City of Laguna Hills
City Council / Planning Agency

Regular Meeting Agenda
Tuesday, September 23, 2025 - 6:00 PM
(Closed Session at 5:00 p.m. when scheduled)

City Council Chamber
24035 El Toro Road
Laguna Hills, CA 92653

Joshua Sweeney
Mayor

Don Caskey
Mayor Pro Tempore

Jared Mathis
Council Member

Erica Pezold
Council Member

Dave Wheeler
Council Member

In Person Public Comments: Any person wishing to address the City Council/Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber and submit the form to the City Clerk. The Request to Speak form assists the Mayor in ensuring that all persons wishing to address the City Council are recognized and ensures accurate identification of meeting participants in the City Council/Planning Agency Minutes. Completion of the form is voluntary. It is City policy to limit public testimony to up to three minutes per person, as determined by the Mayor, and a total time limit of thirty minutes for Public Comments. If you are commenting on an Agenda item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on an item not listed on the Agenda, the City Council is prohibited by law from discussing or taking any action on that item.

Submission of Electronic Public Comments: Those wishing to make electronic public comments may submit their comments by email to the City Clerk no later than 2 hours prior to the meeting on Tuesday, September 23, 2025. In the subject line of the email, please state your name and the item number you are commenting on. Any public comment received that does not specify a particular agenda item number will be announced during the general public comment portion of the agenda. All comments received by the deadline on the date of the meeting will be provided to the City Council and will be provided for public inspection at the meeting. During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all electronic comments received by the deadline on Tuesday, September 23, 2025. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, X (formerly Twitter), etc.) will not be accepted.

For questions or assistance, please contact the City Clerk's Office at (949) 707-2635 or via email.

General Business Convening at 6:00 PM

Call to Order

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

Invocation: Council Member Pezold

Pledge of Allegiance: Council Member Pezold

Roll Call of City Council Members

1. Presentations and Proclamations

1.1 Laguna Hills High School Student Liaison Report

Recommendation: That the City Council receive a report from Laguna Hills High School Student Liaison Ethan Keschner.

1.2 Certificate of Recognition - Ava Kornegay

Recommendation: That the City Council congratulate Ava Kornegay for her exceptional academic achievements as a graduate of Laguna Hills High School and that Mayor Sweeney, Kim Carr, representative for Senator Blakespear, and Karli Wise, representative for Assemblymember Diane Dixon present her with a Certificates of Recognition.

1.3 Presentation from Orange County Mosquito and Vector Control District

Recommendation: That the City Council receive a presentation from the Orange County Mosquito and Vector Control District.

2. Schedule of Future Events

2.1 Schedule of Future Events

Recommendation: That the Community Services Director announce the upcoming meetings and events.

3. Public Comments

This is the time to address the City Council on any matter not listed on this Agenda that is within the subject matter jurisdiction of the City Council. Public Comments are limited to three minutes per person, as determined by the Mayor, and a total time limit of thirty minutes.

4. Consent Calendar

All matters listed under “CONSENT CALENDAR” are considered to be routine and will be enacted by one motion approving the recommendation listed on the Agenda. There will be no separate discussion unless Members of the City Council or City staff request specific items be removed from the Consent Calendar.

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for September 9, 2025, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the September 9, 2025, Special Meeting.

4.3 Approval of Minutes for September 9, 2025, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the September 9, 2025, Regular Meeting.

4.4 Approval of Minutes for September 16, 2025, 2:00 p.m. Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the September 16, 2025, 2:00 p.m. Special Meeting.

4.5 Approval of Minutes for September 16, 2025, 5:00 p.m. Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the September 16, 2025, 5:00 p.m. Special Meeting.

4.6 Ratification of September 23, 2025 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from August 29, 2025, to September 11, 2025, in the amount of $1,639,288.84.

4.7 Treasurer's Investment Report for August 2025

Recommendation: That the City Council receive and file the Treasurer's Investment Report for the month of August 2025.

4.8 Locations for Posting of Agendas, Ordinances, and Other Notices

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, Designating the Locations

for Posting of Ordinances and Other Notices Required by Law to be Posted and Repealing Resolution No. 2004-05-25-2."

4.9 Award of a Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting for Sidewalk Trip Hazard Removal and Assessment Services

Recommendation: That the City Council: 1. Find and determine it is appropriate to waive formal competitive bidding requirements and procedures set forth in Laguna Hills Municipal Code (LHMC) Section 3.08.090 for the award of a Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting for Sidewalk Trip Hazard Removal and Assessment Services, because the services are available from a vendor who has been selected as the lowest bidder through a procurement with another local public agency or government entity using competitive bidding procedures substantially the same or similar to those normally utilized by the city, and the price offered is substantially equivalent (LHMC Section 3.08.110.G); 2. Award the Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting in the total maximum not-to-exceed contract amount of $200,000 for a five-year term; and 3. Authorize the Interim City Manager to execute the Agreement.

4.10 Development Application Status Report

Recommendation: That the City Council receive and file the report.

Items Removed from the Consent Calendar

5. Planning Agency

5.1 Roll Call of Planning Agency Members

5.2 Public Comments

5.3 Approval of Minutes

5.4 Administrative Reports

5.5 Planning Agency Public Hearings

5.5.1 Conditional Use Permit (CUP) No. USE-0221-2025, a Request by Property Owner, Mayer Hassani for Approval of a Proposed Roof Deck on a Detached Accessory Dwelling Unit Located at 26052 Spur Branch Lane

Recommendation: That the Planning Agency:

1. Conduct a public hearing;

2. Find and determine that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures); and

3. Adopt a Resolution entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Conditional Use Permit (CUP) No. USE-0221-2025, a request by Property Owner Mayer Hassani for Approval of a Roof Deck on a Detached Rear Yard Accessory Dwelling Unit Located at 26052 Spur Branch Lane, Including an Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 19 Section 15303 (Class 3, New Construction or Conversion of Small Structures)."

5.5.2 Site Development Permit (SDP)/Parking Use Permit (PUP) No. USE-0147-2023, a Request by Nick Buchanan, on Behalf of La Paz Village Investors, LLC, for Approval of a 180-Unit Senior Living Development With a 253-Stall Parking Structure on an Approximately 2.55 Gross Acre Parcel Located at 25254 and 25260 La Paz Road (APN No. 620-211-17) Within the La Paz Village Center, Generally Located at 25250 – 25260, 25732, 25758 La Paz Road.

Recommendation: That the Planning Agency:

1. Conduct a public hearing;

2. Find and determine that the proposed project is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66; and

3. Adopt a Resolution entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Site Development Permit / Parking Use Permit No. USE-0147-2023, a request by Nick Buchanan, on behalf of La Paz Village Investors, LLC, to develop a 180-unit residential senior apartment project with eighteen units reserved for very low-income households on a parcel located at 25254 and 25260 La Paz Road within the La Paz Village Center."

5.6 Planning Agency Adjournment

6. City Council Public Hearings

7. Administrative Reports

7.1 Interim City Manager

7.1.1 Resolution of Intent to Transition from At-Large to By-District Elections and Approval of a Proposed Consulting Services Agreement with National Demographics, Inc.

Recommendation: That the City Council:

1. Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, Declaring Its Intention to Transition from At-Large to By-District Elections Pursuant to California Elections Code Section 10010 and Finding the Proposed Transition Exempt from the California Environmental Quality Act Pursuant to State CEQA Guidelines Sections 15061(b)(3), 15320, and 15378(b)(5)"; and

2. Approve a proposed Consulting Services Agreement with National Demographics, Inc., (NDC) for the provision of expert elections, demographic and districting consulting services, and authorize the Interim City Manager to execute the proposed agreement with NDC.

8. Matters Agendized and Presented by City Council Members

9. City Council Member Committee Reports

9.1 Committee Assignment Report

Recommendation: That the City Council receive reports from City Council Members on the City Council Committee Assignments listed in the staff report.

10. City Council Member Comments

11. Closed Session

Announcement of Closed Session Item(s)

A. Conference with Legal Counsel - Anticipated Litigation

Pursuant to Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case). Significant exposure to litigation against the City pertaining to application of Government Code Section 65589.5(d)(5)) related to La Paz Village Senior Living Development Application No. 0147-2023.

Public Comments on Closed Session Item(s)

Members of the public may address the City Council only on closed session items listed on this Agenda. Public Comments are limited to three minutes per person, as determined by the Mayor, and a total time limit of thirty minutes.

Convene into Closed Session

Reconvene to City Council Chamber

Closed Session Report

Adjournment

The next Regular Meeting of the City Council/Planning Agency will be October 14, 2025, at 6:00p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, JENNIFER LEE, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by September 19, 2025, at 5:00p.m.

Jennifer Lee, CMC, City Clerk

It is the intention of the City of Laguna Hills to comply with the Americans with Disabilities Act in all respects. If as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City of Laguna Hills will attempt to accommodate you in every reasonable manner. Please contact the office of the City Clerk at (949) 707 2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours. In addition, such writings or documents will be made available for public review on the City's website at: https://www.lagunahillsca.gov/supplementalagenda and at the respective public meeting.

City Council Members receive no additional compensation or stipend as a result of simultaneously convening meetings of the Laguna Hills Planning Agency.

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Kayle McDonald, Deputy City Clerk
Issue: Certificate of Recognition - Ava Kornegay

Recommendation: That the City Council congratulate Ava Kornegay for her exceptional academic achievements as a graduate of Laguna Hills High School and that Mayor Sweeney, Kim Carr, representative for Senator Blakespear, and Karli Wise, representative for Assemblymember Diane Dixon present her with a Certificates of Recognition.

Background:

The City received a request from Council Member Pezold to honor Ava Kornegay, a graduate of Laguna Hills High School, for her outstanding academic achievements, leadership, and community service.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

1. Certificate of Recognition-Ava Kornegay

CITY OF LAGUNA HILLS

CERTIFICATE OF RECOGNITION

AVA KORNEGAY

Laguna Hills High School

***WHEREAS**, a distinguished member of the Laguna Hills High School Class of 2025, Ava Kornegay has demonstrated unwavering commitment to academic excellence, achieving a weighted GPA of 4.93 and earning accolades such as AP Scholar with Distinction, the California Scholarship Federation, and membership in the National and Spanish Honor Societies; and*

***WHEREAS**, Ava Kornegay has been honored with the Presidential Volunteer Service Award—Gold Level—as both a Teen and a Young Adult, recognizing her extensive hours of community service and her impact across numerous causes and organizations; and*

***WHEREAS**, Ava Kornegay has served as Secretary General of Model United Nations, Student Liaison to the Laguna Hills City Council, President of both the Green Team and Kindness Club, and President of LHHS Project Her. In addition, she was selected as a delegate to the ALA California Girls State and was elected Senator and President Pro Tempore, where she led legislative discussions on environmental protection and civic responsibility; and*

***WHEREAS**, Ava Kornegay has volunteered with Surf and Turf Therapy, providing hippotherapy support to children with disabilities, and with Unidos South OC, where she serves as a Spanish English translator for underserved youth. Her additional outreach includes Smiles for Seniors, blood drives with the Red Cross, and schoolwide efforts to address mental health, sustainability, and menstrual equity; and*

***WHEREAS**, Ava Kornegay excellence in communication is evident through her role as an International Cappies Critic, where she reviews and critiques high school theater productions, contributes as a student writer to Laguna Hills Living magazine, and participates in theater productions through the LHHS International Thespian Society; and*

***WHEREAS**, Ava Kornegay is also an accomplished equestrian, competing at the elite level as a member of the United States Equestrian Federation, United States Hunter Jumper Association, and the Interscholastic Equestrian Association; and*

***WHEREAS**, Ava Kornegay exemplifies what it means to be a servant-leader, balancing rigorous academics with heartfelt community involvement, peer mentorship, cultural advocacy, and a commitment to improving the lives of those around her. Her initiative, drive, and character are an inspiration to her peers and a true asset to the City of Laguna Hills.*

***NOW, THEREFORE**, I, Joshua Sweeney, Mayor, on behalf of the City Council of the City of Laguna Hills, California, do hereby recognize Ava Kornegay for her achievements and contributions to the community.*

Dated this 23rd day of September 2025.

JOSHUA SWEENEY, MAYOR

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Holland Gannon, Community Services Director
Issue: Schedule of Future Events

Recommendation: That the Community Services Director announce the upcoming meetings and events.

Meetings:

City Council/Planning Agency Regular Meetings
Tuesday, October 14th, 6:00 p.m., Laguna Hills Civic Center Council Chamber
Tuesday, October 28th, 6:00 p.m., Laguna Hills Civic Center Council Chamber

Parks and Recreation Commission Regular Meeting
Wednesday, October 1st, 6:00 p.m., Laguna Hills Civic Center Council Chamber

Events, Communication, & Beautification Committee Meeting
Wednesday, October 8th, 11:00 a.m., Laguna Hills Civic Center Admin Conference Room

Events:

Excursion to Oktoberfest at Old World Huntington Beach
Wednesday, September 24th, 4:45 p.m. – 10:00 p.m., meet at Laguna Hills Community Center

Excursion to Central Library in Downtown LA & Bradbury Building
Saturday, September 27th, 9:45 a.m. – 6:00 p.m., meet at the Laguna Hills Community Center

Pumpkin Decorating with Deputies
Thursday, October 2nd, 2:00 p.m.- 4:00 p.m., Pumpkin City, 24203 Avenida de la Carlota

Excursion to California Avocado Festival in Carpinteria
Sunday, October 5th, 7:00 a.m. – 8:00 p.m., meet at the Laguna Hills Community Center

Circle of Friends Halloween Dance
Friday, October 17th, 6:00 p.m. – 8:00 p.m., Laguna Hills Community Center Heritage Room

Harvest in the Hills
Saturday, October 18th, 4:00 p.m., Laguna Hills Community Center Town Green

Attachments:

1. Event Flyer(s)

Excursion to Oktoberfest at Old World Huntington Beach

Join us as we head to the home of OC's Oktoberfest for authentic German food that includes freshly-baked pretzels, breads, and cakes. The Biergarten at Old World HB has been serving the community for over 45 years! Enjoy live entertainment from 6pm - 10pm in their 6,000 sq. ft concert hall. They say no one does it like Old World! Participants meet at the Laguna Hills Community Center where City staff will provide transportation. Call (949) 707-2680 for more information. **No refunds or transfers for this event.**

***Registration starts on August 12, 2025** **Class# 1768**

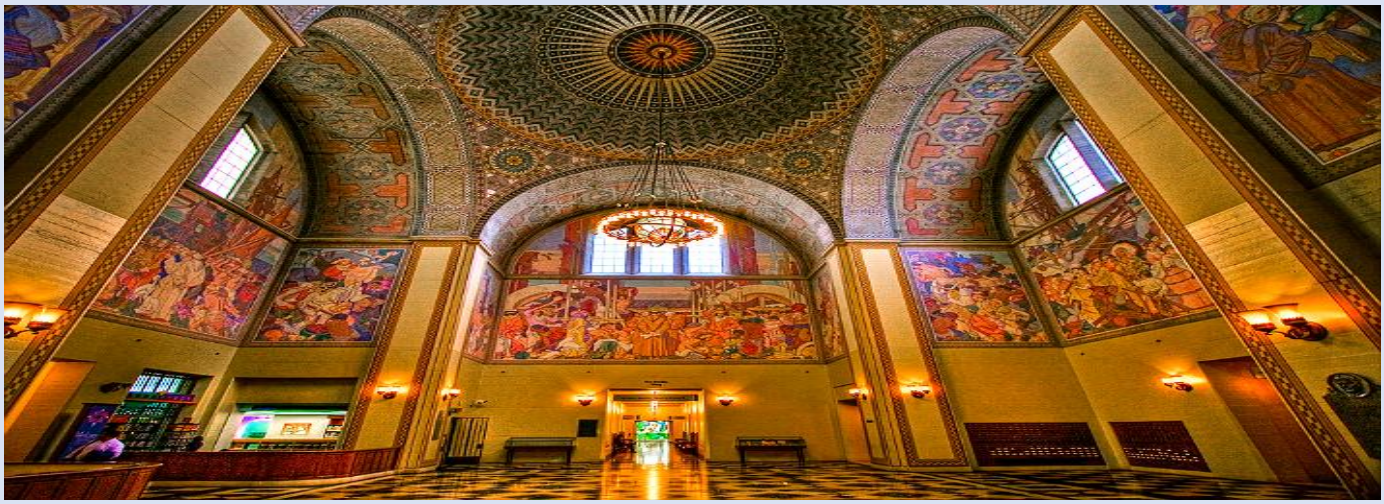
9/24 4:45PM-10:00PM Wednesday

Fee: Resident $10, Non-Resident $15

Like us on at www.facebook.com/lagunahillscc

To register or for more information, please call (949) 707-2680 or visit www.lagunahillsca.gov

Excursion to Central Library in Downtown LA



Visit the historic Central Library with a docent tour that includes the art and architecture of both the historic 1926 Bertram Goodhue Building and the 1993 Tom Bradley Wing along with the Maguire Gardens. The Los Angeles landmark is the third largest public library in the United States. Be sure to bring water, some snacks/sack lunch or purchase from the food vendors nearby. Participants meet at the Laguna Hills Community Center where City staff will provide transportation to the trailhead. **No refunds or transfers for this event.**

***Registration starts on August 12, 2025** **Class# 1769**

9/27 9:45AM-6:00PM Saturday

Fee: Resident $30, Non-Resident $35

Like us on at www.facebook.com/lagunahillscc

To register or for more information, please call (949) 707-2680 or visit www.lagunahillsca.gov

Pumpkin Decorating with Deputies

HAPPY HALLOWEEN

GET CREATIVE THIS HALLOWEEN SEASON WITH DEPUTIES FROM LAGUNA HILLS POLICE SERVICES!

PUMPKIN CITY
24203 AVENIDA DE LA CARLOTA
LAGUNA HILLS, CA 92653

JOIN US FROM
2-4PM

THURSDAY, OCTOBER 2, 2025

Excursion to California Avocado Festival in Carpinteria

Hop on the van, as we head up the coast to Downtown Carpinteria to celebrate the famous green fruit in their 38th year of the California Avocado Festival. California Avocado Festival is dedicated to promote Carpinteria's local agriculture, fund other non-profits and community projects, and help the development of tourism within Carpinteria Valley with this year's theme being Peace, Love and Guacamole. Santa Barbara County is the third largest avocado producer in North America, with Carpinteria being a major contributor. Come experience the music festival with 15 bands playing on Sunday, approximately 50 arts & crafts and commercial vendors, 15 delicious food vendors and over a dozen non-profits on site for you to help support. Be sure to dress in layers, bring plenty of water, some snacks, wear good footwear, and sun protection. Participants meet at the Laguna Hills Community Center where City staff will provide transportation to the trailhead. **No refunds or transfers for this event.**

***Registration starts on August 12, 2025** **Class# 1770**

10/5 7:00AM-8:00PM Sunday

Fee: Resident $30, Non-Resident $35

Like us on at www.facebook.com/lagunahillscc
To register or for more information, please call (949) 707-2680 or visit www.lagunahillsca.gov

CIRCLE OF FRIENDS

HALLOWEEN DANCE

OCT 17 AT 6 PM

FREE EVENT
REGISTER ONLINE
CLASS #1885

25555 ALICIA PKWY
LAGUNA HILLS, CA 92653
LAGUNAHILLSCA.GOV

DINNER
TREATS
DANCING
REFRESHMENTS

Harvest IN THE Hills

ENTERTAINMENT-FOOD-FUN

OCTOBER 18, 2025

25555 ALICIA PKWY ~ EVENT STARTS AT 4PM

Join the City of Laguna Hills and the Laguna Hills Chamber of Commerce on the Town Green for an evening filled with fall fun and family friendly activities.
4PM-6PM: Business expo, crafts, games, and more
6:15PM: Movie in the Park - *Coco*
Food will be available for purchase. Bring your chairs and blankets for the movie!

Sponsored by moulton niguel water district

City of Laguna Hills
City Council
Special Meeting
Minutes
Tuesday, September 9, 2025

Call to Order

The meeting was called to order at 4:03 p.m. by Mayor Sweeney.

Roll Call of City Council Members

Present:
Mayor Joshua Sweeney
Mayor Pro Tempore Don Caskey
Council Member Jared Mathis
Council Member Dave Wheeler

Absent:
Council Member Erica Pezold

Announcement of Closed Session Item(s)

A. Conference with Legal Counsel - Anticipated Litigation

Pursuant to California Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case: receipt of written notices threatening litigation from the Law Offices of Michelle R. Jackson alleging violation of the California Voting Rights Act.)
Threat of Litigation received June 20, 2023 Attached
Threat of Litigation received August 28, 2025 Attached

Public Comments

There were no public comments on the closed session item.

Convene into Closed Session

Reconvene

The City Council reconvened to the City Council Chamber at 5:59 p.m.

Closed Session Report

A. Conference with Legal Counsel - Anticipated Litigation

Pursuant to California Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and

paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case: receipt of written notices threatening litigation from the Law Offices of Michelle R. Jackson alleging violation of the California Voting Rights Act.)
Threat of Litigation received June 20, 2023 Attached
Threat of Litigation received August 28, 2025 Attached

City Attorney Simonian stated that the City Council convened into closed session pursuant to the authorities listed on the Agenda with no reportable action.

Adjournment

There being no further business before the City Council at this session, Mayor Sweeney declared the meeting adjourned at 5:59 p.m.

_____
Jennifer Lee, City Clerk

ATTEST:

_____
Joshua Sweeney, Mayor

Approved at meeting of September 23, 2025.

City of Laguna Hills
City Council / Planning Agency
Regular Meeting
Minutes
Tuesday, September 9, 2025

General Business Convening at 6:00 PM

Call to Order

The meeting was called to order at 6:00 p.m. by Mayor Sweeney.

Invocation: Council Member Wheeler

Pledge of Allegiance: Council Member Wheeler

Roll Call of City Council Members (*Erica Pezold, Appearance Via Teleconference)*

Present:	**Absent**:
Mayor Joshua Sweeney	
Mayor Pro Tempore Don Caskey	
Council Member Erica Pezold, via teleconference	
Council Member Jared Mathis	
Council Member Dave Wheeler	

1. Presentations and Proclamations

1.1 Appointment of Laguna Hills High School Student Liaison Sophia Kim

Mayor Sweeney presented a Certificate of Appointment to Laguna Hills High School Student Liaison Sophia Kim.

