conduit / Appurtenances
Overhead Utilities	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate	<input type="checkbox"/> Underground <input type="checkbox"/> Relocate
Removal of Improvements	_____ _____ _____	_____ _____ _____	_____ _____ _____
Other Improvements	_____ _____ _____	_____ _____ _____	<input checked="" type="checkbox"/> New Multipurpose Trail

**Specific notes for improvements listed in item no. 2.18, above:**

1. Haven Avenue cross section shall include two south bound lanes, one 16-foot wide raised landscape median, one northbound lane, and 5-foot wide paved shoulder.
2. Eucalyptus Avenue cross section shall include two eastbound lanes, one 14-foot wide striped median and two westbound lanes.

- 2.19 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s): \_\_\_\_\_
- 2.20 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter.
- 2.21 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide  water service  sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid.
- 2.22 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately \_\_\_\_\_, for undergrounding of utilities in accordance with Section 7-7.302.e of the City's Municipal Code.



2.23 Other conditions: \_\_\_\_\_

**C. SEWER**

2.24 Sewer mains are available for connection by this project in Parkview Street and in Anderson Avenue.

2.25 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.

2.26 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer.

2.27 Other conditions:  
A. See Exhibit B for OMUC Sewer Conditions of Approval.

**D. WATER**

2.28 Water mains available for connection by this project in Eucalyptus Avenue, Haven Avenue, and Parkview Street.

2.29 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately \_\_\_\_\_ feet away.

2.30 Other conditions:  
A. See Exhibit B for OMUC Water Conditions of Approval.

**E. RECYCLED WATER**

2.31 Recycled water mains are available for connection by this project in Eucalyptus Avenue, Haven Avenue, and Parkside Street.

2.32 Design and construct an on-site public recycled water system for this project.

2.33 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant.

2.34 Submit one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water to OMUC's Water Quality Programs at [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) for review and subsequent submittal to the California State Water Board (Division of Drinking Water) for final approval.

Note: Review and approval process may take up to three (3) months. Contact the OMUC's Water Quality Programs at (909) 395-2678 or email [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) regarding this requirement.

2.35 Submit one (1) electronic copy, in PDF format, of the Landscape Plans (on-site & off-site) to OMUC's Water Quality Programs at [OMUCWQPlanCheck@ontarioca.gov](mailto:OMUCWQPlanCheck@ontarioca.gov) for review and approval.

2.36 Other conditions: \_\_\_\_\_

**F. TRAFFIC / TRANSPORTATION**



- 2.37 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: 
  - 1. On-site and off-site circulation
  - 2. Traffic level of service (LOS) at 'build-out' and future years
  - 3. Impact at specific intersections as selected by the City Engineer
  
- 2.38 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877.
  
- 2.39 **Other conditions:** 
  - A. The Applicant/Developer shall be responsible to design and construct half-width frontage improvements along Haven Avenue including a raised median with a northbound 14-foot-wide circulation lane plus 5-foot-wide shoulder between Parkview Street and Eucalyptus Avenue in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.**
  
  - B. The Applicant/Developer shall be responsible to design and construct half-width frontage improvements along Eucalyptus Avenue in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.**
  
  - C. The Applicant/Developer shall be responsible to design and construct half-width frontage improvements along Parkview Street in accordance with conditions issued by City's Land Development Division. These, and all other street improvements required herein, shall include, but not be limited to, concrete curb and gutter, sidewalk, LED street lights, signing and striping, and parkway landscaping.**
  
  - D. The Applicant/Developer shall be responsible to design and construct the necessary pavement and striping transitions from existing roadway conditions to the widened roadway portions along Haven Avenue. Striping improvements shall include the removal existing interim signing and striping beyond the project frontage limits on Haven Avenue and the installation of ultimate signing and striping from Merrill/Bellegrave Avenue to north of Eucalyptus Avenue.**
  
  - E. The Applicant/Developer shall be responsible to design and construct the necessary pavement and striping transitions from existing roadway conditions to the widened roadway portions along Eucalyptus Avenue. Striping improvements shall include the removal existing interim signing and striping beyond the project frontage limits on Eucalyptus Avenue and the installation of ultimate signing and striping from approximately 800-feet west of Celebration Avenue to Haven Avenue.**
  
  - F. The Applicant/Developer shall be responsible to design and construct traffic signal at the following intersection: Haven Avenue and Eucalyptus Avenue (DIF reimbursable). The new traffic signals shall include video detection, fiber optic cable and conduit, communication equipment, emergency vehicle preemption systems and bicycle detection to the satisfaction of the City Engineer. All new signal equipment shall be installed at its ultimate location, unless precluded by right-of-way limitations. Only ultimate infrastructure is DIF eligible.**
  
  - G. The Applicant/Developer shall pay their fair share contribution for the design and construction of future traffic signals at the following intersections:**
    - i. Eucalyptus Avenue and "A" Street. Fair share contribution: 50% of total cost. The Traffic signal must align with Great Park pedestrian crossing. The traffic signal will ultimately be installed by the Great Park Project.**
    - ii. Haven Avenue and Parkview Street. Fair share contribution: 25% of total cost. The traffic signal will ultimately be installed by PMTT22-022 (TM-20562).****The applicant/developer shall submit a cost estimate, for City approval, for the total cost of the design and construction of the traffic signals. Payment must be made to the City prior to the issuance of the first building permit for production units. The**





developer who ultimately installs the new signals will be eligible for reimbursement.

- H. The Applicant/Developer shall be responsible to design and construct the raised median on Haven Avenue at the “G” Street tract entrance to accommodate a future full access signalized intersection. Access onto Haven Avenue from “G” Street shall be right-in/right-out until the traffic signal is installed. The traffic signal will ultimately be installed by PMTT22-022 (TM-20562).
- I. The Applicant/Developer shall be responsible to design and construct a concrete bus turnout to serve future bus stop on the west side of Haven Avenue, south of Eucalyptus Avenue. The bus turnout shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.
- J. The Applicant/Developer shall be responsible to design and construct a concrete bus pad to serve future bus stop on the south side of Eucalyptus Avenue, east of “A” Street. The bus pad shall be designed in accordance with Omnitrans requirements and to the satisfaction of the City Engineer.
- K. The Applicant/Developer shall be responsible to design and construct street modified bends per City Standard Drawing No. 1114.
- L. Parking shall be restricted with red curb along modified bends per City Standard Drawing No. 1114.
- M. Parking shall be restricted with signs along chokers per City Standard Drawing No. 1110.
- N. Property frontage along Haven Avenue and Eucalyptus Avenue shall be signed “No Stopping Any Time”.
- O. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.
- P. The Applicant/Developer’s engineer-of-record shall meet with City Engineering staff prior to designing and submitting for plan check the signing/stripping, street lighting and traffic signal design plans to define limits of improvements.

**G. DRAINAGE / HYDROLOGY**

- 2.40 A 24-inch storm drain main is available to accept flows from this project in Parkview Street. (Ref: Storm Drain Drawing Number: D14228)
- 2.41 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study.
- 2.42 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100-year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans.
- 2.43 Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.
- 2.44 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100-year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program.



- 2.45 Other conditions:** 
  - A. Extend 24-inch storm drain main in Parkview Street to "A" Street.**
  - B. Design and construct new in-tract public storm drain system.**

**H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)**

- 2.46** 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.  
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.  
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130.
- 2.47 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: <http://www.sbcounty.gov/dpw/land/npdes.asp>.**
- 2.48** Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning.
- 2.49** Other conditions: \_\_\_\_\_

**J. SPECIAL DISTRICTS**

- 2.50 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process.**
- 2.51** Other conditions: \_\_\_\_\_

**K. FIBER OPTIC**

- 2.52 A fiber optic line is available for connection by this project in Parkview Street. (Ref: Fiber Optic Drawing Number: O10656)**
- 2.53 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole. Generally located on the north side of Parkview Street approximately 650 feet west of Haven Avenue, see Fiber Optic Exhibit herein.**
- 2.54 Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.**



**3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:**

- 3.01** Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.
- 3.02** Complete all requirements for recycled water usage. 
  - 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.
  - 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.
  - 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.
- 3.03** The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.
- 3.04** Ontario Ranch Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals.
- 3.05** Confirm payment of all Development Impact Fees (DIF) to the Building Department.
- 3.06** Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).