1.2 Laguna Hills High School Student Liaison Report

The City Council received a report from Laguna Hills High School Student Liaison Sophia Kim.

2. Schedule of Future Events

2.1 Schedule of Future Events

The Community Services Director announced the upcoming meetings and events.

3. Public Comments

The following individual(s) provided public comments on non-agendized items:
Karen Litfin, a resident of Laguna Hills
Jimmy Hanes, a resident of Laguna Hills

At Mayor Sweeney's request, City Attorney Simonian provided information.

4. Consent Calendar

A motion to approve the balance of the Consent Calendar with Council Member Pezold removing Item No. 4.9 was moved by Council Member Wheeler, seconded by Council Member Mathis.

Roll Call Vote Result: Passed
Yes 5, No 0, Abstained 0

Ayes:	Mayor Sweeney, Mayor Pro Tempore Caskey, Council Member Pezold, Council Member Mathis, Council Member Wheeler
Nays:	None
Abstain:	None

4.1 Waive Reading in Full of all Ordinances and Resolutions on the Agenda

Recommendation: That the City Council waive reading in full of all ordinances and resolutions on the agenda and declare that said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

4.2 Approval of Minutes for August 20, 2025, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the August 20, 2025, Special Meeting.

4.3 Approval of Minutes for August 26, 2025, Special Meeting

Recommendation: That the City Council approve the City Council Minutes for the August 26, 2025, Special Meeting.

4.4 Approval of Minutes for August 26, 2025, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the August 26, 2025, Regular Meeting.

4.5 Ratification of September 9, 2025 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from August 15, 2025, to August 28, 2025, in the amount of $365,373.14.

4.6 Award of Public Works Construction Contract to GA Technical Services, Inc. for CIP 520, Community Center Electrical Improvements

Recommendation: That the City Council: 1. Award the Public Works Construction Contract for the Laguna Hills Community Center Electrical Upgrades Project, CIP No. 520, to the lowest responsive bidder, GA Technical Services, Inc., in the amount of $293,059.26; 2. Find that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 Existing Facilities, pursuant to CEQA Guidelines, Section 15301; 3. Reject all other construction bids; 4. Reject the bid protest; and 5. Authorize the Interim City Manager to sign the Public Works Construction Contract with GA Technical Services, Inc.

4.7 Authority to Advertise FY25/26 Community Development Block Grant Curb Ramp Replacement Project, CIP 170

Recommendation: That the City Council: 1. Approve the plans and specifications for the FY25/26 Community Development Block Grant Curb Ramp Replacement Project, CIP 170; 2. Authorize the advertisement for bids for the FY25/26 Community Development Block Grant Curb Ramp Replacement Project, CIP 170; 3. Authorize the City Engineer to make edits to the plans and specifications as necessary; and 4. Find that environmental review is not required under the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations, Title 14, Chapter 3, Section 15301 as a Class 1 Categorical Exemption - “Existing Facilities.”

4.8 2025 Summer Event Series Post-Event Report

Recommendation: That the City Council receive and file the report.

Items Removed from the Consent Calendar

4.9 2025 Holiday Event Series Pre-Event Report

Recommendation: That the City Council receive and file the report.

Council Member Pezold removed Item No. 4.9 from the Consent Calendar to request the addition of items to the events series.

City Attorney Simonian responded to Council Member requests for additional information.

Community Services Director Holland responded to Council Member requests for additional information.

A motion to receive and file the report, taking into consideration requests made by Council Member Pezold, was moved by Council Member Pezold, seconded by Mayor Pro Tempore Caskey.

Roll Call Vote Result: Passed
Yes 5, No 0, Abstained 0

Ayes:	Mayor Sweeney, Mayor Pro Tempore Caskey, Council Member Pezold, Council Member Mathis, Council Member Wheeler
Nays:	None
Abstain:	None

5. Planning Agency

There were no separate Planning Agency Business Items for this meeting.

6. City Council Public Hearings

6.1 General Plan Amendment RZNE-0013-2024, a Minor Amendment to the Laguna Hills General Plan Mobility Element to Reflect Changes Made to the Orange County Master Plan of Arterial Highways to Modify Major and Secondary Arterials to Collector Arterials

Recommendation: That the City Council:

1. Conduct a public hearing;

2. Find and determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) and 15378; and

3. Adopt Resolution No. 2025-09-09-1: “A Resolution of the City Council of the City of Laguna Hills, California, Making a Determination that the Project is Exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) and 15378, and Approving General Plan Amendment No. RZNE-0013-2024, a Minor Amendment to the General Plan Mobility Element to Modify Major and Secondary Arterials to Collector Arterials for Paseo de Valencia Between Alicia Parkway and Cabot Road, and Cabot Road Between Paseo de Valencia and El Paseo.”

Council Member Mathis does not have a legal conflict of interest, but out of an abundance of caution, he recused himself from discussion/action on Item No. 6.1.

City Attorney Simonian provided clarifying comments.

Mayor Sweeney called for a brief recess at 6:26 p.m. Mayor Sweeney reconvened the meeting at 6:28 p.m.

Community Development Director Lowe reviewed the information provided in the staff report and provided a PowerPoint presentation.

Interim City Manager Ames responded to Council Member requests for additional information.

Mayor Sweeney resumed the public hearing continued from the June 24, 2025, regular meeting.

Mayor Sweeney closed the public hearing.

A motion to approve staff's recommendation was moved by Mayor Pro Tempore Caskey, seconded by Council Member Wheeler.

Roll Call Vote Result: Passed
Yes 4, No 0, Abstained 0

Ayes:	Mayor Sweeney, Mayor Pro Tempore Caskey, Council Member Pezold, Council Member Wheeler
Nays:	None
Abstain:	None

Council Member Mathis rejoined the meeting.

6.2 Second Reading of Proposed Ordinances Amending Title 10 (Buildings and Construction) and Chapter 5-16 (Fire Code) of the Laguna Hills Municipal Code and Adopting by Reference the 2025 Edition of the California Building Standards Code (California Code of Regulations, Title 24) Consisting of the California Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and Referenced Standards Code, and the Wildland-Urban Interface Code, Together with Certain Amendments, Additions, and Deletions Thereto, and Adopting By Reference the 2025 International Property Maintenance Code

Recommendation: That the City Council:

1. Conduct a Public Hearing;

2. Adopt Ordinance No. 2025-5: “An Ordinance of the City of Laguna Hills, California, Amending Title 10 (Buildings and Construction) of the Laguna Hills Municipal Code and Adopting by Reference the 2025 Edition of the California Building Standards Code (California Code of Regulations, Title 24),

Consisting of the 2025 California Building Code, the 2025 California Residential Code Including Appendices BF and CI, the 2025 California Electrical Code, the 2025 California Mechanical Code, the 2025 California Plumbing Code, the 2025 California Energy Code, the 2025 California Historical Building Code, the 2025 California Existing Building Code, the 2025 California Green Building Standards Code, the 2025 California Referenced Standards Code, and the 2025 California Wildland-Urban Interface Code Including Appendices F and G, Together with Certain Amendments, Additions, and Deletions Thereto; and Adopting by Reference the 2024 International Property Maintenance Code."

3. Adopt Ordinance No. 2025-6: "An Ordinance of the City of Laguna Hills, California, Amending Chapter 5-16 (Fire Code) of Title 5 (Health and Sanitation) of the Laguna Hills Municipal Code and Adopting by Reference the 2025 Edition of the California Fire Code Including Appendices B, BB, C, CC, and H together with certain amendments, additions, and deletions thereto."

Community Development Director Lowe reviewed the information provided in the staff report and provided a PowerPoint presentation.

Mayor Sweeney opened the public hearing.

City Attorney Simonian responded to Council Member requests for additional information.

Mayor Sweeney closed the public hearing.

A motion to approve staff's recommendation was moved by Mayor Pro Tempore Caskey, seconded by Council Member Mathis.

Roll Call Vote Result: Passed
Yes 5, No 0, Abstained 0

Ayes:	Mayor Sweeney, Mayor Pro Tempore Caskey, Council Member Pezold, Council Member Mathis, Council Member Wheeler
Nays:	None
Abstain:	None

7. Administrative Reports

7.1 Interim City Manager

The Interim City Manager provided no administrative reports.

7.2 Chief of Police Services

7.2.1 Public Safety Update

Chief of Police Services, Captain Burk, provided a public safety update report.

8. Matters Agendized and Presented by City Council Members

There were no matters agendized by City Council Members.

9. City Council Member Committee Reports

9.1 Committee Assignment Report

The City Council received reports from City Council Members on the City Council Committee Assignments listed in the staff report.

10. City Council Member Comments

Mayor Sweeney
Mayor Sweeney thanked our 1st responders for keeping our City safe, thanked City staff for their work, and thanked the members of the audience for joining us this evening.

Adjournment

There being no further business before the City Council at this session, Mayor Sweeney declared the meeting adjourned at 7:21 p.m.

_____
Jennifer Lee, City Clerk

ATTEST:

_____
Joshua Sweeney, Mayor

Approved at meeting of September 23, 2025.

City of Laguna Hills
City Council
Special Meeting
Minutes
Tuesday, September 16, 2025

Call to Order

The meeting was called to order at 2:04 p.m. by Mayor Sweeney.

Roll Call of City Council Members

Present:
Mayor Joshua Sweeney
Mayor Pro Tempore Don Caskey
Council Member Jared Mathis
Council Member Dave Wheeler

Absent:
Council Member Erica Pezold

Announcement of Closed Session Item(s)

A. Conference with Legal Counsel - Anticipated Litigation

Pursuant to California Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case: receipt of written notices threatening litigation from the Law Offices of Michelle R. Jackson alleging violation of the California Voting Rights Act.)
Threat of Litigation received June 20, 2023 Attached
Threat of Litigation received August 28, 2025 Attached

Public Comments

There were no public comments on the closed session item.

Convene into Closed Session

Reconvene

The City Council reconvened to the City Council Chamber at 3:21 p.m.

Closed Session Report

A. Conference with Legal Counsel - Anticipated Litigation

Pursuant to California Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1

potential case: receipt of written notices threatening litigation from the Law Offices of Michelle R. Jackson alleging violation of the California Voting Rights Act.)
Threat of Litigation received June 20, 2023 Attached
Threat of Litigation received August 28, 2025 Attached

City Attorney Simonian stated that the City Council convened into closed session pursuant to the authorities listed on the Agenda with no reportable action.

Mayor Sweeney read into the record the following statement received by the City Clerk from Council Member Pezold.

Laguna Hills members of the public and honorable members of the council.

In accordance with my commitment to uphold principles of impartiality, transparency, and ethical conduct as a member of the city council in Laguna Hills, I am recusing myself from participating in any deliberations, discussions, or votes related to this item on the agenda and potential legal matter.

I regret any inconvenience this may cause and assure you that this decision is made in the best interest of the council and the public. The decision is based on my family's personal relationship with Esquire Jackson and her family, which could be perceived as an ethical or conflict of interest. To maintain the integrity of the council's decision-making process and to ensure public trust, I believe it is appropriate to abstain from any involvement in this potential legal matter.

I will not participate in any meetings, potential hearings, or actions related to this case.

Adjournment

There being no further business before the City Council at this session, Mayor Sweeney declared the meeting adjourned at 3:23 p.m.

_____
Jennifer Lee, City Clerk

ATTEST:

_____
Joshua Sweeney, Mayor

Approved at meeting of September 23, 2025.

City of Laguna Hills
City Council
Special Meeting
Minutes
Tuesday, September 16, 2025

Call to Order

The meeting was called to order at 5:00 p.m. by Mayor Sweeney.

Roll Call of City Council Members

Present:
Mayor Joshua Sweeney
Mayor Pro Tempore Don Caskey
Council Member Erica Pezold
Council Member Dave Wheeler

Absent:
Council Member Jared Mathis

Announcement of Closed Session Item(s)

A. Conference with Legal Counsel - Anticipated Litigation

Pursuant to Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case). Significant exposure to litigation against the City pertaining to application of Government Code Section 65589.5(d)(5)) related to La Paz Village Senior Living Development Application No. 0147-2023.

Public Comments

There were no public comments on the closed session item.

Convene into Closed Session

Reconvene

The City Council reconvened to the City Council Chamber at 7:50 p.m.

Closed Session Report

A. Conference with Legal Counsel - Anticipated Litigation

Pursuant to Government Code Section 54956.9
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (2) of subdivision (e) of Government Code Section 54956.9: (1 potential case). Significant exposure to litigation against the City pertaining to

application of Government Code Section 65589.5(d)(5)) related to La Paz Village Senior Living Development Application No. 0147-2023.

City Attorney Simonian stated that the City Council convened into closed session pursuant to the authorities listed on the Agenda with no reportable action.

Adjournment

There being no further business before the City Council at this session, Mayor Sweeney declared the meeting adjourned at 7:50 p.m.

_____
Jennifer Lee, City Clerk

ATTEST:

_____
Joshua Sweeney, Mayor

Approved at meeting of September 23, 2025.

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Eric Hendrickson, Finance Director
Issue: Ratification of September 23, 2025 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from August 29, 2025, to September 11, 2025, in the amount of $1,639,288.84.

Background:

The City issues accounts payable disbursements on a regular basis and presents it to the City Council for ratification at its next regularly scheduled City Council Meeting. The attached Warrant Register containing checks and electronic funds transfers for the period from August 29, 2025, to September 11, 2025, is being presented for ratification by the City Council. Payments have been reviewed and approved by the appropriate departmental staff. The Finance Director certifies to the accuracy of the attached register and to the availability of monies for payment thereof.

Fiscal Impact:

Ratification of the accompanying Warrant Register includes disbursements totaling $1,639,288.84.

Attachments:

1. Warrant Register - September 23, 2025
2. Payables Detail Report - September 23, 2025

Warrant Register - September 23, 2025

City of Laguna Hills, CA

By Check Number

Date Range: 08/29/2025 - 09/11/2025

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Regular				
5574	F-0731	4IMPRINT, INC	09/05/2025	2,775.37
5575	M-1613	ADRIAN MERRITT	09/05/2025	495.00
5576	A-0400	AGA ENGINEERS, INC	09/05/2025	2,025.10
5577	A-0138	ALL CITY MANAGEMENT, INC.	09/05/2025	2,748.16
5578	A-0392	AQUATICO	09/05/2025	795.00
5579	A-0365	AT&T	09/05/2025	364.55
5580	B-0222	BILL'S SOUND AND SECURITY	09/05/2025	1,087.00
5581	B-0460	BLUETRITON BRANDS INC	09/05/2025	269.77
5582	C-0314	CA ASSOCIATION FOR LOCAL ECONOMIC DEVELOPMENT	09/05/2025	120.00
5583	C-1177	CANON FINANCIAL SERVICES, INC.	09/05/2025	1,408.55
5584	W-2453	CAROLYN WOJCIECHOWSKI	09/05/2025	1,246.00
5585	C-1144	CHARLES ABBOTT ASSOCIATES, INC	09/05/2025	82,098.91
5586	E-0553	CHRISTINA ELKINS	09/05/2025	682.50
5587	C-1122	CROSSTOWN ELECTRICAL AND DATA, INC.	09/05/2025	3,644.70
5588	E-0593	DALE BRUCE EISENBERG	09/05/2025	280.00
5589	D-0541	DIAMOND ENVIRONMENTAL SERVICES, LP	09/05/2025	857.10
5590	D-0583	DMS FACILITY SERVICES, LLC	09/05/2025	103,990.00
5591	D-0561	DOCU-TRUST	09/05/2025	121.30
5592	E-0554	ECONOMICS, INC.	09/05/2025	44,034.12
5593	E-0504	EL TORO WATER DISTRICT	09/05/2025	26,085.79
5594	K-1206	FARROKH MOSHFEGH	09/05/2025	1,942.50
5595	N-1502	HAROON NOORI	09/05/2025	628.00
5596	H-0829	HARTZOG AND CRABILL, INC.	09/05/2025	7,851.50
5597	Z-CS-0512	HENGAMEH SHOBEIRI	09/05/2025	100.00
5598	Z-CS-0513	JACQUELIN RIVERA	09/05/2025	500.00
5599	J-1057	JAMEY CLARK, INC.	09/05/2025	4,246.29
5600	J-1071	JCTEES.COM CORPORATION	09/05/2025	435.21
5601	K-1209	KOA CORPORATION	09/05/2025	25,670.00
5602	L-1362	LAGUNA HILLS TEAM DARK HORSE	09/05/2025	10,000.00
5603	L-1395	LIVING INTERIORS	09/05/2025	159.00
5604	K-1126	LORNA ANGELA GAIL KNIGHT	09/05/2025	646.80
5605	L-1397	LYONS SECURITY SERVICE, INC.	09/05/2025	375.00
5606	M-1590	MILLENNIUM ALARM SYSTEMS, INC.	09/05/2025	3,000.00
5607	M-1388	MOBILE MINI, INC.	09/05/2025	341.83
5608	M-1615	MOTION PICTURE LICENSING CORPORATION	09/05/2025	2,489.00
5609	M-1302	MOULTON NIGUEL WATER DISTRICT	09/05/2025	22,830.72
5610	Z-CD-0382	NEIGHBORHOOD ROOFING	09/05/2025	630.00
5611	O-1528	OCTA	09/05/2025	755.00
5612	O-1617	OCY MANAGEMENT, LLC	09/05/2025	4,029.00
5613	O-1613	ONTARIO REFRIGERATION SERVICE, INC.	09/05/2025	11,657.16
5614	O-1614	ORANGE COUNTY SCHOOL OF THE ARTS FOUNDATION	09/05/2025	337.50
5615	P-1839	PAPER DEPOT	09/05/2025	43.00
5616	P-1856	PARADISE DRINKING WATER	09/05/2025	321.90
5617	Q-1717	QUADIENT FINANCE USA, INC.	09/05/2025	1,000.00
5618	R-1977	RJ ELECTRIC	09/05/2025	2,550.00
5619	R-1989	ROBERT RYAN	09/05/2025	15.00
5620	G-0874	ROBERTA GEIER	09/05/2025	196.00
5621	G-0791	RON GORMAN	09/05/2025	308.00
5622	Z-CD-0525	RYAN Q WARDELL	09/05/2025	241.00
5623	S-2330	SOCALGAS	09/05/2025	109.49
5624	S-2323	SOUTH COAST FAMILY MEDICAL CENTER, INC.	09/05/2025	173.00
5625	S-1904	SOUTHERN CALIFORNIA EDISON	09/05/2025	101.94
5626	S-2299	SPECIALTY MOWING SERVICES, INC.	09/05/2025	37,464.42

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
5627	S-1980	STATE DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	09/05/2025	32.00
5628	S-2317	SWANK MOTION PICTURES, INC.	09/05/2025	1,920.00
5629	T-2717	TAIT & ASSOCIATES, INC	09/05/2025	34,200.00
5630	B-0304	THE BEE MAN	09/05/2025	420.00
5631	R-1888	THE RITZ COMPANIES	09/05/2025	12,722.06
5632	Z-CD-0526	TIER ONE	09/05/2025	963.50
5633	T-2712	TOTAL SOURCE OFFICEWORKS	09/05/2025	1,497.25
5634	T-2698	TPX COMMUNICATIONS	09/05/2025	762.09
5635	U-2165	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	09/05/2025	213.19
5636	V-2224	VERIZON WIRELESS	09/05/2025	913.19
5637	W-2337	WEST COAST ARBORISTS, INC.	09/05/2025	34,137.83
5638	W-2452	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC	09/05/2025	5,145.00
5639	R-1996	ALFREDO ULYSSES RODRIGUEZ	09/11/2025	320.00
5640	E-0554	ECONOMICS, INC.	09/11/2025	37,043.82
5641	I-0942	IRVINE RANCH WATER DISTRICT	09/11/2025	243.23
5642	J-1097	JACOB GREEN & ASSOCIATES, INC	09/11/2025	11,525.00
5643	M-1590	MILLENNIUM ALARM SYSTEMS, INC.	09/11/2025	1,395.00
5644	S-1902	SAN DIEGO GAS AND ELECTRIC	09/11/2025	12,550.91
5645	S-1904	SOUTHERN CALIFORNIA EDISON	09/11/2025	5,562.72
5646	T-2656	TYLER TECHNOLOGIES, INC.	09/11/2025	44,395.75
			Total Regular:	**622,239.72**

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Bank Draft				
DFT0003204	C-1007	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX COLLECTOR	09/11/2025	1,009,219.12
DFT0003205	H-0966	HIGH LEVEL SECURITY SOLUTIONS, INC.	09/11/2025	7,830.00
			Total Bank Draft:	**1,017,049.12**

Bank Code 1 - General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	106	73	0.00	622,239.72
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	2	0.00	1,017,049.12
EFT's	0	0	0.00	0.00
	108	**75**	**0.00**	**1,639,288.84**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	106	73	0.00	622,239.72
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	2	0.00	1,017,049.12
EFT's	0	0	0.00	0.00
	108	**75**	**0.00**	**1,639,288.84**

Fund Summary

Fund	Name	Period	Amount
998	Pooled Cash & Investments	9/2025	1,639,288.84
			1,639,288.84

City of Laguna Hills, CA

Payables Detail Report

By Fund

Payment Dates 08/29/2025 - 09/11/2025

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
Fund: 100 - General Fund					
09/05/2025	AT&T	000023883315	Alarm, Com Ctr & City Hall Lines, 7/7/25-8/6/25	100-195-630000	211.73
09/05/2025	AT&T	000023883315	Alarm, Com Ctr & City Hall Lines, 7/7/25-8/6/25	100-310-630000	152.82
09/05/2025	KOA CORPORATION	000024906 - 1	Citywide Safety Action Plan, Jul '25	100-355-700000	25,670.00
09/05/2025	DIAMOND ENVIRONMENTAL SERVICES, LP	0006343388	Movie in the Park Restroom, 8/15/25	100-310-695512	285.70
09/05/2025	DIAMOND ENVIRONMENTAL SERVICES, LP	0006343389	Movie in the Park Restroom, 8/22/25	100-310-695512	285.70
09/05/2025	DIAMOND ENVIRONMENTAL SERVICES, LP	0006343415	Symphony on the Go Restroom, 8/29/25	100-310-695513	285.70
09/05/2025	DOCU-TRUST	0056637	Offsite Data Storage, Sep '25	100-155-700030	121.30
09/05/2025	BLUETRITON BRANDS INC	05H8710008221	Operating Supplies, Comm Ctr, 7/25/25 - 8/24/25	100-310-622000	269.77
09/05/2025	EL TORO WATER DISTRICT	073125	Water Usage, Public Works, Jul '25	100-355-635000	26,085.79
09/05/2025	MOULTON NIGUEL WATER DISTRICT	081425	Utilities - Water, 7/15/25 - 8/11/25	100-310-635000	741.90
09/05/2025	MOULTON NIGUEL WATER DISTRICT	081425	Utilities - Water, 7/15/25 - 8/11/25	100-355-635000	21,544.42
09/05/2025	SOCALGAS	081925	Utilities - Gas, 7/16/25 - 8/15/25	100-310-632000	109.49
09/05/2025	ROBERT RYAN	082125	Reimbursement, Excursion Parking, Aug '25	100-310-695500	15.00
09/05/2025	MOULTON NIGUEL WATER DISTRICT	082125	Utilities - Water, 7/21/25 - 8/18/25	100-355-635000	544.40
09/05/2025	SOUTHERN CALIFORNIA EDISON	082125 - Acct #70007600	Utilities - Electric, 7/1/25 - 8/20/25	100-356-631400	101.94
09/05/2025	HAROON NOORI	082525	Reimbursement for CALED Fresno, 8/11/25 - 8/15/25	100-225-611000	628.00
09/05/2025	QUADIENT FINANCE USA, INC.	082725	Postage Replenishment, Aug '25	100-195-623000	1,000.00
09/05/2025	ORANGE COUNTY SCHOOL OF THE ARTS FOUNDATION	082825	Deposit, Ballroom Blitz, Holiday Dance, 12/19/25	100-310-695510	337.50
09/05/2025	LAGUNA HILLS TEAM DARK HORSE	090325	Funding 3/5 Committee for 2025 Memorial Day	100-310-695507	10,000.00
09/05/2025	CHRISTINA ELKINS	090325	Belly Dance Instruction, Summer '25	100-310-721500	682.50
09/05/2025	DALE BRUCE EISENBERG	090325	Aikido Instruction, Summer '25	100-310-721500	280.00
09/05/2025	RON GORMAN	090325	Ukelele, Summer '25	100-310-721500	308.00
09/05/2025	LORNA ANGELA GAIL KNIGHT	090325	Yoga, Summer '25	100-310-721500	646.80
09/05/2025	CAROLYN WOJCIECHOWSKI	090325	Line Dancing Instruction, Summer '25	100-310-721500	1,246.00
09/05/2025	ROBERTA GEIER	090325	Ballroom Dancing, Summer '25	100-310-721500	196.00
09/05/2025	FARROKH MOSHFEGH	090325	Karate, Summer '25	100-310-721500	1,942.50
09/05/2025	ALL CITY MANAGEMENT, INC.	102617	Crossing Guard Services, 8/3/25 - 8/16/25	100-420-720822	2,748.16
09/05/2025	JCTEES.COM CORPORATION	10534	Basketball League Champions Jerseys, Aug '25	100-310-622500	435.21
09/05/2025	THE BEE MAN	135607	Bee Removal, Aug '25	100-355-720701	195.00
09/05/2025	THE BEE MAN	135608	Bee Removal, Aug '25	100-355-720701	225.00
09/05/2025	TAIT & ASSOCIATES, INC	166080	Professional Services, CIP #170, Jul	100-000-790600	34,200.00
09/05/2025	TPX COMMUNICATIONS	186901628-0	Communications Expense, 8/23/25 - 9/22/25	100-195-630000	762.09
09/05/2025	SPECIALTY MOWING SERVICES, INC.	2055	Weed Abatement, Cabot 2 So of Nellie Gail, Aug '25	100-355-720730	19,869.01
09/05/2025	SPECIALTY MOWING SERVICES, INC.	2069	Weed Abatement, Cabot 3 No of Hitch Rail, Aug '25	100-355-720730	17,595.41
09/05/2025	THE RITZ COMPANIES	225874	Janitorial Services, Jul '25	100-310-721505	12,722.06
09/05/2025	WEST COAST ARBORISTS, INC.	232395	Tree Trimming Services, 7/16/25 - 7/31/25	100-355-720702	20,206.48
09/05/2025	WEST COAST ARBORISTS, INC.	232907	Tree Trimming Services, 8/1/25 - 8/15/25	100-355-720702	2,655.70
09/05/2025	WEST COAST ARBORISTS, INC.	232908	Tree Trimming Services, 8/1/25 - 8/15/25	100-355-720702	11,275.65

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
09/05/2025	HARTZOG AND CRABILL, INC.	25-0311(HCI#3502)	Traffic Signal Mgmt Services, Jul '25	100-356-700101	7,851.50
09/05/2025	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	25-260621	State Fee for Regulatory Costs, Aug	100-355-720401	47.19
09/05/2025	PARADISE DRINKING WATER	263993	Operating Supplies, 7/24/25 - 8/6/25	100-195-622000	127.55
09/05/2025	PARADISE DRINKING WATER	273838	Operating Supplies, 8/7/25 - 8/20/25	100-195-622000	194.35
09/05/2025	SOUTH COAST FAMILY MEDICAL CENTER, INC.	2787	Recruitment, Jul '25	100-195-617000	173.00
09/05/2025	4IMPRINT, INC	29982765	Promotional Items, Aug '25	100-310-624500	2,775.37
09/05/2025	CA ASSOCIATION FOR LOCAL ECONOMIC DEVELOPMENT	300006427	Associate Membership, 8/1/25 - 7/31/26	100-225-610000	120.00
09/05/2025	AQUATICO	372-286	Fountains/Water Features Maintenance, Aug '25	100-310-645500	795.00
09/05/2025	LYONS SECURITY SERVICE, INC.	39507	Event Security, Permit #4144,	100-310-690501	187.50
09/05/2025	LYONS SECURITY SERVICE, INC.	39536	Event Security, Permit #4130,	100-310-690501	187.50
09/05/2025	TOTAL SOURCE OFFICEWORKS	39849	Operating Supplies, Aug '25	100-195-622000	669.20
09/05/2025	TOTAL SOURCE OFFICEWORKS	39850	Operating Supplies, Aug '25	100-195-622000	505.92
09/05/2025	TOTAL SOURCE OFFICEWORKS	39850	Operating Supplies, Aug '25	100-355-622000	22.62
09/05/2025	TOTAL SOURCE OFFICEWORKS	39851	Operating Supplies, Aug '25	100-155-622000	299.51
09/05/2025	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC	40236513	Professional Services, NPDES Support, Jul '25	100-355-700000	5,145.00
09/05/2025	CANON FINANCIAL SERVICES, INC.	41620819	Lease 2XK05658, 8/1/25 - 8/31/25	100-195-641200	303.86
09/05/2025	CANON FINANCIAL SERVICES, INC.	41620819	Usage 2XK05658, 7/1/25 - 7/31/25	100-195-641200	150.01
09/05/2025	CANON FINANCIAL SERVICES, INC.	41622435	Usage, 2XD05688 2XD05811, 7/1/25 - 7/31/25	100-195-641200	321.18
09/05/2025	CANON FINANCIAL SERVICES, INC.	41622435	Lease, 2XD05688 2XD05811, 8/1/25 - 8/31/25	100-195-641200	596.94
09/05/2025	CANON FINANCIAL SERVICES, INC.	41622436	Paperdeck Attachment 2XD05811A, 8/1/25 - 8/31/25	100-195-641200	36.56
09/05/2025	CROSSTOWN ELECTRICAL AND DATA, INC.	4296-25-008	Traffic Signal Maintenance, Aug '25	100-356-720420	3,644.70
09/05/2025	BILL'S SOUND AND SECURITY	46555	Fire Alarm Service Call, Aug '25	100-310-630000	174.00
09/05/2025	BILL'S SOUND AND SECURITY	46576	Fire Alarm Inspection/Testing, Aug	100-310-630000	913.00
09/05/2025	MOTION PICTURE LICENSING CORPORATION	504462888	Indoor Movie License, 7/1/26 - 9/29/26	100-000-140000	622.25
09/05/2025	MOTION PICTURE LICENSING CORPORATION	504462888	Indoor Movie License, 9/30/25 - 6/30/26	100-310-610000	1,866.75
09/05/2025	VERIZON WIRELESS	6121964013	Communications Expense, 7/26/25 - 8/25/25	100-195-630000	913.19
09/05/2025	RJ ELECTRIC	64001	Concert in the Park Spider Boxes, Aug '25	100-310-695513	950.00
09/05/2025	RJ ELECTRIC	64115	Electric Repairs, Comm Ctr Walkway, Aug '25	100-355-720701	1,600.00
09/05/2025	CHARLES ABBOTT ASSOCIATES, INC	69095	Professional Services, Jun '25	100-225-700000	26,737.64
09/05/2025	CHARLES ABBOTT ASSOCIATES, INC	69220	Professional Services, Jul '25	100-225-700000	30,760.27
09/05/2025	CHARLES ABBOTT ASSOCIATES, INC	69290	Professional Services, Aug '25	100-225-700000	24,601.00
09/05/2025	JAMEY CLARK, INC.	76738	Park Repairs, Public Works, Aug '25	100-355-720701	432.00
09/05/2025	JAMEY CLARK, INC.	76743	Park Repairs, Public Works, Aug '25	100-355-720701	497.75
09/05/2025	JAMEY CLARK, INC.	76751	Park Repairs, Public Works, Aug '25	100-355-720701	192.00
09/05/2025	JAMEY CLARK, INC.	76766	Graffiti Removal, Public Works, Aug	100-355-720500	768.00
09/05/2025	JAMEY CLARK, INC.	76767	Graffiti Removal, Public Works, Aug	100-355-720500	820.54
09/05/2025	JAMEY CLARK, INC.	76785	Graffiti Removal, Public Works, Aug	100-355-720500	768.00
09/05/2025	JAMEY CLARK, INC.	76786	Graffiti Removal, Public Works, Aug	100-355-720500	768.00
09/05/2025	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	820250392	Ticket Charges, Aug '25	100-355-720401	166.00
09/05/2025	STATE DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	835758	Pre-Employment Fingerprinting, Jul	100-195-617000	32.00
09/05/2025	MOBILE MINI, INC.	9024373691	Storage Rental, Community Center, 8/14/25-9/10/25	100-310-641000	341.83
09/05/2025	HENGAMEH SHOBEIRI	94091302	Refund, Facility Deposit, R #90410511	100-000-222000	100.00
09/05/2025	JACQUELIN RIVERA	95111769	Refund, Facility Deposit, R #93157155	100-000-222000	500.00
09/05/2025	OCTA	AR147322	Annual Landscaping / Irrigation License, AGR OC-47	100-355-720700	755.00

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
09/05/2025	TIER ONE	BLDC-0003-2025	BLDC-0003-2025, C&D Refund, REC-014639-2025	100-000-227001	963.50
09/05/2025	NEIGHBORHOOD ROOFING	BLDR-0207-2025	BLDR-0207-2025, C&D Refund, REC-015096-2025	100-000-227001	630.00
09/05/2025	SWANK MOTION PICTURES, INC.	BO 2546888	Movie License, 8/15/25	100-310-695512	640.00
09/05/2025	SWANK MOTION PICTURES, INC.	BO 2546888	Movie License, 10/18/25	100-310-695512	640.00
09/05/2025	SWANK MOTION PICTURES, INC.	BO 2546888	Movie License, 8/22/25	100-310-695512	640.00
09/05/2025	ONTARIO REFRIGERATION SERVICE, INC.	CM46614	Smoke Detectors, HVAC Inspection & Repair, Aug '25	100-310-645500	1,792.16
09/05/2025	ONTARIO REFRIGERATION SERVICE, INC.	CM46697	Replace Smoke Detectors, Aug '25	100-310-645500	3,871.00
09/05/2025	ONTARIO REFRIGERATION SERVICE, INC.	CM46877	HVAC Maintenance, Aug '25	100-310-645500	882.00
09/05/2025	ONTARIO REFRIGERATION SERVICE, INC.	CM49620M	HVAC Maintenance, 6/1/25 - 6/30/25	100-310-645500	852.00
09/05/2025	ONTARIO REFRIGERATION SERVICE, INC.	CM49620M (2)	HVAC Maintenance, 7/1/25 - 8/31/25	100-310-645500	1,704.00
09/05/2025	ONTARIO REFRIGERATION SERVICE, INC.	CM50794M	HVAC Maintenance, 9/1/25 -	100-310-645500	2,556.00
09/05/2025	ADRIAN MERRITT	COLH 1018	Harvest in the Hills Magician, 10/18/25	100-310-695500	495.00
09/05/2025	PAPER DEPOT	IN21536-8559	Destruction Bin, May '25	100-310-622005	43.00
09/05/2025	MILLENNIUM ALARM SYSTEMS, INC.	INV0862261	Camera Maintenance & Repair, 7/1/25 - 6/30/26	100-195-646000	3,000.00
09/05/2025	RYAN Q WARDELL	PLMR-0112-2025	PLMR-0112-2025, Permit Cancel, REC-015294-2025	100-000-221011	1.00
09/05/2025	RYAN Q WARDELL	PLMR-0112-2025	PLMR-0112-2025, Permit Cancel, REC-015294-2025	100-000-442000	240.00
09/05/2025	DMS FACILITY SERVICES, LLC	RC-T004271	Landscape Services, Aug '25	100-355-720700	101,390.00
09/05/2025	DMS FACILITY SERVICES, LLC	RC-T004272	Landscape Services, Aug '25	100-355-720700	2,600.00
09/05/2025	LIVING INTERIORS	T88760	Interior Plantscape Services, Sep '25	100-310-645500	159.00
09/11/2025	TYLER TECHNOLOGIES, INC.	025-522362	Tyler SaaS Flip EPL, 7/1/25 - 6/30/26	100-195-700090	48,440.00
09/11/2025	TYLER TECHNOLOGIES, INC.	025-526289	Credit for Tyler SaaS EPL, Aug '25	100-195-700090	(4,044.25)
09/11/2025	IRVINE RANCH WATER DISTRICT	090225	Utilities - Water, 8/1/25 - 9/1/25	100-355-635000	243.23
09/11/2025	SAN DIEGO GAS AND ELECTRIC	090325	Utilities - Electric, 8/1/25 - 8/31/25	100-356-631400	12,550.91
09/11/2025	SOUTHERN CALIFORNIA EDISON	090325 - Acct #70069730	Utilities - Electric, 8/4/25 - 9/2/25	100-355-631000	15.67
09/11/2025	SOUTHERN CALIFORNIA EDISON	090425 - Acct #70016247	Utilities - Electric, 7/1/25 - 8/31/25	100-355-631000	92.68
09/11/2025	SOUTHERN CALIFORNIA EDISON	090425 - Acct #70016247	Utilities - Electric, 7/1/25 - 8/31/25	100-356-631400	1,287.10
09/11/2025	SOUTHERN CALIFORNIA EDISON	090425 - Acct #70016247	Utilities - Electric, 7/1/25 - 7/31/25	100-356-631900	4,167.27
09/11/2025	ALFREDO ULYSSES RODRIGUEZ	091125	Auto Detailing, 2023 Ford F-150 Hybrids, Sep '25	100-355-646100	320.00
09/11/2025	JACOB GREEN & ASSOCIATES, INC	3110	Recruitment Services, Aug '25	100-195-617000	11,525.00
09/11/2025	HIGH LEVEL SECURITY SOLUTIONS, INC.	5975	Private Security Patrol, 8/25/25 - 9/7/25	100-420-720850	7,830.00
09/11/2025	MILLENNIUM ALARM SYSTEMS, INC.	7855	Seven (7) New Camera Licenses, Aug '25	100-195-700090	1,395.00
09/11/2025	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX	SH 72200	Law Enforcement Services, Sep '25	100-420-720800	1,009,219.12
			Fund 100 - General Fund Total:		**1,552,156.80**
Fund: 221 - Senior Mobility Program Fund					
09/05/2025	OCY MANAGEMENT, LLC	7406025	Senior Mobility Program, Jul '25	221-310-720000	4,029.00
			Fund 221 - Senior Mobility Program Fund Total:		**4,029.00**
Fund: 301 - CARITS Road Fee Program Fund					
09/05/2025	AGA ENGINEERS, INC	25244-IN	RTSSP for Paseo de Valencia-Moulton Pkwy, CIP #168	301-000-790600	2,025.10
			Fund 301 - CARITS Road Fee Program Fund Total:		**2,025.10**
Fund: 306 - Waste & Recycling Fee Fund					
09/05/2025	ECONOMICS, INC.	2024.11	Professional Services, Recycling Program, May '25	306-355-700000	8,341.25
09/05/2025	ECONOMICS, INC.	2024.12	Professional Services, Recycling Program, Jun '25	306-355-700000	18,587.47

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
09/11/2025	ECONOMICS, INC.	2024.13	Professional Services, Recycling Program, Jul '25	306-355-700000	31,435.38
			Fund 306 - Waste & Recycling Fee Fund Total:		**58,364.10**
Fund: 309 - SB 1383 Grant Fund					
09/05/2025	ECONOMICS, INC.	2024.11	CalRecycle Support, May '25	309-355-700000	4,334.98
09/05/2025	ECONOMICS, INC.	2024.12	CalRecycle Support, Jun '25	309-355-700000	12,770.42
09/11/2025	ECONOMICS, INC.	2024.13	CalRecycle Support, Jul '25	309-355-700000	5,608.44
			Fund 309 - SB 1383 Grant Fund Total:		**22,713.84**
Fund: 600 - Capital Improvement Projects Fund					
09/05/2025	TAIT & ASSOCIATES, INC	166080	Professional Services, CIP #170, Jul	600-000-490100	(34,200.00)
09/05/2025	TAIT & ASSOCIATES, INC	166080	Professional Services, CIP #170, Jul	600-251-950170	34,200.00
09/05/2025	AGA ENGINEERS, INC	25244-IN	RTSSP for Paseo de Valencia-Moulton Pkwy, CIP #168	600-000-490301	(2,025.10)
09/05/2025	AGA ENGINEERS, INC	25244-IN	RTSSP for Paseo de Valencia-Moulton Pkwy, CIP #168	600-251-950168	2,025.10
			Fund 600 - Capital Improvement Projects Fund Total:		-
			Grand Total:		**1,639,288.84**

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	1,552,156.80
221 - Senior Mobility Program Fund	4,029.00
301 - CARITS Road Fee Program Fund	2,025.10
306 - Waste & Recycling Fee Fund	58,364.10
309 - SB 1383 Grant Fund	22,713.84
600 - Capital Improvement Projects Fund	-
Grand Total:	**1,639,288.84**

Account Summary

Account Number	Account Name	Payment Amount
100-000-140000	Prepaid Items	622.25
100-000-221011	Building Standards Fee	1.00
100-000-222000	Refundable Deposits	600.00
100-000-227001	Security Deposit - Waste	1,593.50
100-000-442000	Building Related Permits	240.00
100-000-790600	Transfers Out to Capital	34,200.00
100-155-622000	Operating Supplies	299.51
100-155-700030	Professional Services - City Clerk	121.30
100-195-617000	Recruitment	11,730.00
100-195-622000	Operating Supplies	1,497.02
100-195-623000	Printing & Mailing	1,000.00
100-195-630000	Communications	1,887.01
100-195-641200	Copier Leases	1,408.55
100-195-646000	Equipment Maintenance &	3,000.00
100-195-700090	IT Contract Services & Support	45,790.75
100-225-610000	Memberships & Subscriptions	120.00
100-225-611000	Training, Conferences, &	628.00
100-225-700000	Professional Services - Building &	82,098.91
100-310-610000	Memberships & Subscriptions	1,866.75
100-310-622000	Operating Supplies	269.77
100-310-622005	Operating Supplies - Community	43.00
100-310-622500	Program & League Supplies	435.21
100-310-624500	Printing & Advertising	2,775.37
100-310-630000	Communications	1,239.82
100-310-632000	Utilities - Gas	109.49
100-310-635000	Utilities - Water	741.90
100-310-641000	Equipment Rentals & Leases	341.83
100-310-645500	Facility Maintenance & Repairs	12,611.16
100-310-690501	Facility Rentals -	375.00
100-310-695500	Special Events - Program Services	510.00
100-310-695507	Marathon 5k	10,000.00
100-310-695510	Holiday Event Series	337.50
100-310-695512	Movies in the Park	2,491.40
100-310-695513	Concerts	1,235.70
100-310-721500	Contract Services - Programs	5,301.80
100-310-721505	Contract Services - Janitorial &	12,722.06
100-355-622000	Operating Supplies	22.62
100-355-631000	Utilities - Electric	108.35
100-355-635000	Utilities - Water	48,417.84
100-355-646100	Vehicles - Fuel & Maintenance	320.00
100-355-700000	Professional Services	30,815.00
100-355-720401	Other Public Works Maintenance	213.19
100-355-720500	Graffiti Removal	3,124.54
100-355-720700	Landscape Maintenance	104,745.00
100-355-720701	Parks Maintenance & Repairs	3,141.75
100-355-720702	Tree Maintenance	34,137.83
100-355-720730	Annual Weed Abatement	37,464.42

Account Summary

Account Number	Account Name	Payment Amount
100-356-631400	MOE - Electric (Streetlights &	13,939.95
100-356-631900	MOE - Electric (On-Bill Financing)	4,167.27
100-356-700101	MOE - Traffic Engineer Services	7,851.50
100-356-720420	MOE - Traffic Signal Maintenance	3,644.70
100-420-720800	Law Enforcement Contract	1,009,219.12
100-420-720822	Crossing Guard Services	2,748.16
100-420-720850	Private Security Patrol	7,830.00
221-310-720000	Contract Services	4,029.00
301-000-790600	Transfers Out to Capital	2,025.10
306-355-700000	Professional Services	58,364.10
309-355-700000	Professional Services	22,713.84
600-000-490100	Transfers In from General Fund	(34,200.00)
600-000-490301	Transfers In from CARITS Road	(2,025.10)
600-251-950168	Traffic Signal Improvements	2,025.10
600-251-950170	Access Ramps	34,200.00
	Grand Total:	**1,639,288.84**

Project Account Summary

Project Account Key	Payment Amount
None	1,639,288.84
Grand Total:	**1,639,288.84**

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Eric Hendrickson, Finance Director
Issue: Treasurer's Investment Report for August 2025

Recommendation: That the City Council receive and file the Treasurer's Investment Report for the month of August 2025.