**4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:**

- 4.01** Complete all Conditions of Approval listed under Sections 1-3 above.
- 4.02** Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.
- 4.03** The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.
- 4.04** Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.



**EXHIBIT 'A'**

**ENGINEERING DEPARTMENT  
First Plan Check Submittal Checklist**

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**Project Number: Tract Map No. 20472 (PMTT21-018)**

**All plan check submittals are to be done digitally through the City Of Ontario Citizen Portal Access. The following items are to be included with the first plan check submittal:**

1.  A copy of this check list
2.  Payment of fee for Plan Checking
3.  Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.
4.  Project Conditions of Approval
5.  Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).
6.  Public Street improvement plan with street cross-sections
7.  Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
8.  Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)
9.  Public Sewer improvement plan
10.  Public Storm Drain improvement plan
11.  Public Street Light improvement plan
12.  Signing and Striping improvement plan
13.  Fiber Optic plan (include Auto CAD electronic submittal)
14.  HOA Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
15.  CFD Landscape improvement plans. Show corner sight line distance per engineering standard drawing 1309.
16.  Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)
17.  Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
18.  Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).
19.  Hydrology/Drainage study
20.  Soils/Geology report



21.  **Payment for Final Map/Parcel Map processing fee**
22.  **Final Map/Parcel Map**
23.  **Approved Tentative Map**
24.  **Preliminary Title Report (current within 30 days)**
25.  **Traverse Closure Calculations**
26.  **Set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**
27.  **Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use.**
28.  Other: \_\_\_\_\_



# EXHIBIT B CITY OF ONTARIO MEMORANDUM



**DATE:** November 28, 2023  
**TO:** David Zurita, Engineering  
**CC:** Jeanie Irene Aguilo, Planning  
**FROM:** Peter Tran, Utilities Engineering

**SUBJECT:** DPR #5 – Conditions of Approval(COA) REVISED 2 - Utilities Comments (**#8774**)  
PMTT21-018 (A Tentative Map to subdivide 47.16 acres into 198 numbered lots and 45 lettered  
**PROJECT NO.:** lots in PA-30 and PA-31 of the Subarea 29 Specific Plan.

### BRIEF DESCRIPTION

*A Tentative Tract Map (TT 20472) subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 (Mixed-Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan (APNs: 0218-331-31 and 0218-331-52); submitted by LHC Ontario Holdings, LLC.*

## OMUC UTILITIES ENGINEERING DIVISION CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL:** *The Ontario Municipal Utilities Company (OMUC) recommends this application for approval subject to the conditions outlined below and compliance with the City's Design Development Guidelines, Specifications Design Criteria, and City Standards.*

### **General Conditions: (Add following to Section 2.A of Engineering Department COA)**

1. Standard Conditions of Approval: Project shall comply with the requirements as set forth in the Amendment to the Standard Conditions of Approval for New Development Projects adopted by the City Council (Resolution No. 2017-027) on April 18, 2017, or as amended or superseded by Council Resolution; as well as the project-specific conditions/requirements as outlined below:
2. Inherited Requirements and Conditions of Approval: This project is subject to all the Requirements and Conditions of Approval from PSP03-003 Park Place Specific Plan and PSPA21-005(as amended). For any Conditions of Approval that conflict, these Conditions shall supersede those conflicting Conditions.
3. Note the following definitions and concepts for Public Utility Improvements and Private Utility Improvements: Public Improvements should be designed per City Public Design Guidelines and City Standards and constructed through a City Encroachment Permit; and, Private Onsite Improvements should be designed per Building Code and Plumbing Code and constructed through a City Building Permit.
  - a. Public Utility Improvements include the following: water main pipelines and sewer main pipelines; sewer laterals connecting to a Public Sewer Main up to the Cleanout (or Manhole) at PL/RoW per Standard #2003; water services and connected appurtenances (Meters/Meter Boxes, Fire Hydrants, Airvacs, Blowoffs, etc) connecting to a Public Water Main per City Standards; and, Fire Services connecting to a Public Water Main from the Main up to the DCDA per Standard #4208. Public Water Improvements and Public Sewer Improvements are required to be designed and constructed through Public Improvement Plans with Plan View and Profile View per City Standards, Guidelines, and Requirements.