Background:

The Treasurer's Investment Report for the month of August 2025 is submitted herewith. The City's total portfolio as of August 31, 2025, was $27,456,636. The pooled cash portfolio managed by the City Treasurer consisted of cash on hand, demand deposits, State Local Agency Investment Fund (LAIF) and Investment Trust of California (CalTRUST) investments and totaled $27,309,999. Restricted cash and investments totaled $146,637, and is composed of fiscal agent funds for Civic Center property management purposes.

Interest income for the month of August was $98,592. Fiscal Year 2025/2026 year-to-date pooled cash interest earnings of $207,198 are 25% of the annual budget of $828,600.

The average yield on the City's total portfolio for the month of August was 4.28%, compared to the prior month of 4.31%. The steady yield in August, as compared to the past few months, reflects a cautious approach by the Federal Reserve to hold interest rates in place. The City has budgeted conservatively in its expectation of interest earnings, and has built slight rate reductions into the revenue forecast.

Fiscal Impact:

There is no fiscal impact to receive and file this report.

Attachments:

1. Treasurer's Report August 2025

City of Laguna Hills
Treasurer's Investment Report
August 2025

Pooled Cash & Investments	Current Month Market Value	Current Month Book Value	Prior Month Book Value	Current Month % of Portfolio	Maximum Policy Limit	Yield to Maturity for Month (Annualized)
BMO Checking & Money Market Accounts	$ 5,855,318	$ 5,855,318	$ 6,563,438	21%	50%	4.15%
Petty Cash (City Hall)	500	500	500	0%	n/a	0.00%
Fiscal Agent Cash - Employee FSA	1,700	1,700	1,700	0%	n/a	0.00%
State Local Agency Investment Fund (LAIF)	99,083	98,964	98,964	0%	100%	4.25%
Investment Trust of California (CalTRUST)	21,353,517	21,353,517	21,275,160	78%	100%	4.34%
	27,310,118	27,309,999	27,939,762	100%		4.30%
Restricted & Designated Cash						
Fiscal Agent Cash - Essex Civic Center Mgmt	146,637	146,637	130,445	n/a	n/a	0.00%
	146,637	146,637	130,445			0.00%
Totals	$ 27,456,755	$ 27,456,636	$ 28,070,206			4.28%

Pooled Cash & Investment - Interest Earnings

For the month of August 2025	$ 98,592
FY 2025-26 to Date	207,198
FY 2025-26 Budget	828,600

Certification:

I hereby certify that the above investment report includes all cash and investments of the City and is in conformance with all State laws and the City's investment policy approved by the City Council on October 22, 2024. At the time of the report, there is sufficient liquidity and anticipated revenues available to meet the City's budgeted expenditure requirements for the next six months.

Eric Hendrickson
Finance Director/Deputy City Treasurer

Pooled Cash Report

City of Laguna Hills, CA

For the Period Ending 8/31/2025

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
100-000-101100	Claim on Cash - General Fund	20,057,959.93	(883,017.73)	19,174,942.20
210-000-101210	Claim on Cash - Gas Tax (HUTA)	897,697.46	79,050.24	976,747.70
211-000-101211	Claim on Cash - Gas Tax (RMRA)	1,032,986.93	79,105.68	1,112,092.61
212-000-101212	Claim on Cash - Measure M2	251,518.26	(50,202.69)	201,315.57
214-000-101214	Claim on Cash - AB 2766	114,955.45	-	114,955.45
221-000-101221	Claim on Cash - Senior Mobility Program	291,101.68	-	291,101.68
301-000-101301	Claim on Cash - CARITS Road Fee Program	1,342,489.98	(1,981.50)	1,340,508.48
302-000-101302	Claim on Cash - CDBG Grant	(252,775.17)	132,213.74	(120,561.43)
305-000-101305	Claim on Cash - Beverage Recycling	13,706.29	-	13,706.29
306-000-101306	Claim on Cash - Waste & Recycling Fee	108,063.29	15,360.17	123,423.46
307-000-101307	Claim on Cash - C&D Forfeited Deposits	427,716.62	-	427,716.62
309-000-101305	Claim on Cash - SB1383 Grant	22,713.84	-	22,713.84
311-000-101310	Claim on Cash - Quimby Act Park In-Lieu Fee (VALI	1,928,182.24	-	1,928,182.24
312-000-101312	Claim on Cash - CASp Fee	37,149.07	-	37,149.07
322-000-101322	Claim on Cash - Water Conservation	388,711.58	-	388,711.58
401-000-101401	Claim on Cash - Public Art	481,882.54	-	481,882.54
421-000-101421	Claim on Cash - SLESF	88,901.42	-	88,901.42
451-000-101451	Claim on Cash - Liability Self-Insurance	161,300.18	-	161,300.18
452-000-101452	Claim on Cash - Parks Equipment Maintenance	309,213.00	-	309,213.00
454-000-101454	Claim on Cash - Sports Complex Equipment Maint	66,200.46	-	66,200.46
455-000-101455	Claim on Cash - Community Center Equipment Ma	46,761.87	-	46,761.87
456-000-101456	Claim on Cash - Storm Drain / Slope Repair Reserv	29,097.04	-	29,097.04
TOTAL CLAIM ON CASH		27,845,533.96	(629,472.09)	27,216,061.87

Reconciling items (outstanding checks and deposits in transit): 93,937.13

Pooled Cash & Investments Book Value: 27,309,999.00

GENERAL FUND RESERVES (as of most recent audited year end 6/30/2024)

Fund Balance Type	
Nonspendable	299,941
Assigned	691,632
Unassigned	23,776,892
Total	**24,768,465**

BMO

BMO Bank N.A.
P.O. Box 755
Chicago, IL 60690
Toll Free: 1-877-895-3278

ACCOUNT NUMBER: [redacted]

STATEMENT PERIOD
08/01/25 TO 08/31/25

CITY OF LAGUNA HILLS
GENERAL
24035 EL TORO RD
LAGUNA HILLS CA 92653-3103

ITEMS ENCLOSED 0

INVESCO/AIM TREASURY CORP CL ACCOUNT NUMBER [redacted]

SUMMARY STATEMENT, CHECKING PLUS MONEY MARKET FUNDS

BEGINNING BALANCE	6,563,438.23
DEPOSITS	4,529,090.52
WITHDRAWALS	5,257,445.48-
MUTUAL FUND DIVIDENDS	20,234.69
ENDING BALANCE	5,855,317.96

SEE THE ENCLOSED CHECKING AND FUND STATEMENTS FOR DETAIL INFORMATION CONCERNING THIS ACCOUNT.
FOR BILLING INFORMATION, SEE ACCOUNT ANALYSIS STATEMENT.

CHECKING ACCOUNT SUMMARY

YOUR PREVIOUS BALANCE WAS		110,422.00
88	CUSTOMER DEPOSITS	1,503,726.62
121	OTHER WITHDRAWALS	2,232,081.58-
10	SHARE PURCHASES	1,203,715.47-
11	SHARE REDEMPTIONS	1,821,648.43
YOUR ENDING BALANCE WAS		.00

TRANSACTIONS LISTED BY DATE POSTED

DATE POSTED	TRANSACTION DESCRIPTION	WITHDRAWALS OTHER DEBITS	DEPOSITS OTHER CREDITS
AUG 01	CHECK DEPOSIT PACKAGE		75.00
AUG 01	ZERO BALANCE TXFR FROM DDA ACCT [redacted]		1,747.50
AUG 01	CCD AMS INC MERCH DEP 17730300707		3,317.29
AUG 01	PPD APPORT ST OF CA APSAPPORTS 1555		79,050.24
AUG 01	ZERO BALANCE TXFR TO DDA ACCT [redacted]	11,459.09	
AUG 01	INV DR TRANSFER	172,263.60	
AUG 04	CHECK DEPOSIT PACKAGE		42.00
AUG 04	CCD AMS INC MERCH DEP 17730303701		932.80
AUG 04	ZERO BALANCE TXFR FROM DDA ACCT [redacted]		2,316.50
AUG 04	CCD AMS INC MERCH DEP 17730300707		3,129.52

MEMBER FDIC

CalTRUST
PO Box 2709
Granite Bay, CA 95746
www.caltrust.org
Email: admin@caltrust.org
Fax: 402-963-9094
Phone: 833-CALTRUST (225-8787)

Investment Account Summary

08/01/2025 through 08/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Aug 31 ($)	Value on Aug 31 ($)	Average Cost Amount ($)	Cumulative Change in Value ($)
CITY OF LAGUNA HILLS	[redacted]					
CalTRUST Liquidity Fund	[redacted]	21,353,517.390	1.00	21,353,517.39	21,353,517.39	0.00
	Portfolios Total value as of 08/31/2025			**21,353,517.39**		

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount ($)	Amount in Shares	Balance in Shares	Price per Share ($)	Balance ($)	Average Cost Amt ($)	Realized Gain/(Loss) ($)
CalTRUST Liquidity Fund			**CITY OF LAGUNA HILLS**				**Account Number:** [redacted]	
Beginning Balance	08/01/2025			21,275,159.640	1.00	21,275,159.64		
Accrual Income Div Reinvestment	**08/29/2025**	**78,357.75**	**78,357.750**	**21,353,517.390**	**1.00**	**21,353,517.39**	**0.00**	**0.00**
Change in Value						0.00		
Closing Balance as of	**Aug 31**			**21,353,517.390**	**1.00**	**21,353,517.39**		

Please note that this information should not be construed as tax advice and it is recommended that you consult with a tax professional regarding your account.

California State Treasurer
Fiona Ma, CPA

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

September 08, 2025

LAIF Home
PMIA Average Monthly Yields

CITY OF LAGUNA HILLS

CITY MANAGER
24035 EL TORO ROAD
LAGUNA HILLS, CA 92653

Tran Type Definitions

Account Number: [redacted]

August 2025 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	98,964.25
Total Withdrawal:	0.00	Ending Balance:	98,964.25

Invesco Treasury Portfolio

Short-Term Investments Trust

Data as of August 31, 2025
Corporate Class

Fund Information

Inception	August 01, 2005
CUSIP	825252570
NASDAQ	TYCXX
Total Net Assets Reflects all classes of the portfolio.	$42.14 billion
Weighted Average Maturity (WAM)	37 days
Weighted Average Life (WAL)	114 days

SEC Portfolio Liquidity Requirements (%)

1-day	68.32
7-day	95.49

Ratings[2]

Standard & Poor's	AAAm
Moody's	Aaa-mf
Fitch Ratings	AAAmmf

NAIC Requirements

National Association of Insurance Commissioners (NAIC) Meets NAIC requirement of a 0% capital reserve for a purchase by insurance companies.

Management Team

Laurie Brignac, Joe Madrid, Brandon Maitre, Justin Mandeville, Marques Mercier, Wesley Rager, Jennifer Brown, Ripal Tilara, and Bryn Zinser

All data provided by Invesco unless otherwise stated.
1 iMoneyNet, Inc. is an independent mutual fund performance monitor. The U.S. Treasury & Repo Institutional Category is an unmanaged group of money market funds with similar investment objectives and pricing structures as the Corporate Class of the Invesco Treasury Portfolio. iMoneyNet performance figures represent the category average. An investment cannot be made into the category.

2 A credit rating is an assessment provided by Nationally Recognized Statistical Ratings Organization (NRSRO) of the creditworthiness of an issuer with respect to debt obligations, including specific securities, money market instruments or other debts. Fund ratings are subject to change and are based on several factors, including an analysis of a portfolio's overall credit quality, market price exposure and management. Fund ratings are provided to indicate the creditworthiness of the underlying holdings in the portfolio and offer a forward-looking opinion about fixed income funds' capacity to maintain stable principal (net asset value). The ratings will generally range from AAA (highest) to D (lowest). For more information on rating methodologies, please visit the following NRSRO websites: www.standardandpoors.com and select "Understanding Ratings" under Rating Resources on the homepage; www.moodys.com and select "Rating Methodologies" under Research and Ratings on the homepage; www.fitchratings.com and select "Ratings Definitions" on the homepage.@FSIA_CashDisclosureLeft:
3 Portfolio composition is subject to change. An investment category listed with "other" in the name indicates that the underlying holdings did not fall into the SEC's more narrowly defined investment categories.

You could lose money by investing in the Fund. Although the Fund seeks to preserve your investment at $1.00 per share, it cannot guarantee it will do so. An investment in the Fund is not a bank account and is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. The Fund's sponsor is not required to reimburse the Fund for losses, and you should not expect that the sponsor will provide financial support to the Fund at any time, including during periods of market stress.

Investment Objective

Provide current income consistent with preservation of capital and liquidity.

Permissible Investments

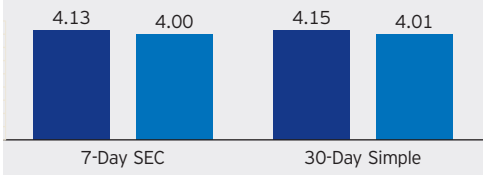
The fund pursues its objective by investing primarily in short-term, high-credit-quality money market instruments. These instruments are direct obligations of the US Treasury and repurchase agreements backed by Treasury obligations.

Fund Highlights

- The portfolio management team follows a conservative investment process with respect to minimal credit risk, interest rate risk and liquidity.
- The fund is designed for short- to medium-term cash investments, operating cash, cash sweeps and the liquidity components of investment portfolios.
- The fund aims to preserve capital, maintain liquidity and produce a competitive yield.

Yields (%)

as of August 31, 2025



Average Annual Total Returns (%)

as of August 31, 2025

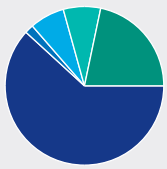
Period	(%)
Inception	1.61
10 Years	1.94
5 Years	2.89
3 Years	4.71
1 Year	4.44

The performance data quoted represents past performance. Past performance does not guarantee future results and current performance may be lower or higher than the performance data quoted above. The investment return and principal value of your investment will fluctuate so that your shares, when redeemed, may be worth more or less than their original cost. You may obtain performance data current to the most recent month-end by visiting invesco.com. The SEC yield listed reflects fee waivers and/or expense reimbursements in effect for the period. Had the Adviser not waived fees and/or reimbursed expenses, your 7-day SEC yield would have been 4.16%. Average annual total returns reflect reinvested distributions, net of expenses for the periods. The 7-day SEC yield more closely reflects the current earnings of the fund than the total returns shown.

Portfolio Composition (%) [3]

SEC Investment Category	(%)
U.S. Treasury Repurchase Agreement	67.0
U.S. Treasury Debt	33.0

Maturity Schedule (%)



Days to maturity	(%)
1-7	61.8
31-60	1.8
61-90	7.1
91-180	7.6
181+	21.7

Maturity schedule is based on weighted average maturity and is subject to change.

Simple Monthly Yields

as of August 31, 2025

Period	(%)
August 2025	4.15
July	4.17
June	4.19
May	5.14
April	4.21
March	4.24
February	4.26
January	4.41
December	4.56
November	4.70
October	4.95
September 2024	5.13

30-day simple and simple monthly yield are the sum of the distribution rates for the number of days in the yield period annualized by 365 and divided by net asset value (NAV).

This does not constitute a recommendation of any investment strategy or product for a particular investor. Investors should consult a financial professional before making any investment decisions.

NOT A DEPOSIT | NOT FDIC-INSURED | NOT GUARANTEED BY THE BANK | MAY LOSE VALUE | NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY

This report must be accompanied or preceded by a currently effective fund prospectus, which contains more complete information, including fees and expenses. Read it carefully before investing.

Account number: [redacted]
Account name: CITY OF LAGUNA HILLS

Yield and NAV

Fund Name
CalTRUST Liquidity Fund

Start Date - End Date
8/31/2025 – 8/31/2025

Export (1)

Period Date	NAV	Income	Shares	Net Assets	Daily Yield	7 day AVG Yield
8/31/25	$1.00	$305,608.49	2,571,856,593.650	$2,571,900,320.08	4.34%	4.34%

PMIA/LAIF Performance Report as of 09/04/25

Quarterly Performance Quarter Ended 6/30/25

LAIF Apportionment Rate[2]:	4.40
LAIF Earnings Ratio[2]:	0.00012059828906715
LAIF Administrative Cost[1]*:	0.18
LAIF Fair Value Factor[1]:	1.001198310
PMIA Daily[1]:	4.26
PMIA Quarter to Date[1]:	4.27
PMIA Average Life[1]:	248

PMIA Average Monthly Effective Yields[1]

August	**4.251**
July	4.258
June	4.269
May	4.272
April	4.281
March	4.313

Pooled Money Investment Account Monthly Portfolio Composition [1] 7/31/25 $171.6 billion

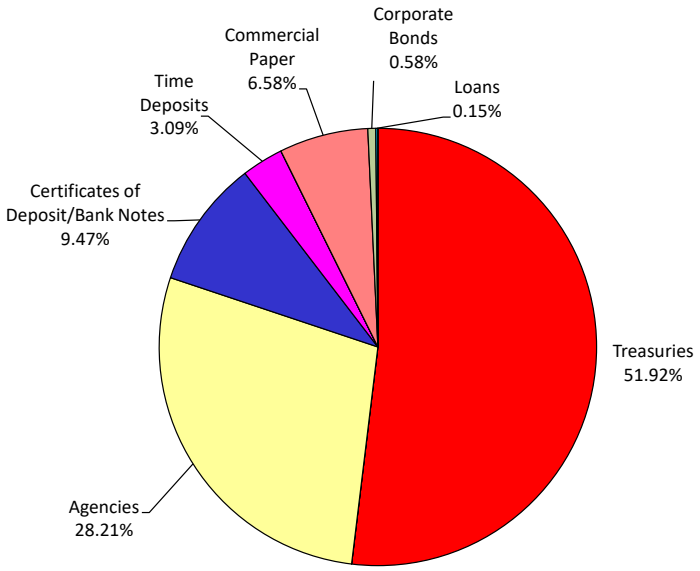


Chart does not include $1,037,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. **View PMIA Daily Rates**

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) .

**The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.*

Source:
[1] State of California, Office of the Treasurer
[2] State of California, Office of the Controller

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Jennifer Lee, City Clerk
Issue: Locations for Posting of Agendas, Ordinances, and Other Notices

Recommendation: That the City Council adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, Designating the Locations for Posting of Ordinances and Other Notices Required by Law to be Posted and Repealing Resolution No. 2004-05-25-2."

Background:

All ordinances and other notices required by law to be posted are required to be posted in three (3) public places within the City of Laguna Hills in accordance with Government Code § 36933. CC Resolution No. 2004-05-25-2 sets the current three (3) locations as: 1) City Hall; 2) Community Center; and 3) Courtyard at La Paz shopping center at 25252 McIntyre Street.

The posting location at Courtyard at La Paz shopping center was established in 1993 by CC Resolution No. 93-09-14-2. Due to age and sun/rain exposure, the existing posting board is in a dilapidated state. Remodels to the shopping center building since installation of the posting board have moved entrances to the surrounding businesses (Fort Fitness and JoAnn's) away from the posting board location and the posting board is no longer in a location frequented by patrons of the shopping center.

At the City Clerk Department's request, the Public Works Department has purchased and installed a new posting board at Knotty Pine Park to replace the current dilapidated posting board located at the Courtyard at La Paz shopping center. The proposed resolution designates the two (2) existing and one (1) new posting location as the three (3) official public places within the City for posting of ordinances and notices in

accordance with Government Code § 36933.

Fiscal Impact:

Adoption of the proposed resolution does not impose a fiscal impact on the City.

Attachments:

1. Proposed Resolution
2. Map Showing Posting Locations

RESOLUTION NO. 2025-09-23-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DESIGNATING THE LOCATIONS FOR POSTING OF ORDINANCES AND OTHER NOTICES REQUIRED BY LAW TO BE POSTED AND REPEALING RESOLUTION NO. 2004-05-25-2

THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. All Ordinances and other notices required by law to be posted shall be posted in at least three (3) public places within the City of Laguna Hills in accordance with Government Code Section 36933.

SECTION 2. Beginning October 1, 2025, all Ordinances and such notices referred to in Section 1 shall be posted for public inspection at the following three (3) locations:

1. City Hall, 24035 El Toro Road, Laguna Hills, California 92653
2. Community Center, 25555 Alicia Parkway, Laguna Hills, California 92653
3. Knotty Pine Park, Knotty Pine Road at Mackenzie Street, Laguna Hills, California 92653

SECTION 3. Resolution No. 2004-05-25-2 is hereby repealed, effective October 1, 2025.

SECTION 4. The City Clerk shall attest and certify to the passage and adoption of this Resolution.