- b. Private Utility Improvements include the following: onsite water plumbing lines after a Public Meter, or after the Fire DCDA and including the DCDA (Per City Standard #4208); Backflow Devices (per City Standards #4206 and #4207) and other Cross-Connection Prevention; onsite sewer upstream of the Public Sewer Lateral, including the Cleanout (or Manhole) at PL/RoW/PUE Edge per Standard #2003; Monitoring Manholes and other Wastewater Pretreatment Facilities. Private Onsite Utility Improvements are required to be designed and constructed per Building and Plumbing Plans with: the Backflows, DCDAs, Cleanout (or Manhole) at PL/RoW/PUE Edge, and Monitoring Manholes being designed and constructed through a Precise Grading Plan; and, the other Pretreatment Devices (Grease Interceptor, Sand, Oil Interceptors, etc) and the connections to the buildings and structures through a building Plumbing Plan
  - c. Sufficient Public Utilities Easements (PUE): Provide additional PUE so that all public mains have at least 10 feet on each side of each main, a minimum of 5 feet behind and of each side of the meter box including all water Apparatuses (fire hydrants, airvacs, blowoffs, etc.) and 5 feet each side of the water services.
4. Final Utilities Systems Map (USM): Submit a Final Utilities Systems Map (FUSM) as part of the precise grading plan submittal that meets all the City's USM requirements. These requirements include to show and label all existing and proposed utilities (including all appurtenances such as backflow devices, DCDAs, etc.), sizes, points of connection, and any easements. The final utility design shall comply with all Division of Drinking Water (CCR §64572) Separation Requirements. See Utility Systems Map (USM) Requirements document for details.
    - a. The proposed utilities, utility alignments, and Public Rights-of-Way/Public Utility Easements shown on the Conceptual Utilities Systems Map (CUSM) and other Entitlement documents are not considered final and shall be revised during Final Design to meet all City Design Guidelines, Standards, City Requirements, and all of the Conditions of Approval contained in this document.
  5. Utilities "Back-bone" Infrastructure: This development is required and responsible for the construction of all utilities (water, sewer, recycled water, etc.) mains in Haven Avenue and Parkview Street.

***Potable Water Conditions: (Add following to Section 2.D of Engineering Department COA)***

6. Master Meter with Backflow: Provide master meter with backflow device for each cluster of town homes.
7. Fire Hydrants: Fire Hydrants along Potable Water Mains shall be spaced a maximum of 300 feet apart or per Fire Department Standards/Requirements, whichever is closer.
8. Manifold Water Meter: Provide bank of meters at the entrance of each alley for the single detached homes.
  - a. Water meters are allowed to manifold when four and only four meters are proposed, please provide individual water anything other than a cluster of four meters (manifold).
9. Dead-end Main Maximum Units: For public water mains in all phases, dead-end water lines (temporary or permanent) are limited to serving 28 dwelling units (DU) or a maximum of 600 linear feet, whichever comes first. Otherwise, a looped water system with at least two (2) points of connection to the primary system is required. Any location one public main segment can be taken out of service and the mains connected to it are taken out of service too is considered a dead-end system.

***Sewer Conditions: (Add following to Section 2.C of Engineering Department COA)***

10. The sewers in the following Private Alleys shall be Private (not Public) and served by Public Laterals (Per Standard #2003) connecting to the adjacent main: "A Dr", "B Dr", "C Dr", "D Dr", "E Dr", "K Dr", "L Dr", "M Dr", "N Dr", "O Dr", "P Dr", "Q Dr", "R Dr", "S Dr", "T Dr", "U Dr", "V Dr", "W Dr", "X Dr", "Z Dr", "AA Dr", "BB Dr", "CC Dr", "FF Dr", "GG Dr", "HH Dr", "JJ Dr", "KK Dr", and "LL Dr".
11. Abandon the sewer main in Parkview St. from F Street/Anderson easterly along Parkview St. including the sewer lateral currently in Lot 165 per City's requirements.

# AIRPORT LAND USE COMPATIBILITY PLANNING

## CONSISTENCY DETERMINATION REPORT



Project File No.: PMTT21-018

Address: SWC Eucalyptus Ave & Haven Ave

APN: 1073-171-01 & 02

Existing Land Use: Dairy Farm

Proposed Land Use: TTM (20472) to subdivide 47.16 acres into 198 numbered lots and 45 lettered lots for residential land uses

Site Acreage: 47.16 Proposed Structure Height: N/A

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Jeanie Aguilo

Date: 12/23/2021

CD No.: 2021-055

PALU No.: n/a

### The project is impacted by the following ONT ALUCP Compatibility Zones:

Safety	Noise Impact	Airspace Protection	Overflight Notification
<input type="radio"/> Zone 1	<input type="radio"/> 75+ dB CNEL	<input type="checkbox"/> High Terrain Zone	<input type="checkbox"/> Avigation Easement Dedication
<input type="radio"/> Zone 1A	<input type="radio"/> 70 - 75 dB CNEL	<input type="checkbox"/> FAA Notification Surfaces	<input type="checkbox"/> Recorded Overflight Notification
<input type="radio"/> Zone 2	<input type="checkbox"/> 65 - 70 dB CNEL	<input type="checkbox"/> Airspace Obstruction Surfaces	<input checked="" type="checkbox"/> Real Estate Transaction Disclosure
<input type="checkbox"/> Zone 3	<input type="checkbox"/> 60 - 65 dB CNEL	<input type="checkbox"/> Airspace Avigation Easement Area	
<input type="radio"/> Zone 4		Allowable Height: 200 FT +	
<input type="radio"/> Zone 5			

### The project is impacted by the following Chino ALUCP Safety Zones:

Zone 1   
  Zone 2   
  Zone 3   
  Zone 4   
  Zone 5   
  Zone 6

Allowable Height: \_\_\_\_\_

## CONSISTENCY DETERMINATION

This proposed Project is:  Exempt from the ALUCP   
 Consistent   
 Consistent with Conditions   
 Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Real Estate Transaction Disclosure Required

Airport Planner Signature: \_\_\_\_\_





# CITY OF ONTARIO

## MEMORANDUM

**TO:** Jeanie Irene Aguilo, Associate Planner  
Planning Department

**FROM:** Mike Gerken, Deputy Fire Chief/Fire Marshal  
Fire Department

**DATE:** September 29, 2021

**SUBJECT:** PMTT21-018 - A Tentative Tract Map (TT 20472) subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 (Mixed Residential) and Planning Area 31 (Mixed-Residential) of the Subarea 29 Specific Plan (APNs: 0218-331-31 and 0218-331-52).

- The plan **does** adequately address Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.

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### **SITE AND BUILDING FEATURES:**

- A. 2019 CBC Type of Construction: Type V-B wood frame
- B. Type of Roof Materials: non-rated
- C. Ground Floor Area(s): Not Listed
- D. Number of Stories: Not Listed
- E. Total Square Footage: Not Listed
- F. 2019 CBC Occupancy Classification(s): R-3, U

## **CONDITIONS OF APPROVAL:**

### **1.0 GENERAL**

- ☒ 1.1 The following are the Ontario Fire Department (“Fire Department”) requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards (“Standards.”) It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario website at [www.ontarioca.gov/Fire/Prevention](http://www.ontarioca.gov/Fire/Prevention).
- ☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### **2.0 FIRE DEPARTMENT ACCESS**

- ☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.
- ☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25’) inside and forty-five feet (45’) outside turning radius per Standard #B-005.
- ☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150’) in length shall have an approved turn-around per Standard #B-002.
- ☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

### **3.0 WATER SUPPLY**

- ☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300’) apart, per Engineering Department specifications.
- ☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

### **4.0 FIRE PROTECTION SYSTEMS**

- ☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13 D. All new fire sprinkler systems,

except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

## **5.0 BUILDING CONSTRUCTION FEATURES**

- 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
- 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Homes that do not front street shall be provided with an address entry sign at the street. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.
- 5.3 Single station smoke alarms and carbon monoxide alarms are required to be installed per the California Building Code and the California Fire Code.
- 5.5 All residential chimneys shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.



# CITY OF ONTARIO

## MEMORANDUM

TO: Scott Murphy, Community Development Director  
Rudy Zeledon, Planning Director (Copy of memo only)  
Diane Ayala, Advanced Planning Division (Copy of memo only)  
Charity Hernandez, Economic Development  
Matt Montieth, Building Department  
Raymond Lee, Engineering Department  
Jamie Richardson, Landscape Planning Division  
Dennis Mejia, Municipal Utility Company  
Gabriel Gutierrez, Police Department  
Mike Gerken, Deputy Fire Chief/Fire Marshal  
Jay Bautista, T. E., Traffic/Transportation Manager  
Lorena Mejia, Airport Planning  
Eric Woosley, Engineering/NPDES  
Angela Magana, Community Improvement (Copy of memo only)  
Jimmy Chang, IPA Department

FROM: Jeanie Irene Aguilo, Associate Planner

DATE: September 03, 2021

SUBJECT: FILE #: PSPA21-005 Finance Acct#: SA007 SA007

The following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

- Note:
- Only DAB action is required
  - Both DAB and Planning Commission actions are required
  - Only Planning Commission action is required
  - DAB, Planning Commission and City Council actions are required
  - Only Zoning Administrator action is required

**PROJECT DESCRIPTION:** An Amendment to the Subarea 29 Specific Plan to: [1] revise the land uses within Planning Areas 31 and 32, and [2] add approximately 113 acres of land and include new Planning Areas 32 through 36, which is bounded by Eucalyptus Avenue to the north, Cucamonga Creek Channel to the west, County Line Channel and Bellegrave Avenue to the south, and Mill Creek Avenue of the Subarea 29 Specific Plan (APNs: 0218-331-12, 0218-331-14, 0218-331-18, 0218-331-30, 0218-331-31, and 0218-331-52).

The plan does adequately address the departmental concerns at this time.

- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply

The plan does not adequately address the departmental concerns.

- The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

ONTARIO POLICE DEPT.  
Department

ANTONIO GALBAN  
Signature

POLICE OFFICER 9/14/21  
Title Date

## Jeanie Irene T. Aguilo

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**From:** Blaine M. Ishii  
**Sent:** Friday, February 25, 2022 10:54 AM  
**To:** Jeanie Irene T. Aguilo  
**Cc:** Benjamin Mayorga; Albert Vargas; Peter Tuan M. Tran; Heather A. Young  
**Subject:** PMTT21-018

Good Morning Jeanie,

At this time, PMTT21-018 has been reviewed and is acceptable by the IW Department.

Thank you,

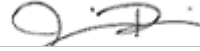
Blaine Ishii  
Integrated Waste Assistant Division Manager  
1425 S. Bon View Avenue | Ontario, CA 91761  
O: 909-395-2775 C: 909-519-5936  
[bishii@ontarioca.gov](mailto:bishii@ontarioca.gov)



**CITY OF ONTARIO**  
**LANDSCAPE PLANNING DIVISION**  
 303 East "B" Street, Ontario, CA 91764

**CONDITIONS OF APPROVAL**

Sign Off



Jamie Richardson, Sr. Landscape Planner

12/06/2023

Date

Reviewer's Name:  
**Jamie Richardson, Sr. Landscape Planner**

Phone:  
**(909) 395-2615**

D.A.B. File No.:  
 PMTT21-018

Related Files:

Case Planner:  
 Jeanie Irene Aguilo

Project Name and Location:

Subarea 29 Planning Area 30 & 31  
 SW Corner of Eucalyptus Avenue and Haven Avenue

Applicant/Representative:

Richland Developers, Inc. [dbarbour@richlandcommunities.com](mailto:dbarbour@richlandcommunities.com) (949) 210-9878  
 3161 Michelson Drive, Suite 425  
 Irvine, CA 92612



**A Tentative Tract/Parcel Map (date 06-27-23) has been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.**



**A Tentative Tract Map/Parcel has not been approved. Corrections noted below are required prior to DAB approval.**

**CORRECTIONS REQUIRED**

1. During the development plan review the developer shall work with adjacent developers and City staff to resolve the SCE trail connection north of Merrill Ave and south of Parkview. At a minimum the DG trail shall connect between tracts 19907 and 18998, adjacent to tract 18074.
2. Common open space and trails shall be designed to create spaces that utilize trees, landscaping, and recreational facilities. Consider incorporating elements such as landscape planters, pathways, benches, gazebos, raised planters, and other unique features. Recreational features may include permanent play areas bocce ball, bags (cornhole), table tennis, or other activities. Consider play equipment that incorporates nature play, splash pads, or other interactive features other than traditional play equipment.
3. Park space shall include amenities; consider spaces for family gathering and games such as permanent table tennis, bocce ball, shade structures, fire pits, BBQ. Incorporate with play areas. Provide unique, challenging play equipment for playground. Consider Nature inspired equipment from Landscape Structures, Play World, etc. Consider a small splash pad in the play area, if possible.
4. Note corner ramp and sidewalk per city standard drawing 1213 with max 10' or 13' of ramp and sidewalk behind at corners.
5. Corners; verify dimension and grade for required monumentation (see Specific Plan for detail). Adjacent walls shall not interfere with required monumentation.

On Grading or Utility Construction Plans:

6. Storm water infiltration devices located in parkways or other landscape areas shall be routed to this department to be reviewed and approved prior to permit approval or installation.
7. Note decorative paving for all motor courts including the lots facing the parking rows aisles.

8. Note for compaction to not be greater than 85% at landscape areas; all finished grades 1 ½" below finished surfaces; landscaped slopes to be max 3:1.
9. Show infiltrating catch basins with two ¾" dia. holes in bottom set on 12" square of filter fabric wrapped gravel, located 5' or greater from buildings and 24" from sidewalk, add detail.
10. Show or note transformers shall be located in planter areas, and set back 3' from paving for small transformers less than 4' high and 5' setback for large transformer greater than 4' high. Locate on level grade. Coordinate with landscape plans.
11. Show or note backflow devices shall be located in planter areas, and set back min 3' from paving Locate on level grade. Coordinate with landscape plans.
12. Provide a utility clear space 8' wide in parkways 30' apart for street trees. Move water meters, drain lines, light standards to the minimum spacing to allow space for street trees.
13. Show light standards 15' away from required tree locations.
14. Wall footings shall not restrict landscape; max 12" in front of footing with of 12" of cover.
15. Show on plans step outs at parking spaces adjacent to planters; 12" wide monolithic curb, 12" compacted decomposed granite or pavers adjacent to the 6" curb.
16. Wall openings for drainage overflow shall be max 4" wide.
17. Provide a solid surface path from driveway to side yard gate for entry and trash bin access.
18. AC units shall be located in residential side yards, opposite the main back yard access path with gate, or a second gate and solid surface path on the opposite side added for access.
19. Storm water infiltration devices located in landscape areas shall be reviewed and approved by the Landscape Planning Division prior to installation.
20. Provide a tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans.
21. Add notes for any tree removal to occur outside of typical nesting season (February 1 through August 31) or per the specific plan EIR mitigation Measures.
22. After a project's entitlement approval, the applicant shall pay all applicable fees at a rate established by resolution of the City Council.