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

_____
JOSHUA SWEENEY, MAYOR

ATTEST:

_____
JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2025-09-23-X adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 23rd day of September 2025, by the following vote:

AYES:

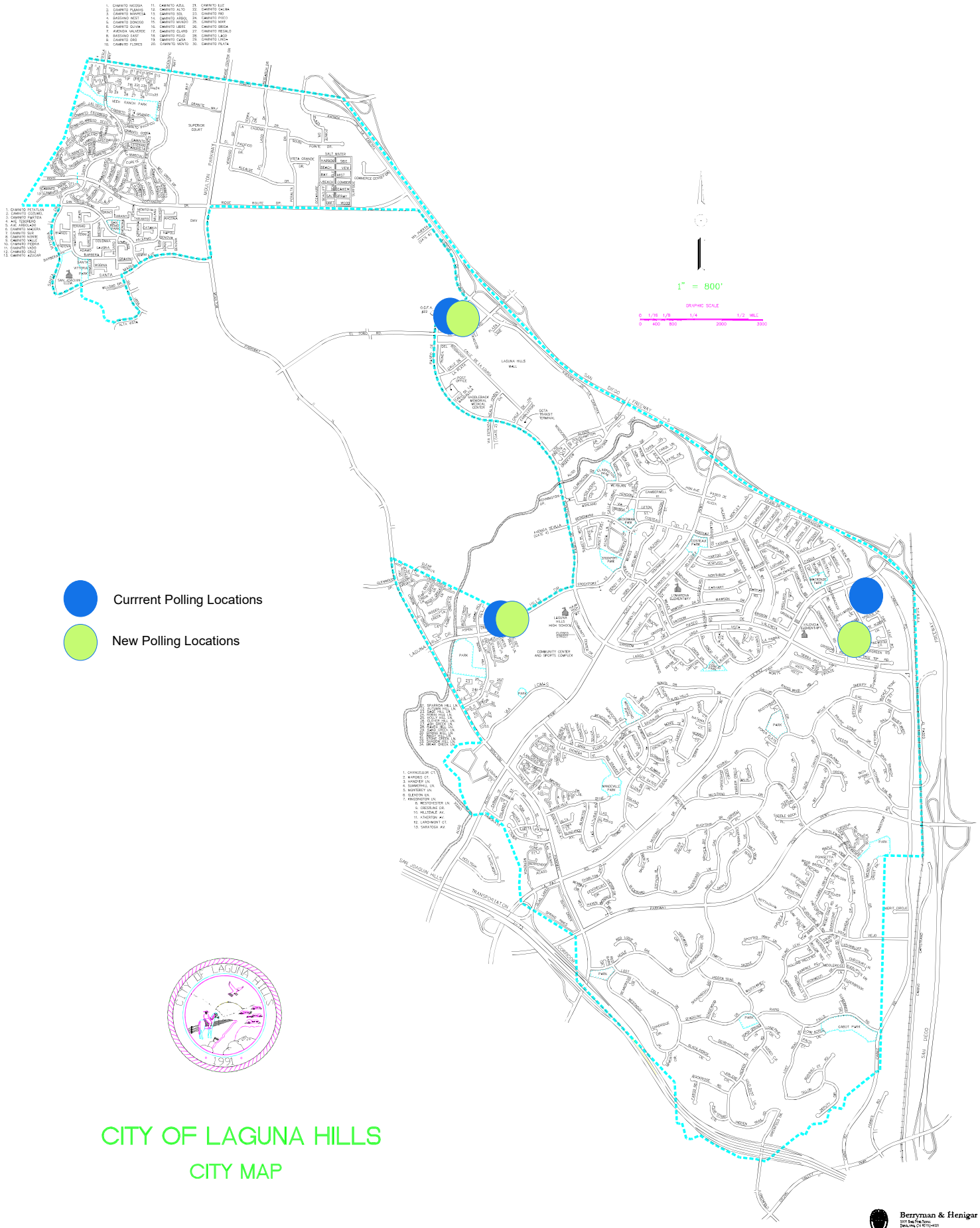
NOES:

ABSENT:

ABSTAIN:

(SEAL)

_____
JENNIFER LEE, CITY CLERK


Currrent Polling Locations
New Polling Locations
1" = 800'
GRAPHIC SCALE
CITY OF LAGUNA HILLS
CITY MAP
Berryman & Henigar

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Joe Ames, Interim City Manager
Issue: Award of a Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting for Sidewalk Trip Hazard Removal and Assessment Services

Recommendation: That the City Council: 1. Find and determine it is appropriate to waive formal competitive bidding requirements and procedures set forth in Laguna Hills Municipal Code (LHMC) Section 3.08.090 for the award of a Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting for Sidewalk Trip Hazard Removal and Assessment Services, because the services are available from a vendor who has been selected as the lowest bidder through a procurement with another local public agency or government entity using competitive bidding procedures substantially the same or similar to those normally utilized by the city, and the price offered is substantially equivalent (LHMC Section 3.08.110.G); 2. Award the Maintenance Services Agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting in the total maximum not-to-exceed contract amount of $200,000 for a five-year term; and 3. Authorize the Interim City Manager to execute the Agreement.

Background:

The City's FY 2025-27 Budget includes CIP 106 (Citywide Concrete Repair). A significant portion of this project is intended to address deficient sidewalk panels. Traditionally, deficient sidewalk panels are replaced, which is quite costly. However, often the deficiency is simply relative vertical panel displacement, potentially creating a tripping hazard. To more efficiently and economically repair existing sidewalks, City staff is recommending the approval of an agreement with Southern California Precision Concrete, Inc. dba Precision Concrete Cutting (Precision). Under the proposed

agreement, Precision would survey concrete sidewalk panels and repair most uneven sidewalk panels using a technique called "concrete slicing."

“Concrete Slicing” is a proprietary method, which has been an established sidewalk maintenance practice used by over 30 agencies throughout the state that eliminates sidewalk trip hazards of up to 2 inches at a fraction of the cost with less disruption when compared to typical sidewalk panel replacement.

Original Sidewalk Defect

Sidewalk Defect after Concrete Slicing

Cost of Typical Sidewalk Replacement:

Average Sq/Ft of Sidewalk Panel	# of Sidewalk Panels to Replace per Hazard	Cost of Removal and Replacement per Sq/Ft of Sidewalk	Total Estimated Removal and Replacement Cost per Hazard
25	3	$18	$1,350

Cost of Precision Slicing Repair method:

Average Estimated Cost of Slicing per Repair
$75

Average Cost Savings: $1,275

Precision's services include comprehensive sidewalk panel surveys, which inventory both deficient panels which can be repaired using “concrete slicing” as well as those requiring replacement.

Per LHMC Section 3.08.090, non-professional services exceeding $50,000 are required to be competitively bid; unless waived by conditions stipulated in LHMC Section 3.08.110. Staff recommends waving competitive bids under LHMC Section 3.08.110.G as follows:

“When the goods and supplies, equipment, materials, or nonprofessional services are available from a vendor who has been selected as the lowest bidder through a procurement with another local public agency or government entity using competitive bidding procedures substantially the same as or similar to those normally utilized by the city for the acquisition of such goods and supplies, equipment, materials, or services, and when the price offered to the city is substantially equivalent to that offered to the other public agency or government entity.”

On January 14, 2025, the San Clemente City Council awarded a competitively bid contract to Precision for Sidewalk Trip Hazard Removal and Assessment Services in the amount of $200,000 at the same unit prices for survey and repair services. This formal procurement process satisfies the requirements of LHMC Section 3.08.110.G.

Fiscal Impact:

The proposed agreement is for a five-year term with a maximum contract amount not to exceed $200,000 for the entirety of the agreement. Annual optional CPI increases may be requested and approved at the sole discretion of the City Manager in the second, third, fourth and fifth year of the agreement subject to the City's approved budget. In no event shall any adjustment to pricing exceed five percent (5%) per year regardless of CPI or any other cost factors.

The FY 2025/27 budget for CIP No. 106 is $150,000 each year with an additional $166,014 of carryover funds from prior fiscal years for a total of $466,014. The significant savings in the cost of sidewalk repair using “concrete slicing” will preserve more of these funds for other concrete repairs such as curb and gutter, driveway aprons and access ramps.

In addition, the 5-year term of the proposed agreement provides the City flexibility in the expenditure of funds for “concrete slicing” beyond the current 2-year budget cycle.

Attachments:

1. Proposed Maintenance Services Agreement

MAINTENANCE SERVICES AGREEMENT
Southern California Precision Concrete, Inc., dba Precision Concrete Cutting
Sidewalk Trip Hazard Removal and Assessment Services

THIS MAINTENANCE SERVICES AGREEMENT (hereinafter "Agreement") is made and entered into, to be effective this 23rd day of September 2025, by and between the CITY OF LAGUNA HILLS, a California Municipal Corporation organized and existing under the laws of the State of California (hereinafter referred to as "City"), and SOUTHERN CALIFORNIA PRECISION CONCRETE, INC., DBA PRECISION CONCRETE CUTTING, a California corporation (hereinafter referred to as "Contractor"). City and Contractor are sometimes hereinafter individually referred to as "Party" and are hereinafter collectively referred to as the "Parties."

RECITALS

A. City has determined that there is a need to retain the services of a qualified and experienced contractor capable of performing sidewalk trip hazard removal, assessment and maintenance services (the "Project").

B. Contractor has submitted to City a proposal dated September 11, 2025, to provide the desired sidewalk trip hazard removal, assessment and maintenance services to City, pursuant to the terms of this Agreement.

C. Contractor represents and maintains that it is uniquely qualified by virtue of its experience, training, education, licensing, reputation, labor and equipment, and expertise to provide the sidewalk trip hazard removal, assessment and maintenance services and has agreed to provide such services to City as provided herein. City does not have the personnel, specialized equipment, training, or technical expertise able to perform the work and services contracted for herein.

D. City desires to retain Contractor to provide such sidewalk trip hazard removal, assessment and maintenance services.

NOW, THEREFORE, in consideration of the promises and mutual obligations, covenants, and conditions contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. MAINTENANCE SERVICES

1.1 Scope of Services and Standard of Performance. In compliance with all terms and conditions of this Agreement, Contractor promises and agrees to provide, furnish, and perform sidewalk trip hazard removal, assessment and maintenance services to City as set forth in Contractor's Proposal/Scope of Work, dated September 11, 2025, which is attached hereto as Exhibit "A" and is incorporated herein by reference (hereinafter referred to as the "Services" or "Work"). As a material inducement to the City entering into this Agreement, Contractor acknowledges and understands that the Services and Work contracted for under this Agreement require specialized skills, equipment, labor, licensing, training, and abilities and that, consistent with this understanding,

Contractor's Services and Work shall be performed in a skillful and competent manner and shall be held to a standard of quality and workmanship prevalent in the industry for such service and work and with the standards recognized as being employed by contractors in the same discipline in the State of California. Contractor represents and warrants that it is skilled in the discipline necessary to perform the Services and Work and that it holds the necessary skills and abilities to satisfy the standard of work as set forth in this Agreement. Contractor represents and warrants that it and all of its employees and subcontractors providing services under this Agreement shall have sufficient skill and experience to perform the Services and Work assigned to them. All Services and Work shall be completed to the reasonable satisfaction of the City.

1.2 Contract Documents. The Agreement between the Parties shall consist of the following: (1) this Agreement; and (2) the Contractor's Proposal/Scope of Work ("Contractor's Proposal"), which shall be referred to collectively hereinafter as the "Contract Documents." The Contractor's Proposal, which is attached hereto as Exhibit "A", is hereby incorporated by reference and are made a part of this Agreement. All provisions of this Agreement, and the Contractor's Proposal, shall be binding on the Parties. Should any conflict or inconsistency exist in the Contract Documents, the conflict or inconsistency shall be resolved by applying the provisions in the highest priority document, which shall be determined in the following order of priority: (1st) the terms and conditions of this Agreement; and (2nd) the provisions of the Contractor's Proposal (Exhibit "A").

1.3 Compliance with Law. Contractor shall comply at all times during the term of this Agreement with all applicable federal, state, and local laws, statutes, and ordinances and all lawful orders, rules, and regulations promulgated thereunder, including without limitation all applicable fair labor standards and Cal/OSHA regulations and requirements. Contractor shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of the Work and Services, including all Cal/OSHA regulations and requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with performing the Work and Services. If Contractor performs any Work or Services in violation of such laws, rules, and regulations, Contractor shall be solely responsible for all penalties and costs arising therefrom. Contractor shall defend, indemnify, and hold City, its officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules, or regulations.

1.4 Licenses, Permits, Fees, and Assessments. Prior to performing any Services or Work hereunder, Contractor shall obtain all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its trade and perform the Work and Services required by this Agreement. Contractor represents and warrants to City that Contractor shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement and any extension, any license, permit, qualification, or approval that is legally required for Contractor to perform the Work and Services under this Agreement. Contractor shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Contractor's performance of the Work and Services required by this Agreement, and Contractor shall defend, indemnify, and hold the City, its officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to obtain such licenses, permits, and approvals of whatever nature that are legally required to perform the Work or Services.

1.5 Familiarity with Work. By executing this Agreement, Contractor represents and warrants that it (a) has thoroughly investigated and considered the Scope of Work or Services to be performed, (b) has carefully considered how the Services should be performed and has carefully examined the location or locations at or with respect to where such Services or Work is to be performed, and (c) fully understands the facilities, difficulties, and restrictions attending performance of the Services under this Agreement. If the Services involve work upon any site, Contractor represents and maintains that Contractor has or will investigate the site and is or will be fully acquainted with the conditions there existing, prior to commencement of any Services hereunder. Should the Contractor discover any latent or unknown conditions that will materially affect the performance of the Services hereunder, Contractor shall immediately inform the City of such fact and shall not proceed except at Contractor's risk until written instructions are received from the City.

1.6 Care of Work. Contractor shall adopt reasonable methods during the term of the Agreement to furnish continuous protection to the Work and the equipment, materials, papers, documents, plans, studies, and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the Work by the City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties. Both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents, and take all actions as may be reasonably necessary to carry out the purposes of this Agreement.

1.8 Additional Services. City shall have the right at any time during the performance of the Services, without invalidating this Agreement, to order extra work beyond that specified in Contractor's Proposal/Scope of Work (Exhibit "A") or to make changes by altering, adding to, or deducting from such Work. No such extra work may be undertaken unless a written order is first given by the City to the Contractor, incorporating therein any adjustment in (i) the Maximum Contract Amount, as defined below, and/or (ii) the time to perform this Agreement, which adjustments are subject to the written approval of the Contractor. It is expressly understood by Contractor that the provisions of this section shall not apply to the Work and Services specifically set forth in the Contractor's Proposal/Scope of Work or reasonably contemplated therein, regardless of whether the time or materials required to complete any Work or Services identified in the Contractor's Proposal/Scope of Work exceeds any time or material amounts or estimates provided therein.

1.9 Prevailing Wages.

1.9.1 Prevailing Wage Laws. The City has determined that the Work and Services under this Agreement requires work of labor categories which are subject to Prevailing Wage Laws identified in the State of California Labor Code. Contractor is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. Contractor agrees to fully comply with all applicable federal and state labor

laws (including, without limitation, if applicable, the Prevailing Wage Laws). It is agreed by the Parties that, in connection with the Work or Services provided pursuant to this Agreement, Contractor shall bear all risks of payment or non-payment of prevailing wages under California law, and Contractor hereby agrees to defend, indemnify, and hold the City, its elected officials, officers, employees, and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement.

1.9.2 Labor Code/DIR Compliance. Contractor understands and agrees to comply with the following California Labor Code compliance conditions [Labor Code Sections 1720 et seq., 1813, 1860, 1861, 3700]:

(A) This Agreement is subject to the provisions of Division 2, Part 7, Chapter 1 (commencing with Section 1720) of the California Labor Code relating to public works and the awarding public agency ("City") and Contractor agree to be bound by all the provisions thereof as though set forth in full herein.

(B) Contractor shall be registered with the Department of Industrial Relations ("DIR") in accordance with California Labor Code Section 1725.5 and has provided proof of registration to City prior to the Effective Date of this Agreement.

(C) Contractor agrees to comply with the provisions of California Labor Code Sections 1771, 1774 and 1775 concerning the payment of prevailing rates of wages to workers and the penalties for failure to pay prevailing wages. The applicable prevailing wage determination(s) may be obtained at (http://www.dir.ca.qov/OPRUDPreWaqeDetermination.htm), are on file with City, and are available to any interested party upon request. A copy of said rates shall be posted at each job site during the Term of this Agreement.

(D) Pursuant to California Labor Code Section 1771.4, Contractor's services are subject to compliance monitoring and enforcement by the Department of Industrial Relations. Contractor shall post job site notices as prescribed by DIR regulations and furnish the records specified in California Labor Code Section 1776 directly to the Labor Commissioner in the manner prescribed by California Labor Code Section 1771.4(a)(3) and (c)(2).

(E) Contractor shall comply with the provisions of California Labor Code Section 1776 which, among other things, require Contractor and each subcontractor to (1) keep accurate payroll records, (2) certify and make such payroll records available for inspection as provided by Section 1776, and (3) inform the City of the location of the records. The Contractor is responsible for compliance with Section 1776 by itself and all of its subcontractors.

(F) Contractor shall comply with the provisions of California Labor Code Section 1777.5 concerning the employment of apprentices on public works projects, and further agrees that Contractor is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.

(G) Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this Agreement, and the Contractor and any subcontractor shall comply with and be governed by the laws of the State of California having to do with working hours set

forth in Division 2, Part 7, Chapter 1, Article 3 of the California Labor Code. Contractor shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Contractor shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the execution of this Agreement by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week in violation of the provisions of Division 2, Part 7, Chapter 1, Article 3 of the California Labor Code. (*See, e.g.,* Cal. Labor Code §1815.)

(H) Pursuant to California Labor Code Sections 1860 and 3700, Contractor will be required to secure the payment of compensation to its employees. By signing this Agreement, Contractor hereby certifies as follows:

> "I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Agreement."

(I) Pursuant to California Labor Code Section 1771.1, Contractor and any subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the California Public Contract Code, or engage in the performance of any contract for public work on a public works project unless registered with the DIR and qualified to perform public work pursuant to California Labor Code Section 1725.2. It is not a violation of California Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by California Business and Professions Code Section 7029.1 or by California Public Contract Code Section 10164 or 20103.5, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded. Contractor shall not perform any work under this Agreement with any subcontractor who is ineligible to perform work on the public works project pursuant to Section 1777.1 or 1777.7 of the California Labor Code.

1.10 Water Quality Management and Compliance.

1.10.1 Storm Water Management. Storm, surface, nuisance, or other waters may be encountered at various times during performance of the Services or Work. Contractor hereby acknowledges that it has investigated the risk arising from such waters, has prepared its bid or proposal accordingly, and assumes any and all risks and liabilities associated with and arising therefrom.

1.10.2 Compliance with Water Quality Laws, Ordinances, and Regulations. Contractor shall keep itself and any subcontractors, staff, agents, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by, the performance of the Services or Work, including, without limitation, all applicable provisions of: the City's ordinances regulating discharges of storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.); the California Porter-Cologne Water Quality Control Act (Cal. Water Code § 1300 et seq.); and any and all regulations, policies, or permits issued

pursuant to any such authority. Contractor shall additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local or state agency having jurisdiction over the location where the Services or Work are to be performed, conducted, or provided, regarding discharges of storm water to separate storm drain systems or other watercourses, including applicable requirements in municipal storm water management programs.

1.10.3 Compliance with DAMP and LIP. In addition to compliance with the laws, ordinances, and regulations listed in subsection 1.10.2, Contractor shall comply with all applicable requirements of the Orange County Drainage Area Management Plan ("DAMP"), the City of Laguna Hills Local Implementation Plan ("LIP"), and the applicable Water Quality Management Plan ("WQMP"). Such documents contain the Model Maintenance Procedures with Best Management Practices ("BMPs"). These Model Maintenance Procedures contain pollution prevention and source control techniques to minimize the impact of those activities upon dry-weather urban runoff, storm water runoff, and receiving water quality. Contractor hereby acknowledges and agrees to be familiar with the DAMP, the LIP, and the WQMP, and agrees to comply with the requirements specified therein.

1.10.4 Standard of Care. Contractor represents and warrants that all employees and subcontractors performing any Services or Work hereunder shall have sufficient skill and experience to perform the work assigned to them without impacting water quality in violation of the laws, regulations, and policies described in Sections 1.10.2 and 1.10.3 of this Agreement. Contractor further represents and warrants that it, its employees and subcontractors will receive appropriate training regarding the requirements of the laws, regulations, and policies described in subsections 1.10.2 and 1.10.3 of this Agreement as they may relate to the Services.

1.10.5 Liability for Water Quality Non-Compliance.

(A) Indemnity: Failure to comply with laws, regulations, and ordinances listed in subsections 1.10.2 and 1.10.3 of this Agreement is a violation of federal and state law. Notwithstanding any other indemnity contained in this Agreement, Contractor agrees to indemnify and hold harmless the City, its elected and appointed officials, officers, agents, employees and authorized volunteers from and against any and all claims, demands, losses or liabilities of any kind or nature which the City, its elected and appointed officials, officers, agents, employees and authorized volunteers may sustain or incur for noncompliance with the laws, regulations, and ordinances listed in subsections 1.10.2 and 1.10.3 of this Agreement arising out of or in connection with the Services, except for liability resulting from the sole negligence, willful misconduct or active negligence of the City, its elected and appointed officials, officers, agents, employees or authorized volunteers.

(B) Defense: City reserves the right to defend any enforcement action or civil action brought against the City for Contractor's failure to comply with any applicable water quality law, regulation, or policy. Contractor hereby agrees to be bound by, and to reimburse the City for the costs associated with, any settlement reached between the City and the relevant enforcement entity.

(C) Damages: City may seek damages from Contractor for delay in completing the Services caused by Contractor's failure to comply with the laws, regulations, and

policies described in subsections 1.10.2 and 1.10.3 of this Agreement, or any other relevant water quality law, regulation, or policy.

1.11 *Intentionally omitted.*

1.12 **Non-Exclusive Agreement**. Contractor acknowledges that City may enter into agreements with other contractors, consultants, or vendors for services similar to the services that are the subject of this Agreement. Contractor further acknowledges that City may have its own employees perform services similar to the services that are the subject of this Agreement.

2. COMPENSATION

2.1 **Maximum Contract Amount.** For the Services and Work rendered pursuant to this Agreement, Contractor shall be compensated by City in accordance with the Schedule of Compensation/Fees/Rates/Unit Prices set forth in Contractor's Proposal/Scope of Work, which is attached hereto as Exhibit "A", but not exceeding the total maximum contract amount of Two Hundred Thousand Dollars ($200.000.00) (hereinafter referred to as the total "Maximum Contract Amount"). Compensation shall be payable according to the fees and at the rates, charges, and unit prices set forth in Exhibit "A" attached hereto. The maximum amount of City's payment obligation under this Agreement is the amount specified in this section.

2.2. **Method of Payment.** Unless some other method of payment is specified in the Contractor's Proposal/Scope of Work (Exhibit "A"), in any month in which Contractor wishes to receive payment, no later than the 10th working day of such month, Contractor shall submit to the City, in a form approved by the City's Finance Director, an invoice for services rendered prior to the date of the invoice. Such requests shall be based upon the amount and value of the Work or Services performed by Contractor and accompanied by such reporting data including an itemized breakdown of all costs incurred and tasks performed during the period covered by the invoice, as may be required by the City. City shall use reasonable efforts to make payments to Contractor within forty-five (45) days after receipt of the invoice or a soon thereafter as is reasonably practical.

2.3 Optional CPI Adjustment. The fees, rates and/or unit prices set forth in Contractor's Proposal/Scope of Work (Exhibit "A") shall remain fixed and unchanged for the first year of the term of this Agreement. Thereafter, Contractor may submit a request to adjust its fees, rates and/or unit prices once per year during the remainder of the term of the Agreement as provided for herein. However, approval of any request to adjust fees, rates and/or unit prices shall be made at the sole discretion of the City Manager, in writing, and is subject to the City's approved budget. Such fee, rate, and/or unit price adjustment(s), if any, shall not exceed the value of the change of the Consumer Price Index for the Los Angeles-Long Beach-Anaheim area for the preceding one year as published for the month of April of any given year. In no event shall any adjustment of any fee, rate or unit price exceed five percent (5%) per year regardless of CPI or any other cost factors.

2.4 Changes in Scope. In the event any change or changes in the Scope of Work or Services is requested by the City, the Parties shall execute a written amendment to this Agreement, setting forth with particularity all terms of such amendment, including, but not limited to, any additional fees for services. An amendment may be entered into: (a) to provide for revisions or modifications to documents or other work product or work when documents or other work product or work is required by the enactment or revision of law subsequent to the preparation of any documents, other work product, or work; and/or (b) to provide for additional work or services not included in this Agreement or not customarily furnished in accordance with generally accepted practice in Contractor's profession.

2.5 Appropriations. This Agreement is subject to and contingent upon funds being appropriated therefore by the Laguna Hills City Council for each fiscal year covered by the term of this Agreement. If such appropriations are not made, this Agreement shall automatically terminate without penalty to the City.

3. SCHEDULE OF PERFORMANCE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement. The time for completion of the services to be performed by Contractor is an essential condition of this Agreement. Contractor shall prosecute regularly and diligently the Work of this Agreement according to the agreed upon Schedule of Performance set forth in Contractor's Proposal/Scope of Work (Exhibit "A").

3.2 Schedule of Performance. Contractor shall commence the Services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all Services or Work within the time period(s) established in the Schedule of Performance set forth in Contractor's Proposal/Scope of Work (Exhibit "A"). When requested by Contractor, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer; however, the City shall not be obligated to grant such an extension.

3.3 Term. Unless earlier terminated as provided elsewhere in this Agreement, this Agreement shall commence upon the effective date of this Agreement and shall continue in full force and effect for a period of five (5) years, commencing on September 23, 2025 and ending on September 23, 2030.

3.4 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the Services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor (financial inability excepted), including, but not limited to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, pandemics, quarantine restrictions, riots, strikes, freight embargoes, wars, and/or acts of any governmental agency, including the City, if Contractor, within ten (10) days of the commencement of such delay, notifies the City Manager in writing of the causes of the delay. The City Manager shall ascertain the facts and the extent of delay, and extend the time for performing the Services for the period of the enforced delay when and if in the judgment of the City Manager such delay is justified. The City Manager's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Contractor be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Contractor's sole remedy being extension of the Agreement pursuant to this section.

3.5 Task Orders. Contractor hereby agrees and acknowledges that any and all Services or Work performed pursuant to this Agreement shall be based upon the prior issuance of a written project Task Order by the City. Furthermore, Contractor hereby agrees and acknowledges that execution of this Agreement by the City does not in any way guarantee that a Task Order will be issued to Contractor. Moreover, execution of this Agreement by the City shall not entitle Contractor to any form of payment or compensation from the City without City first having issued a project Task Order.

4. COORDINATION OF WORK

4.1 Representative of Contractor. The following principal of Contractor is hereby designated as being the principal and representative of Contractor authorized to act in its behalf with respect to the Services to be performed under this Agreement and to make all decisions in connection therewith: **Kevin Yocum, C.O.O**. It is expressly understood that the experience, knowledge, education, capability, expertise, and reputation of the foregoing principal is a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principal shall be responsible during the term of this Agreement for directing all activities of Contractor and devoting sufficient time to personally supervise the Work or Services performed hereunder. The foregoing principal may not be changed by Contractor without prior written approval of the Contract Officer.

4.2 Contract Officer. The Contract Officer shall be such person as may be designated by the City Manager of City, and is subject to change by the City Manager. It shall be the Contractor's responsibility to ensure that the Contract Officer is kept fully informed of the progress of the performance of the Services, and the Contractor shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority to sign all documents on behalf of the City required hereunder to carry out the terms of this Agreement.

4.3 Prohibition Against Subcontracting or Assignments. The experience, knowledge, capability, expertise, and reputation of Contractor, its principals and employees, were a substantial inducement for City to enter into this Agreement. Therefore, Contractor shall not assign the

performance of this Agreement, nor any part thereof, nor any monies due hereunder, voluntarily or by operation of law, without the prior written consent of City. Contractor shall not contract with any other entity to perform the Services required without prior written consent of City. If Contractor is permitted to subcontract any part of this Agreement by City, Contractor shall be responsible to City for the acts and omissions of its subcontractor(s) in the same manner as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationships between any subcontractor and City. All persons engaged in the Work will be considered employees of Contractor. City will deal directly with and will make all payments to Contractor. In addition, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written consent of City. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty five percent (25%) of the present ownership and/or control of Contractor, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, including any bankruptcy proceeding, this Agreement shall be void. No approved transfer shall release Contractor or any surety of Contractor from any liability hereunder without the express written consent of City.

4.4 Independent Contractor.

4.4.1. The legal relationship between the Parties is that of an independent contractor, and nothing herein shall be deemed to make Contractor a City employee. During the performance of this Agreement, Contractor and its officers, employees, and agents shall act in an independent capacity and shall not act as City officers or employees. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. The personnel performing the Services under this Agreement on behalf of Contractor shall at all times be under Contractor's exclusive direction and control. Neither City nor any of its officials, officers, employees, agents and volunteers shall have control over the conduct of Contractor or any of its officers, employees, or agents, except as set forth in this Agreement. Contractor, its officers, employees, or agents shall not maintain a permanent office or fixed business location at City's offices. City shall have no voice in the selection, discharge, supervision, or control of Contractor's officers, employees, representatives or agents, or in fixing their number, compensation, or hours of service. Contractor shall pay all wages, salaries, and other amounts due its employees as required by law in connection with the performance of Services under this Agreement and shall be responsible for all reports and obligations respecting them, including but not limited to social security income tax withholding, unemployment compensation, workers' compensation, and other similar matters. City shall not in any way or for any purpose be deemed to be a partner of Contractor in its business or otherwise a joint venturer or a member of any joint enterprise with Contractor.

4.4.2. Contractor shall not incur or have the power to incur any debt, obligation, or liability against City, or bind City in any manner.

4.4.3. No City benefits shall be available to Contractor, its officers, employees, or agents in connection with the performance of any Work or Services under this Agreement. Except for fees paid to Contractor as provided for in this Agreement, City shall not pay salaries, wages, or other compensation to Contractor for the performance of any Work or Services under this Agreement. City shall not be liable for compensation or indemnification to Contractor, its officers,

employees, or agents, for injury or sickness arising out of performing any services hereunder. If for any reason any court or governmental agency determines that the City has financial obligations, other than pursuant to Section 2 and Subsection 1.8 herein, of any nature relating to salary, taxes, or benefits of Contractor's officers, employees, representatives, subcontractors, or agents, Contractor shall defend, indemnify, and hold harmless City from and against all such financial obligations.

4.5 PERS Eligibility Indemnification.

4.5.1 In the event that Contractor or any employee, agent, or subcontractor of Contractor providing any Work or Services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employee Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Contractor shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the City.

4.5.2 Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing any Work or Services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

5. INSURANCE

5.1 Compliance with Insurance Requirements. Contractor shall obtain, maintain, and keep in full force and effect during the term of this Agreement, at its sole cost and expense, and in a form and content satisfactory to City, all insurance required under this section. Contractor shall not commence any Work or Services under this Agreement unless and until it has provided evidence satisfactory to City that it has secured all insurance required under this section. If Contractor's existing insurance policies do not meet the insurance requirements set forth herein, Contractor agrees to amend, supplement or endorse the policies to do so.

5.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement, and without limiting the indemnity provisions set forth in this Agreement, Contractor shall obtain and maintain in full force and effect during the term of this Agreement, including any extension thereof, the following policies of insurance:

5.2.1 Commercial General Liability Insurance. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Commercial General Liability Insurance written on an occurrence basis with limits of at least one million dollars ($1,000,000.00) per occurrence, two million dollars ($2,000,000.00) in the general aggregate, and one million dollars ($1,000,000.00) for products and completed operations. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting

coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

5.2.2 Automobile Liability Insurance. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Automobile Liability Insurance written on a per occurrence basis with limits of at least one million dollars ($1,000,000.00) combined limit for each occurrence covering bodily injury and property damage. The policy shall specifically include coverage for owned, non-owned, leased, and hired automobiles.

5.2.3 Workers' Compensation Insurance. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Workers' Compensation Insurance in at least the minimum statutory amounts, and in compliance with all other statutory requirements, as required by the State of California. Contractor agrees to waive and obtain endorsements from its workers' compensation insurer waiving all subrogation rights under its workers' compensation insurance policy against the City, its officials, officers, employees, agents and volunteers, and to require each of its subconsultants and subcontractors, if any, to do likewise under their workers' compensation insurance policies. Contractor shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Employer's Liability Insurance written on a per occurrence basis with limits of at least one million dollars ($1,000,000.00) per accident for bodily injury or disease.

5.3 Acceptability of Insurers. Insurance required by this section shall be issued by a licensed company authorized to transact business in the state by the Department of Insurance for the State of California with a current rating of A-:VII or better (if an admitted carrier), or a current rating of A:X or better (if offered by a non-admitted insurer listed on the State of California List of Approved Surplus Lines Insurers (LASLI), by the latest edition of A.M. Best's Key Rating Guide, except that the City will accept workers' compensation insurance from the State Compensation Fund. In the event the City determines that the Work or Services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Contractor agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the City. Contractor shall immediately substitute any insurer whose A.M. Best rating drops below the levels specified herein.

5.4 Insurance Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. Required insurance policies shall contain the following provisions, or Contractor shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

5.4.1 The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to provide the following:

(A) Additional Insured: The City, its officials, officers, employees, agents and volunteers, shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement; and

(B) Additional Insured Endorsements: Additional insured endorsements shall not (1) be restricted to "ongoing operations", (2) exclude "contractual liability", (3) restrict coverage to "sole" liability of Contractor, or (4) contain any other exclusions contrary to the Agreement; and, the coverage shall contain no special limitations on the scope of protection afforded to additional insureds.

(C) Notice: The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to state that coverage shall not be suspended, voided, cancelled, or modified, or reduced in coverage or in limits, except after thirty (30) days prior written notice by First Class U.S. Mail, postage-prepaid, has been provided to the City. Notwithstanding the foregoing, if coverage is to be suspended, voided, or cancelled because of Consultant's failure to pay the insurance premium, the notice provided to City shall be by ten (10) days prior written notice.

5.4.2 For all policies of Commercial General Liability Insurance, Contractor shall provide endorsements for ongoing operations and completed operations to effectuate this requirement.

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

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

5.7 Waiver of Subrogation. All policies of Commercial General Liability and Automobile Liability Insurance shall contain or be endorsed to waive subrogation against the City, its officials, officers, employees, agents and volunteers, or shall specifically allow Contractor or others providing insurance evidence in compliance with the requirements set forth in this section to waive their right to recovery prior to a loss. Contractor hereby agrees to waive its own right of recovery against the City, its officials, officers, employees, agents and volunteers, and Contractor hereby agrees to require similar written express waivers and insurance clauses from each of its subconsultants or subcontractors.

5.8 Evidence of Coverage. Concurrently with the execution of the Agreement, Contractor shall deliver certificates of insurance together with original endorsements affecting each of the insurance policies required by this section. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. The certificates of insurance and original endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage,

Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. Contractor shall promptly furnish, at City's request, copies of actual policies including all declaration pages, endorsements, exclusions and any other policy documents City requires to verify coverage.

5.9 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this section are not intended as a limitation on coverage, limits, or other requirements, or a waiver of any coverage normally provided by any insurance. Nothing in this section shall be construed as limiting in any way the indemnification provision contained in this Agreement, or the extent to which Contractor may be held responsible for payments of damages to persons or property.

5.10 Enforcement of Agreement (Non-Estoppel). Contractor acknowledges and agrees that actual or alleged failure on the part of the City to inform Contractor of any non-compliance with any of the insurance requirements set forth in this section imposes no additional obligation on the City nor does it waive any rights hereunder.

5.11 Insurance for Subconsultants. Contractor shall include all subconsultants or subcontractors engaged in any Work or Services for Contractor relating to this Agreement as additional named insureds under the Contractor's insurance policies, or Contractor shall be responsible for causing its subconsultants or subcontractors to procure and maintain the appropriate insurance in compliance with the terms of the insurance requirements set forth in this section, including adding the City, its officials, officers, employees, agents and volunteers, as additional insureds to their respective policies. All policies of Commercial General Liability Insurance provided by Contractor's subconsultants or subcontractors performing any Work or Services related to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers, as additional insureds. Contractor shall not allow any subconsultant or subcontractor to commence any Work or Services relating to this Agreement unless and until it has provided evidence satisfactory to City that the subconsultant or subcontractor has secured all insurance required under this section.

5.12 Other Insurance Requirements. The following terms and conditions shall apply to the insurance policies required of Contractor pursuant to this Agreement:

5.12.1 Contractor shall provide immediate written notice to City if (1) any of the insurance policies required herein are terminated, cancelled or suspended, (2) the limits of any of the insurance coverages required herein are reduced, or (3) the deductible or self-insured retention is increased.

5.12.2 All insurance coverage and limits provided by Contractor and available or applicable to this Agreement are intended to apply to each insured, including additional insureds, against whom a claim is made or suit is brought to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations shall limit the application of such insurance coverage.

5.12.3 None of the insurance coverages required herein will be in compliance with the requirements of this section if they include any limiting endorsement which substantially impairs

the coverages set forth herein (e.g., elimination of contractual liability or reduction of discovery period), unless the endorsement has first been submitted to the City and approved in writing.

5.12.4 Certificates of insurance will not be accepted in lieu of required endorsements, and submittal of certificates without required endorsements may delay commencement of the Project. It is Contractor's obligation to ensure timely compliance with all insurance submittal requirements as provided herein.

5.12.5 Contractor agrees to ensure that subconsultants and subcontractors, if any, and any other parties involved with the Project who are brought onto or involved in the Project by Contractor, provide the same minimum insurance coverage required of Contractor. Contractor agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Contractor agrees that upon request, all agreements with subcontractors and others engaged in the Project will be submitted to the City for review.

5.12.6 Contractor agrees to provide immediate written notice to City of any claim, demand or loss against Contractor arising out of the Work or Services performed under this Agreement and for any other claim, demand or loss which may reduce the insurance available to pay claims, demands or losses arising out of this Agreement.

6. INDEMNIFICATION

To the fullest extent permitted by law, Contractor shall defend (at Contractor's sole cost and expense with legal counsel reasonably acceptable to City), indemnify, protect, and hold harmless City, its officials, officers, employees, agents and volunteers (collectively the "Indemnified Parties"), from and against any and all liabilities, actions, suits, claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders, penalties, and expenses including legal costs and attorney fees (collectively "Claims"), including but not limited to Claims arising from injuries to or death of persons (Contractor's employees included), for damage to property, including property owned by City, or from any violation of any federal, state, or local law or ordinance, which Claims arise out of, pertain to, or are related to Contractor's performance under this Agreement. Under no circumstances shall the insurance requirements and limits set forth in this Agreement be construed to limit Contractor's indemnification obligation or other liability hereunder. Notwithstanding the foregoing, such obligation to defend, hold harmless, and indemnify the City, its elected and appointed officials, officers, employees, agents, and volunteers, shall not apply to such claims or liabilities arising from the sole or active negligence or willful misconduct of City.

7. REPORTS AND RECORDS

7.1 Accounting Records. Contractor shall keep complete, accurate, and detailed accounts of all time, costs, expenses, and expenditures pertaining in any way to this Agreement. Contractor shall keep such books and records as shall be necessary to properly perform the Services required by this Agreement and to enable the Contract Officer to evaluate the performance of such Services. The Contract Officer shall have full and free access to such books and records at all reasonable times, including the right to inspect, copy, audit, and make records and transcripts from

such records.

7.2 Reports. Contractor shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the Services required by this Agreement as the Contract Officer shall require. Contractor hereby acknowledges that the City is greatly concerned about the cost of the Work and Services to be performed pursuant to this Agreement. For this reason, Contractor agrees that if Contractor becomes aware of any facts, circumstances, techniques, or events that may or will materially increase or decrease the cost of the Work or Services contemplated herein or, if Contractor is providing design services, the cost of the project being designed, Contractor shall promptly notify the Contract Officer of such fact, circumstance, technique, or event and the estimated increased or decreased cost related thereto and, if Contractor is providing design services, the estimated increased or decreased cost estimate for the project being designed.

7.3 Ownership of Documents. All drawings, specifications, reports, records, documents, memoranda, correspondence, computations, and other materials prepared by Contractor, its employees, subconsultants, subcontractors, and agents in the performance of this Agreement shall be the property of City and shall be promptly delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Contractor shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of the documents and materials hereunder. Contractor may retain copies of such documents for its own use. Contractor shall have an unrestricted right to use the concepts embodied therein. Contractor shall ensure that all of its subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Contractor fails to secure such assignment, Contractor shall indemnify City for all damages resulting therefrom.

7.4 Release of Documents. All drawings, specifications, reports, records, documents, and other materials prepared by Contractor in the performance of services under this Agreement shall not be released publicly without the prior written approval of the Contract Officer. All information gained by Contractor in the performance of this Agreement shall be considered confidential and shall not be released by Contractor without City's prior written authorization.

7.5 Audit and Inspection of Records. After receipt of reasonable notice and during the regular business hours of City, Contractor shall provide City, or other agents of City, such access to Contractor's books, records, payroll documents, and facilities as City deems necessary to examine, copy, audit, and inspect all accounting books, records, work data, documents, and activities directly related to Contractor's performance under this Agreement. Contractor shall maintain such books, records, data, and documents in accordance with generally accepted accounting principles and shall clearly identify and make such items readily accessible to such parties during the term of this Agreement and for a period of three (3) years from the date of final payment by City hereunder.

8. ENFORCEMENT OF AGREEMENT

8.1 California Law and Venue. This Agreement shall be construed and interpreted both as to validity and as to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Orange, State of California, or any other appropriate court in such County, and Contractor covenants and agrees to submit to the

personal jurisdiction of such court in the event of such action.

8.2 Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties. The terms of this Agreement are contractual and the result of negotiation between the Parties. Accordingly, any rule of construction of contracts (including, without limitation, California Civil Code Section 1654) that ambiguities are to be construed against the drafting party, shall not be employed in the interpretation of this Agreement. The caption headings of the various sections and paragraphs of this Agreement are for convenience and identification purposes only and shall not be deemed to limit, expand, or define the contents of the respective sections or paragraphs.

8.3 Termination. City may terminate this Agreement for any reason, with or without cause, upon giving Contractor thirty (30) days written notice. Upon such notice, City shall pay Contractor for Services performed through the date of termination. Upon receipt of such notice, Contractor shall immediately cease all work under this Agreement, unless the notice provides otherwise. Thereafter, Contractor shall have no further claims against the City under this Agreement. Upon termination of the Agreement pursuant to this section, Contractor shall submit to the City an invoice for work and services performed prior to the date of termination.

8.4 Default of Contractor.

8.4.1. Contractor's failure to comply with any provision of this Agreement shall constitute a default.

8.4.2. If the City Manager, or the City Manager's designee, determines that Contractor is in default in the performance of any of the terms or conditions of this Agreement, he/she shall notify Contractor in writing of such default. Contractor shall have ten (10) days, or such longer period as City may designate, to cure the default by rendering satisfactory performance. In the event Contractor fails to cure its default within such period of time, City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice of any remedy to which City may be entitled at law, in equity, or under this Agreement. Contractor shall be liable for any and all reasonable costs incurred by City as a result of such default. Compliance with the provisions of this section shall not constitute a waiver of any City right to take legal action in the event that the dispute is not cured, provided that nothing herein shall limit City's right to terminate this Agreement without cause pursuant to Section 8.3.

8.4.3. If termination is due to the failure of the Contractor to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 8.4.2, take over the work and prosecute the same to completion by contract or otherwise, and the Contractor shall be liable to the extent that the total cost for completion of the Services required hereunder exceeds the Maximum Contract Amount (provided that the City shall use reasonable efforts to mitigate such damages), and City may withhold any payments to the Contractor for the purpose of set-off or partial payment of the amounts owed the City as previously stated. The withholding or failure to withhold payments to Contractor shall not limit Contractor's liability for completion of the Services as provided herein.

8.5 Waiver. No waiver of any provision of this Agreement shall be effective unless in

writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought. Any waiver by the Parties of any default or breach of any covenant, condition, or term contained in this Agreement, shall not be construed to be a waiver of any subsequent or other default or breach, nor shall failure by the Parties to require exact, full, and complete compliance with any of the covenants, conditions, or terms contained in this Agreement be construed as changing the terms of this Agreement in any manner or preventing the Parties from enforcing the full provisions hereof.

8.6 Rights and Remedies Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

8.7 Legal Action. In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

8.8 Attorneys' Fees. In the event any dispute between the Parties with respect to this Agreement results in litigation or any non-judicial proceeding, the prevailing Party shall be entitled, in addition to such other relief as may be granted, to recover from the non-prevailing Party all reasonable costs and expenses, including but not limited to reasonable attorneys' fees, expert witness fees, court costs and all fees, costs, and expenses incurred in any appeal or in collection of any judgment entered in such proceeding. To the extent authorized by law, in the event of a dismissal by the plaintiff or petitioner of the litigation or non-judicial proceeding within thirty (30) days of the date set for trial or hearing, the other Party shall be deemed to be the prevailing Party in such litigation or proceeding.

9. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

9.1 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Contractor, or any successor-in-interest, in the event of any default or breach by the City or for any amount which may become due to the Contractor or to its successor, or for breach of any obligation of the terms of this Agreement.

9.2 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his or her financial interest or the financial interest of any corporation, partnership, or association in which they are, directly or indirectly, interested in violation of any state statute or regulation. Contractor represents and warrants that it has not paid or given and will not pay or give any third party any money or other consideration in exchange for obtaining this Agreement.

9.3 Covenant Against Discrimination. In connection with its performance under this Agreement, Contractor shall not discriminate against any employee or applicant for employment because of race, disability, medical condition, religion, color, sex, sexual orientation, age, marital

status, ancestry, or national origin. Contractor shall ensure that applicants are employed, and that employees are treated during their employment, without regard to their race, disability, medical condition, religion, color, sex, sexual orientation, age, marital status, ancestry, or national origin. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10. MISCELLANEOUS PROVISIONS

10.1 Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by registered or certified mail, postage prepaid, return receipt requested, or delivered or sent by facsimile with attached evidence of completed transmission, and shall be deemed received upon the earlier of (i) the date of delivery to the address of the person to receive such notice if delivered personally or by messenger or overnight courier; (ii) five (5) business days after the date of posting by the United States Post Office if by mail; or (iii) when sent if given by facsimile. Notices or other communications shall be addressed as follows:

To City:
City of Laguna Hills
Attention: City Manager
24035 El Toro Road
Laguna Hills, California 92653
Telephone: (949) 707-2600
Facsimile: (949) 707-2633

To Contractor :
Sothern California Precision Concrete Cutting, Inc.
dba Precision Concrete Cutting
Attention: Kevin Yocum, C.O.O.
2581 Highgate CT
Chino Hills, CA 91709-1137
Telephone: (760) 658-6116

10.2 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations, arrangements, agreements, representations, and understandings, if any, made by or among the Parties with respect to the subject matter hereof. No amendments or other modifications of this Agreement shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

10.3 Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be determined to be invalid by a final judgment or decree of a court of competent jurisdiction, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the reminder of that provision, or the remaining provisions of this Agreement unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

10.4 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and assignees.

10.5 Third Party Beneficiary. Nothing contained in this Agreement is intended to confer, nor shall this Agreement be construed as conferring, any rights, including, without limitation, any rights as a third-party beneficiary or otherwise, upon any entity or person not a party hereto.

10.6 Recitals. The above-referenced Recitals are hereby incorporated into the Agreement as though fully set forth herein and each Party acknowledges and agrees that such Party is bound, for purposes of this Agreement, by the same.

10.7. Corporate Authority. Each of the undersigned represents and warrants that (i) the Party for which he/she is executing this Agreement is duly authorized and existing, (ii) he/she is duly authorized to execute and deliver this Agreement on behalf of the Party for which he/she is signing, (iii) by so executing this Agreement, the Party for which he/she is signing is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not violate any provision of any other Agreement to which the Party for which he/she is signing is bound.

10.8 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed and entered into this Agreement as of the date first written above.

"CITY"
CITY OF LAGUNA HILLS,
a California municipal corporation

JOE AMES
Interim City Manager

ATTEST:

JENNIFER LEE,
City Clerk

APPROVED AS TO FORM:

GREGORY E. SIMONIAN,
City Attorney

"CONTRACTOR"
SOUTHERN CALIFORNIA PRECISION CONCRETE, INC., DBA PRECISION CONCRETE CUTTING, a California corporation

Name: RONALD WILLIAM DURNA, JR.
Corporate Title: CEO

Name: KEVIN YOCUM
Corporate Title: COO

EXHIBIT A

PRECISION CONCRETE CUTTING SUMMARY OF SERVICES

September 11th, 2025

California Precisions License #925449
Exp 12/31/2025

Joe Ames

Interim City Manager
24035 El Toro Road
Laguna Hills, CA 92653

DIR #1000003322
Exp 06/30/2026

California Small Business Administration
2001072
Exp 11/30/2025

PRECISION CONCRETE CUTTING
Trip Hazard Removal Specialists

City of Laguna Hills

OVERVIEW

Precision Concrete Cutting is pleased to submit this summary of services to the City of Laguna Hills. We hope we can assist you in achieving your goal in removing trip-hazard liabilities and maintaining the esthetics of the proposed sidewalk assets.

We are the global leader in Sidewalk Asset Management. We have numerous Franchises across North America, Canada, and Australia. Precision has been awarded six patents by the U.S. Patent & Trademark Office for our trip hazard removal equipment and unique process. Our company has worked for Municipal Governments in 48 of the 50 U.S. States and all but two provinces in Canada. Precision assesses hundreds of miles of sidewalk infrastructure every week and we have developed a premier Smartphone Surveying Technology which provides our clients the insight and knowledge they need to make well-informed and knowledgeable decisions about repairing their uneven sidewalk panels.

The Precision Concrete Cutting located in Southern California is independently owned and operated. We are the nation's leader and have been making sidewalks safe since 2000. We are one of the largest operators in the nation. We work with numerous municipalities and thousands of Commercial, HOA, Schools, and Apartment Management Companies.

The Objective

To assist the City of Laguna Hills in removing trip-hazard liabilities which result in loss due to litigation from civil and actual damages, Precision will repair requested and identified sidewalk trip-hazards from ¼" and up in designated work areas. We can take care of trip-hazards above 2" upon request of the customer, however, there must be a reasonable amount of concrete to remain which would be able to handle the normal course of usual traffic. Precision Concrete Cutting's standard is to slice up to 2" on a 3 ½" panel.

- Assess and slice directed locations OR identify all liabilities within a set geographic area (District, Zone, or Park) ¼" to 2".
- Remove asphalt or concrete ramping prior to each cut. (Where necessary)
- Bring all trip-hazards into ADA compliance (1/4" to 2") from edge to edge. (Slope, cohesion, etc.)
- Help reduce overall costs on long-term assets.
- Provide before and after pictures of each trip-hazard liability.

- Provide GIS data of each trip-hazard liability, including height, length location, completion date, and all other relative and required information.
- Make recommendations for trip-hazards we cannot repair.

The Solution

With six patents used in our execution and process of work, Precision Concrete Cutting has the right approach to help extend the life of sidewalk assets, while also looking esthetically better than most traditional repair methods. Precision Concrete Cutting removes trip-hazards to the specifications of this proposal and are protected by the patent numbers listed below by the US Patent and Trademark office. Precision Concrete Cutting is the sole-source provider of this type of work.

U.S. Pat. No. 6,827,074
U.S. Pat. No. 6,896,604
U.S. Pat. No. 7,000,606
U.S. Pat. No. 7,143,760
U.S. Pat. No. 7,201,644
U.S. Pat. No. 7,402,095

OUR PROPOSAL

Precision Concrete Cutting proudly serves the San Diego, Imperial, and south Orange Counties, as well as the City of Temecula for over 20 years. We are the preferred vendor for all trip-hazard liability removal in many municipalities throughout the world. We are California Precisions licensed and comply with prevailing wage requirements by municipalities.

During this time, we have developed an expertise in understanding what each client needs, and how we can best assist them. Our relationship with our clients has allowed us to be THE solution for sidewalk asset management. We understand the importance of a long-lasting partnership, and that is why we have a designated team to oversee our municipalities.

The City of Laguna Hills, like most municipalities, face economic challenges, ever changing rules and regulations, and constant litigation. Precision Concrete Cutting works to help municipalities create improvements in an overall low-cost solution which qualifies for tax incentives.

We have developed solutions which help clients significantly extend the useful life of a sidewalk and give powerful tools to manage capital expenditures for any future replacement.

Project Deliverables

Should the City of Laguna Hills choose to use Precision Concrete Cutting, you would be responsible to provide:

Deliverable	Description
Purchase Order	PO will state that the client is now ready for our services.
Sector/Zone/Region GIS Data	This data or mapping is provided by the client as a starting point for continued assessments and slicing work.

Timeline for Execution

Key project dates are outlined below. Dates are best-guess estimates and are subject to change until a contract is executed.

Description	Start Date	End Date
Project start	Within 30 business days of active Purchase Order.	Upon Completion of work.

Supplied Material

The following materials are to be supplied by the City of Laguna Hills for this project. For Precision Concrete Cutting to meet project milestones, this material must be supplied on schedule. The due date included in the following table must be met within two weeks in order to have ample time to schedule and execute purchase order.

Materials to be supplied by The City of Laguna Hills	Due Date
GIS Data or map with borders for each Sector/Zone/Region/Park or street segment that the client would like assessed and/or repaired.	At time of issued Purchase Order
Expected timeline of requested work (work window)	At time of issued Purchase Order

EXPECTED RESULTS

As the sole-sourced vendor, we expect our proposed solution to aid the City of Laguna Hills and have the following benefits:

Financial Benefits

- We will assist its municipalities in conserving finances on litigation due to trip-hazard liability removal.
- Resources will be extended due to cost savings of providing a slicing repair on locations which would have normally been replaced (generally ¾" to 2")
- Forecasting of Repair & Replacements into future years. By supplying the client with replacement data, this allows the client to specifically budget R&R's for the current or next fiscal year.
- In working with several municipalities across the United States, budget diversity is important. While we can extend municipalities overall budget with our service, there are other budgets which exist to assist in our specific scope of work.
    - Maintenance Budget ○ Capital Improvements Budget ○ Safe Route to School Budget ○ Risk Management Grants
    - Insurance Pools ○ ADA Transition Budget ○ Bond Measures
    - Federal, State, and local grants
- We do not grind! Grinding or pulverization of the concrete causes micro-fractures or weakening of the concrete panel due to excessive downward pressure. With grinding, replacement of concrete will come years sooner and

produce significantly more concrete silica dust. Grinders will not reduce your liability as they cannot render a proper ADA compliant solution.

Technical Benefits

- All work is ADA compliant and makes significant improvements in the stated ADA transition plan (where applicable).
- All work is walkable same day. No walkway closures needed.
- We cut with a dust abatement mechanism. No water-cooling is used which creates slurry and contaminates storm water drains our causes excessive environmental impact.
- Asset management with GIS integration containing before and after pictures, height, length, and location of each slice. We work with your IT department to ensure the data we capture is delivered with each submitted invoice.
- Slabs that contain cracks beyond repair and slabs that contain spalling will not have trip-hazards removed if specified by the customer and will be marked on the data for replacement.

Conservation Benefits

- **Landfill Impact**. As a City of the U.S. Green Building Council (USGBC) we are proud of the fact that we reduce the impact to landfills and the environment as a result of our service.

For perspective, removing and replacing 100 panels would result in approximately 112,000 pounds or 56 tons of concrete being removed (average panel weight of 1,120 pounds.) Using Precision Concrete Cutting for 100 sidewalk repairs results in 0.3 tons of concrete removed and recycled, approximately 141 gallons of gasoline saved, and a reduction of 1.3 metric tons of CO_2.

- **Water Impact**. The U.S. population has doubled over the past 50 years, while our thirst for water has tripled. With at least 40 states anticipating water shortages by 2024, the need to conserve water is critical. EPA strives to integrate water management best practices at all its facilities. California has a history of droughts and the need to conserve water is always there.

According to data provided by “Concrete Construction” publication, the removal and replacement of one 6’x6’x4” sidewalk panel results in approximately 32 gallons of water consumption. Also, according to the latest USGS survey, the average household uses 9,000 gallons of water per month.

- **Tree City USA**. City cities understand the requirements and benefits.
    - 70% of damaged sidewalks are due to tree roots.
    - Precision’s method does not require the removal of trees or root pruning.
    - Root pruning can shorten the life span of a tree and/or cause them to fall.
    - PEOPLE LOVE TREES!
    - 161 “Tree Cities” are in California.
    - 2Precision Concrete Cutting can fix an uplifted panel for 10 times less than Remove & Replacement.
    - Trees tame storm water.
    - Trees fight climate change.
    - Trees save Energy.

Other Benefits

- Emergency response. For moments when someone has tripped on a specific location, we provide same day (before 10 AM) or next business day (After 10 AM) response for areas of work outside the scheduled zone for the specific trip-hazard only. While we know some trip-hazards are more of a priority than others, using Precision Concrete Cutting gives you the peace of mind that we can take care of those for you, and

in a timely manner. Upon completion of the emergency location, you are emailed with the data and invoice for that job.

PRICING

Pricing is negotiated based on municipality size, purchasing groups they are a part of, scope of work, and mutually agreed upon contracted rate. The pricing extended to City of Laguna Hills is based on the renegotiated rates within the current City of San Clemente contract. Sample pricing can be found below. All pricing and scope of work to be within the parameters determined within the City of San Clemente document.

SIDEWALK ASSESSMENT AND TRIP HAZARD REMOVAL SERVICES

PRECISION will inspect sidewalks and provide a written inspection report in the format approved by the CITY (optional curbs and gutters can be included in the scope of work). The inspection reports shall include the identification, location, and description of each problem and recommended action to be taken. The format and information required may be changed at the request of CITY with the agreement of both parties.

Sidewalk Assessment and Trip Hazard Removal Schedule

No.	Item Description	Unit	Unit Price
1	Trip Hazard Removal (1/4” – 2”)	Inch Foot	$39.95
6	Data Collection GIS Data and Dashboard	Miles	$550

Price includes slicing, removal, and all proper disposal fees. Our rate includes marking out the height of each trip-hazard, recording the address where the trip-hazard is located and mapping on the GIS map where all trip-hazards have been removed. Our price assumes we will be working in a specific area and will not require excessive mobilization.

Payment Terms are non-negotiable. All payments must be received within 30 days of invoice date or a 1.5% charge per month will incur for all invoice payments past due date.

Cost Saving Analysis – Remove and Replace

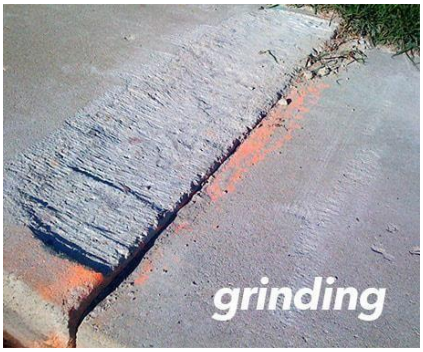
Average Sq/Ft of Panel	# of Panel to Replace per Hazard	Cost of R&R per Sq/Ft	Estimated R&R Cost per Panel
25	3	$18	$1,350

Estimated Cost of Slicing per Repair	Estimated R&R Cost per Panel	Total Cost Savings per Panel
$75	$1,350	$1,275

We have calculated the following project to produce cost savings of **approximately $1,275 per location for the City of Laguna Hills**. The amount proposed from this budget would **result in ~2,500 locations evaluated and repaired**, giving the City of Laguna Hills confidence in a long-term sidewalk maintenance program that prioritizes pedestrian safety and reduced overall liability from their sidewalk asset.

THE PRECISION ADVANTAGE

The cost savings compared to grinding and replacement is important, but the biggest contrast is the quality, aesthetics, and ADA compliance Precision Saw-Cutting Offers!



VS.

Grinding damages the concrete in that it breaks edges, knocks out aggregate, scars the adjacent panels, and creates micro cracks.

Grinding leaves the area looking rough, unfinished, and highlights the uneven scarring.

Grinding does not comply with the ADA slope requirements.

Has absolutely no cost advantage. Very often MORE expensive.

Grinders, due to its design, are unable to maneuver and remove hazards next to objects/obstacles, buildings, and walls.

Grinders face extreme difficulty on removing small trip hazards (under 3/8”) and larger trip hazards (over 1 inch).

Overall, an unnecessarily slow process that generates lots of residual dust.

CONCLUSION

Precision Concrete Cutting is continually proven to be an industry leader for trip-hazard removal in identification, data collection, and our patented slicing method. We are members of the League of California Cities, MSA and APWA (National & Local) levels. We are the preferred sidewalk asset management solution for the Cities of San Diego, San Marcos, Del Mar, Vista, Chula Vista, National City, El Cajon and La Mesa. With 20 plus years in working with municipalities, management companies, HOA’s, and military, Precision Concrete Cutting really is a cut above the rest.

We look forward to an opportunity to work with The City of Laguna Hills and supporting your efforts to improve sidewalk assets and remove your client's trip-hazard liabilities and future litigation. We are confident that we can meet The City of Laguna Hills's expectations and stand ready to partner with you.

If you have questions on this proposal, feel free to contact me, or Parker Yocum at your convenience by email at Parker@pcctriphazardremoval.com or by phone at 951-760-1945.

Thank you for your consideration,

Kevin Yocum C.O.O.
Southern California Precision Concrete Inc. Kevin@SoCalSidewalk.com
760-658-6116

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Jennifer Lowe, Community Development Director
Issue: Development Application Status Report

Recommendation: That the City Council receive and file the report.

Background:

The purpose of this Status Report is to identify new and pending development applications in process with the City's Community Development Department which will require a public hearing. Links to project documents are available on the City's website at: https://lagunahillsca.gov/PlanningProjects.

Case Number	USE-0234-2025 (MSP)
Project Location	24801 Alicia Parkway
Project Description	Request to amend master sign program for Laguna Hills Plaza
Applicant	Kasey Clark of AKC Permit, Inc. on behalf of Dutch Bros.
Project Planner	Jay Wuu, Senior Planner
Status	The application was submitted on August 4, 2025. Staff is currently processing the application and plans; the item will be scheduled for public hearing when ready.

Case Number	USE-0233-2025 (CUP)
Project Location	25526 Lone Pine
Project Description	Request for conditional use permit to allow a new roof deck in the rear yard of a residence
Applicant	Adrien Freire of Mudd Industries, Inc. on behalf of Albert Ong, Property Owner
Project Planner	Kaden Likins, Contract Planner
Status	The application was submitted on August 7, 2025. Staff is currently processing the application and plans; the item will be scheduled for public hearing when ready.

Case Number	USE-0231-2025 (CUP)
Project Location	23297 South Pointe Drive
Project Description	Request for conditional use permit to establish a community care facility in the Mixed Use (MXU) zone.
Applicant	Daniel Avdee, Manifest Behavioral Health
Project Planner	Elizabeth Yee, Contract Planner
Status	The application was submitted on August 1, 2025. Staff is currently processing the application and plans; the item will be scheduled for public hearing when ready.

Case Number	USE-0228-2025 (MSP)
Project Location	24451 Health Center Drive
Project Description	Request to amend master sign program to permit additional exterior signage for a medical office building.
Applicant	Rob Kerr, c|a Architects on behalf of MemorialCare
Project Planner	Jay Wuu, Senior Planner
Status	The application was submitted on July 23, 2025. Staff is currently processing the revised application and plans; the item will be scheduled for public hearing when ready.

Case Number	USE-0221-2025 (CUP)
Project Location	26502 Spur Branch Lane
Project Description	Request for conditional use permit to allow a new roof deck in the rear yard of a residence
Applicant	Mayer Hassani, Property Owner
Project Planner	Elizabeth Yee, Contract Planner
Status	The application was submitted on May 29, 2025. The item is scheduled for public hearing on September 23, 2025.

Case Number	USE-0216-2025 (MSP)
Project Location	24231 - 24321 Avenida de Carlota (Oakbrook Village)
Project Description	Request to amend master sign program to permit a revised design for a pylon identification sign for the commercial center.
Applicant	John Loper on behalf of Laguna Hills Investment Company
Project Planner	Jay Wuu, Senior Planner
Status	The application was submitted on April 1, 2025. Staff is currently processing the revised plans; the item will be scheduled for public hearing when ready.

Case Number	USE-0211-2025 (SDP/VTTM)
Project Location	23161 Mill Creek
Project Description	Request to redevelop a 2.34-acre commercial office property with 36 residential units.
Applicant	Aylene Chu, on behalf of Toll West Coast, LLC (Toll Brothers) for Khoshbin Hillside, LLC (Property Owner)
Project Planner	David Blumenthal, Contract Planner
Status	This project was initially submitted as a preliminary application under SB 330 on December 18, 2024. The formal development

	application was submitted on January 30, 2025. To date, the application has been deemed incomplete twice (February 28, 2025, and May 1, 2025), with the most recent resubmittal of the application by the Applicant received by staff on May 9, 2025. On May 28, 2025, the application was deemed complete. On August 22, 2025, the City submitted a letter to the Applicant identifying reasons the proposed Project is, or potentially is, inconsistent, not in compliance, or not in conformity with City plans, programs, policies, ordinances, standards, and requirements. The applicant resubmitted plans on September 9, 2025. The project is being reviewed by Staff in accordance with Gov. Code §65589.5.

Case Number	USE-0210-2025 (MSP)
Project Location	25200 La Paz Road
Project Description	Request for a Master Sign Program for the medical office building at 25200 La Paz Road (Tayani Institute)
Applicant	Debbie Katz, RT 25200 La Paz, LLC
Project Planner	Jay Wuu, Senior Planner
Status	The application was submitted on February 18, 2025. Staff is currently drafting a staff report; the item is tentatively scheduled for public hearing on October 14, 2025.

Case Number	USE-0209-2025 (SDP/VTTM)
Project Location	23272, 23282, 23422, 23382, 23332 Mill Creek Drive; 24461, 24411 Ridge Route Drive
Project Description	Request to construct 464 residential units.
Applicant	John Stack, on behalf of Ridge Route LLC, KB Mill Creek DST, KB Spectrum Summit Plaza, LLC
Project Planner	David See, Contract Planner
Status	This project was initially submitted as a preliminary application under SB 330 on October 29, 2024. The formal development application was submitted on January 23, 2025. On April 18, 2025,

	staff notified the Applicant that the application was officially determined to be complete. Staff reviewed the entire application for consistency with applicable development standards in accordance with Gov. Code §65589.5. On June 17, 2025, a letter was sent to the Applicant identifying reasons the proposed Project is, or potentially is, inconsistent, not in compliance, or not in conformity with City plans, programs, policies, ordinances, standards, and requirements. The letter also listed additional technical review comments that will need to be addressed prior to scheduling the project for a public hearing.

Case Number	USE-0166-2023 (SDP/TPM/PUP/PP)
Project Location	24422 Avenida de la Carlota, Oakbrook Plaza
Project Description	A request to construct a new 240-unit senior living apartment complex in a 7-story, podium-style development with four residential levels located above four parking levels, including one subterranean parking level. The existing office building on site will remain, with parking for the office building provided in the new parking structure.
Applicant	Matt Haugen, BSP Oakbrook LLC
Project Planner	Adam Pisarkiewicz, Contract Planner
Status	On April 11, 2024, a letter was sent to the Applicant deeming the Application complete. On June 10, 2024, a letter was sent to the Applicant identifying reasons the proposed Project is, or potentially is, inconsistent, not in compliance, or not in conformity with City plans, programs, policies, ordinances, standards, and requirements. On July 30, 2024, a letter was sent to the Applicant identifying additional technical review comments. In response to the technical comments from the City, the Applicant resubmitted plans to the City on April 1, 2025, and an updated traffic analysis on April 15, 2025. On June 11, 2025, Staff notified the Applicant of additional comments based on a further technical review that will need to be addressed prior to scheduling the project for a public hearing. On July 17, 2025, the Applicant resubmitted documents related to the City's technical review comments. The Applicant resubmitted plans to address staff's comments on July 21, 2025

	and August 25, 2025. On July 16, 2025, the City sent out notices inviting Native American Tribes the opportunity to consult on the environmental review process pursuant to CEQA and AB 52. On July 24, 2025, the Project Applicant notified the City of its position that the Project is exempt from review under CEQA pursuant to the newly enacted AB 130. Accordingly, the City sent a new notice to the tribes of the revised tribal consultation process under AB 130. The tribes have 60 days to request consultation. Staff is evaluating the project's eligibility for the AB 130 CEQA exemption.

Case Number	USE-0147-2023 (SDP)
Project Location	25254 La Paz Road
Project Description	Request to construct 180 age-restricted, multiple-family dwelling units within an approximately 61-foot-tall, six-story building, including two parking levels (one subterranean) with 250 parking spaces.
Applicant	Nick Buchanan
Project Planner	Jay Wuu, Senior Planner
Status	On April 18, 2024, a letter was sent to the Applicant deeming the Application complete. On June 17, 2024, a letter was sent to the Applicant identifying reasons the proposed Project is, or potentially is, inconsistent, not in compliance, or not in conformity with City plans, programs, policies, ordinances, standards, and requirements. On July 15, 2025, the Project Applicant notified the City of its position that the Project is exempt from review under CEQA pursuant to the newly enacted AB 130. Related to CEQA, Native American tribal consultation was conducted and completed pursuant to AB 52. To assure the tribes that participated in the AB 52 consultation process that the Applicant and the City have provided the tribes that level of consultation to which they are legally entitled, the tribes were sent a new notice of the revised tribal consultation process under AB 130 and were invited to notify the City if the tribes the opportunity for any further consultation by August 15, 2025. The public hearing for the Project is scheduled for September 23, 2025.

Case Number	USE-0165-2023 (ZTA/TTM/SDP)
Project Location	23272 – 23282 Mill Creek Drive
Project Description	Request to construct 48 detached residential condominium units.
Applicant	John Stack, on behalf of KB Spectrum Summit Plaza, LLC
Project Planner	Jay Wuu, Senior Planner
Status	On May 3, 2024, a letter was sent to the Applicant deeming the Application complete. On August 28, 2024, a letter was sent to the Applicant identifying additional technical review comments and informing the Applicant of significant design concerns. On October 29, 2024, the Applicant submitted an application for a larger development that includes this property. Staff is currently awaiting a withdrawal of the Application or resubmittal of plans. The Applicant has stated that they do not intend to withdraw the application until the newer application is closer to entitlement.

Case Number	USE-0195-2024 (SDPM)
Project Location	24795 Alicia Parkway
Project Description	Converting an existing full service carwash to an express carwash.
Applicant	A&S Engineering, on behalf of Southland Property Investments, LLC
Project Planner	Jay Wuu, Senior Planner
Status	The application was submitted on November 12, 2024. The most recent letter stating that the application remained incomplete with a list of items needed to continue processing the application was sent to the Applicant on May 14, 2025. Staff is currently awaiting resubmittal of plans; the item will be scheduled for public hearing when ready.

Case Number	USE-0172-2024 (CPMA)
Project Location	23521 Paseo de Valencia
Project Description	Request to construct carports in the Taj Mahal parking lot to accommodate solar panels.
Applicant	Alisha Cosio, on behalf of Valta Energy
Project Planner	Jay Wuu, Senior Planner
Status	On March 29, 2024, a letter was sent to the Applicant deeming the Application incomplete. Staff is currently awaiting resubmittal of plans; the item will be scheduled for public hearing when ready.

Fiscal Impact:

None.

Attachments:
None

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Chair and Agency Members
From: Elizabeth Yee
Contract Planner
Issue: Conditional Use Permit (CUP) No. USE-0221-2025, a Request by Property Owner, Mayer Hassani for Approval of a Proposed Roof Deck on a Detached Accessory Dwelling Unit Located at 26052 Spur Branch Lane

Recommendation: That the Planning Agency:

1. Conduct a public hearing;

2. Find and determine that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures); and

3. Adopt a Resolution entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Conditional Use Permit (CUP) No. USE-0221-2025, a request by Property Owner Mayer Hassani for Approval of a Roof Deck on a Detached Rear Yard Accessory Dwelling Unit Located at 26052 Spur Branch Lane, Including an Exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 19 Section 15303 (Class 3, New Construction or Conversion of Small Structures)."

Background:

The subject residential property, located at 26052 Spur Branch Lane, is within the Estate Residential (ER) zoning district. The property is approximately 1.18 acres (51,405 square feet) and consists of an approximately 3,000-square-foot single-family home.

The property is currently developed with a single-family home, outdoor patio space, landscaping, and fencing. The site includes the primary residence and rear yard in the front portion of the property and a downward slope at the rear portion of the lot. The property owner submitted plans for a building permit to add a detached 1,188-square-foot accessory dwelling unit ("ADU") with a proposed deck and swimming pool. Additionally, the Property Owner has a separate building permit application for a 1,200-square-foot addition to the existing home and a new 1,153-square-foot barn at the base of the slope, near the north property line adjacent to a trail that abuts the property.

Authority:

Laguna Hills Municipal Code ("LHMC") Chapter 9-40 (Design Regulations and Standards) outlines general design guidelines and development standards for proposed projects. LHMC Section 9-40.180 allows for the construction of roof decks, subject to the review and approval of a conditional use permit ("CUP"). The wooden deck and swimming pool collectively have been determined to constitute a "roof deck" structure as both are intended to become occupied areas on top of flat roof flat roof structure.

The review process for a CUP is detailed in LHMC Section 9-92.080(C), which establishes the procedures the City must follow when evaluating such requests. CUPs are used to evaluate uses that may have a moderate to high potential impacts on adjacent properties or the surrounding community, particularly due to their operational characteristics. When appropriate, CUPs may be approved with specific conditions to ensure the proposed use is compatible with neighboring uses and consistent with community standards.

The standards identified under LHMC Section 9-40.180 (Roof Decks), specify that roof decks are subject to the approval of a CUP. Additionally, LHMC Section 9-70 (Accessory Structures) provides regulations for specific accessory structures. Any accessory structure that is not listed or does not meet the standards defined in LHMC Section 9-70, is required to meet the standards of the applicable zoning district. Although the proposed location of the roof deck is on top of an ADU, the ADU is not a part of this application review. The ADU is in conformance with the State ADU standards, and pursuant to California Government Code Section 66316, ADUs are ministerial and shall not be subject to discretionary review or a public hearing. Therefore, the accessory dwelling unit is not subject to discretionary review by the Planning Agency nor is it part of the proposed CUP. Only the proposed pool roof deck is subject to approval of a CUP.

As required by the LHMC, City staff has reviewed the request and prepared findings

demonstrating that the proposed CUP complies with the applicable provisions of the Zoning Code, including requirements for the Estate Residential zoning district, and consistency with the City's General Plan. These findings are outlined in the Proposed Resolution of Approval (Attachment A).

Proposal & Analysis:

Mr. Mayer Hassani ("Property Owner" and "Applicant") requests approval of CUP USE-0221-2025 to construct a swimming pool and roof deck, which consists of a wood deck extension and 5-foot-deep swimming pool above a new 1,188-square-foot ADU ("Project" or "roof deck"). The Property Owner is proposing to terrace the rear slope to expand the accessible area in the rear yard. The new wood deck will be an extension of the rear yard, and the height of the deck will be at grade level with the ground immediately adjacent to the primary residence. The swimming pool is located above the ADU and partially surrounded by the wooden deck. A portion of the wood deck and swimming pool are proposed on top of an ADU that will be constructed into the hillside slope in the rear yard.

A swimming pool is a defined accessory structure within LHMC Section 9-70.070 and required to meet the minimum setback of three feet (3'-0") from the water's edge to the property line. The roof deck proposed is located at 12'-0" from the northwestern side property line, 8'-6" to the southeastern side property line and over 350 ft from the rear property line. In meeting these standards, the roof deck swimming pool meets the applicable development standards.

The ADU structure will be 10 feet in height. The Building Code requires that decks have a safety railing forty-two (42") in height. However, due to the design incorporating the roof deck, the railing will only be required for the outer edge of the wood deck directly above the ADU. The Applicant is proposing a 42" metal railing which is designed to appear as an architectural extension of the wood deck and match the materials of the accessory dwelling unit exterior façade. The swimming pool includes glass pool siding adjacent to the metal railing, above the ADU. The swimming pool wall will add an additional 5 feet, bringing the full structure to 15 feet in height.

Staff does not anticipate any significant adverse impacts on the adjacent properties as the roof deck is approximately 350 feet from the rear property line and a minimum of 8'-6" from the side yard property lines exceeding setback requirements to property line. Additionally, the total height of the proposed roof deck over the ADU complies with the allowed height of the zoning district. The subject property is a standard interior lot and with the proposed site improvements can accommodate the proposed

roof deck. The design of the roof deck above an ADU, results in the appearance of an elevated pool that is partially integrated into the slope of the rear yard.

Conclusion:

Staff recommends the Planning Agency approve the proposed CUP, subject to the conditions of approval in the attached Resolution of Approval (Attachment A). The proposed Project complies with the requirements of the LHMC, Estate Residential zoning district, and with the requirements of the General Plan Land Use Element. Table LU-1 of the General Plan describes the purpose and intent of land uses within the Estate Residential designation, which is envisioned as single-family residential neighborhoods in hillside areas. The Project is compatible with the General Plan's description of the desired uses, by providing an accessory structure to the single-family home. Therefore, Staff recommends approval of CUP No. USE-0221-2025.

Public Notice:

The proposed project was advertised in an adjudicated newspaper of general circulation on September 11, 2025. A total of 29 public hearing notices were mailed, which includes all property owners within a 300-foot radius of the subject property. To date, no comments have been received. Any written comments received will be distributed at the Planning Agency Public Hearing.

CEQA Findings:

Staff reviewed the Project for compliance with the California Environmental Quality Act ("CEQA") and determined that this project is categorically exempt from CEQA pursuant to Section 15303 (Class 3, New Construction or Conversion of Small Structures). A Class 3 categorical exemption consists of the construction and location of limited numbers of new, small facilities or structures. The proposed roof deck is consistent with the Class 3 categorical exemption as it is deemed an accessory structure to the property.

Fiscal Impact:

City regulations require applicants for development projects to reimburse the City for the actual fees and costs incurred by the City in conjunction with the City's review, evaluation, and processing of land use applications and reviewing proposed projects pursuant to the provisions of the California Environmental Quality Act ("CEQA"). The Applicant shall be responsible for payment of all applicable fees pertaining to development of the Project pursuant to the City's Comprehensive Fee Schedule.

Attachments:

1. Attachment A- Proposed Resolution of Approval
2. Attachment B- Project Plans

RESOLUTION NO. PA2025-X-X-X

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP) NO. USE-0221-2025, A REQUEST BY PROPERTY OWNER MAYER HASSANI FOR APPROVAL OF A ROOF DECK ON A DETACHED REAR YARD ACCESSORY DWELLING UNIT LOCATED AT 26052 SPUR BRANCH LANE, INCLUDING AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES ARTICLE 19 SECTION 15303 (CLASS 3, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES).

The Planning Agency of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, Mayer Hassani, Project Applicant and Property Owner (the "Applicant"), has filed an application for Conditional Use Permit (CUP No. USE-0221-2025), a request for approval of a roof deck on a detached accessory dwelling Unit Located at 26052 Spur Branch Lane, in the Estate Residential zoning district ("Project"); and

WHEREAS, the Project is hereby found to be Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15303 (Class 3, New Construction or Conversion of Small Structures). This exemption applies to the construction and location of limited numbers of new, small facilities or structures; and

WHEREAS, Approval of a conditional use permit is required pursuant to Laguna Hills Municipal Code (LHMC) Section 9-40.180 for the Project, inclusive of the development of a wood deck and swimming pool, collectively referenced as a "roof deck" on top of an Accessory Dwelling Unit; and

WHEREAS, on September 23, 2025, the Planning Agency held a duly noticed public hearing and considered public comments and written and oral information and testimony presented by City staff, community residents, and other interested parties; and

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

NOW, THEREFORE, THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are incorporated herein by reference.

SECTION 2. That Planning Agency hereby determines that the required findings by the City for approval of Conditional Use Permit CUP No. USE-0221-2025 have been met and made as follows:

Conditional Use Permit

1. The proposed use is consistent with the General Plan.

   The proposed use complies with all requirements of the General Plan, and is consistent with the Land Use Element. Table LU-1 of the General Plan describes the purpose and intent of land uses within the Estate Residential (ER) zoning district as low density, rural and equestrian-oriented. In addition, typical uses allowed by the Estate Residential designation consists of large lot single family homes that permit the keeping of large animals. Land Use Policy LU-2.1 encourages the preservation of the distinctive character of residential neighborhoods by applying adopted design standards to new renovation projects. The proposed roof deck is an accessory structure to the primary residential use and compatible with the General Plan's description of the desired uses in the Estate Residential. The roof deck provides an accessory use to an existing large hillside lot single family home and conforms to the City adopted development and design standards.

2. The nature, condition, and development of adjacent uses, buildings, and structures have been considered and the proposed conditional use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures.

   The subject property is located within the Estate Residential (ER) zoning district. All development within this zoning district is subject to the development standards as detailed in the Laguna Hills Municipal Code Section 9-12 ER Estate Residential District and Section 9-70 Accessory Structures. The wooden deck and swimming pool collectively have been determined to constitute a "roof deck" structure as both are intended to become occupied areas on top of flat roof flat roof structure. The proposed roof deck has met all of the development standards of swimming pool and spas accessory structures. The design of the roof deck, with the ADU below, results in the appearance of an extended rear yard patio with the ADU constructed into the hillside. Additionally, to diminish the visual impact from surrounding properties the deck material is proposed to match the exterior façade wooden material of the ADU.

3. The proposed site is adequate in size and shape to accommodate the use and integrate it with the existing and planned uses in the vicinity.

   The subject property is approximately 1.18 acres (51,405 square feet) and is a standard interior residential lot. The property is a hillside property and due to the downslope nature of the lot, the property owner will be terracing the lot to accommodate the addition of the accessory dwelling. The design of the roof deck, with the ADU below, results in the appearance of an extended rear yard patio.

4. All required development standards prescribed by this code can be achieved.

   The subject property is typical of other residential properties in the Estate Residential (ER) zoning district and Accessory Structures. The proposed roof deck has met all of the development standards as detailed within LHMC section 9-70. Due to the large size of the lot, the roof deck location exceeds required setbacks from property lines, resulting in limited impact to the neighboring properties. Additionally, the height of the roof deck complies with the height regulations of the zoning district and is level with the existing rear yard of the main residence.

5. The conditions and limitations placed upon the use are necessary to ensure compatibility with adjacent or abutting uses and the preservation of the public peace, safety, and welfare.

   Conditions of approval are included to ensure that the proposed roof deck is designed, engineered, and built in accordance with Laguna Hills Municipal Code and California State Building Code. Such conditions include that the roof deck will comply with the standards of the zoning district and the property will follow the property maintenance standards. These conditions help to ensure that the roof deck will have no significant adverse impacts on the adjacent properties.

NOW, THEREFORE, based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve CUP No. USE-0221-2025 subject to the following conditions:

General

1. The following Conditions of Approval shall be binding and enforceable against, and, whenever used herein, the term “Applicant” shall mean and refer to each of the following: Mayer Hassani, Project Applicant and Property Owner, the owners(s) and tenant(s) of the property, and each of their respective successors and assigns.

2. Unless the context dictates otherwise, whenever the term “this Permit” is used in the following Conditions of Approval, it shall collectively refer to the Conditional Use Permit (CUP) No. USE-0221-2025, approved pursuant to this Resolution, as well as the plans, studies, and exhibits submitted to the City by the Applicant to describe and depict the improvements to be constructed as a part of the project, and as otherwise modified by these Conditions of Approval.

3. Unless the context dictates otherwise, whenever the term “project” is used in the following Conditions of Approval, it shall collectively refer to the plans and exhibits submitted to the City by the Applicant to depict the project, as modified by these Conditions of Approval.

4. To the fullest extent permitted by law, the Applicant shall, at its sole cost and expense, protect, defend, indemnify, and hold harmless the City, its elected and appointed officers and officials, employees, agents, departments, agencies, authorized volunteers, consultants, attorneys, boards, commissions, and committees, and instrumentalities thereof ("Indemnitees"), from and against any

and all claims, liabilities, losses, fines, demands, penalties, lawsuits, writs of mandamus, and any other claims or actions or proceedings of any kind whatsoever (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures), judgments, orders and decisions (collectively "Claims" and “Actions”), brought against the Indemnitees, which seek to attack, challenge, modify, set aside, void, or annul any action of or any permit or approval issued by the Indemnitees (including actions approved by the voters of the City) for, in connection with, or concerning the approval of this Permit. It is expressly understood and agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the defense of the Indemnitees for the Claims and Actions, and that the Applicant shall promptly reimburse the City for all costs and expenses directly and necessarily incurred by the City in the course of the defense, including reasonable attorneys' fees. The City shall promptly notify the Applicant of any Claims and Actions brought against the Indemnitees and shall cooperate in the defense of any such Claims and Actions. If the Applicant fails to so defend the Claims and Actions, the City shall have the right but not the obligation to do so and, if it does, the Applicant shall promptly pay the City's full cost thereof.

5. Approval of this Permit constitutes approval of the proposed project only to the extent that it complies with the City’s Development Code and any other applicable zoning regulations. Approval does not include any action or findings as to compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.

6. Failure to abide by and faithfully comply with any and all conditions of approval shall constitute grounds for revocation of this Permit by the Laguna Hills Planning Agency.

7. The Applicant shall agree in writing to these conditions of approval within 30 days of the Planning Agency’s approval.

8. The conditions of project approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and/or exactions. The Applicant is hereby notified that the 90-day protest period in which the Applicant may protest the fees, dedications, reservation, or exactions imposed on this project through the Conditions of Approval, commencing from the date of approval of the project, has begun.

9. Pursuant to City Council Resolution No. 2017-07-11-2, the Applicant shall reimburse the City for any outstanding staff time spent on the processing of this Permit within 60 days of the Planning Agency’s approval.

10. This Permit shall expire and be of no further force or effect if the Permit is not implemented within two years from September 23, 2025.

11. Within 48 hours from project approval, the Applicant shall submit to the City a check in the amount of $50.00, made payable to the Orange County Clerk-Recorder, for filing the Notice of Exemption.

Permitting

12. The Applicant shall be responsible for ensuring applicable building permits are obtained, as required by the 2022 California Building Code, prior to commencement of any work for which a permit is required.

13. All construction shall comply with 2022 California Building, Plumbing, Mechanical, Electrical, Green, and Energy Codes with regard to the applicable occupancy group if applicable. Any work being done will require a full set of plans prepared by a licensed architect/engineer.

14. At the time of document submittal for permit issuance, the Applicant shall demonstrate compliance with California Disabled Accessibility requirements, as required by Chapter 11 of the California Building Code if applicable.

15. The Applicant shall comply with all general construction water quality requirements, as required by the LHMC 5-36.

16. The Applicant shall submit Construction and Demolition Waste Recycling Program paperwork if applicable, prior to issuance of permits, as required by Laguna Hills Municipal Code Chapter 5-48 and to comply with mandates of CalRecycle.

17. All documents required for permit issuance shall be accurately labeled and reflect all work, as required by Title 10 of the LHMC and the Building Code of the City of Laguna Hills.

18. The Applicant shall comply with all development standards, as required by LHMC 9-12.

19. The Applicant shall comply with all development standards, as required by LHMC 9-70.

20. The Applicant shall comply with all property maintenance standards, as required by LHMC 9-74.

PASSED, APPROVED AND ADOPTED this 23RD day of September 2025.

_____
JOSH SWEENEY, CHAIR

ATTEST:

_____
JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. PA2025-X-X-X adopted by the Planning Agency of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 23rd day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

_____
JENNIFER LEE, CITY CLERK

26052 SPUR BRANCH

26052 SPUR BRANCH LANE
LAGUNA HILLS, CA 92653

LEGAL DESCRIPTION:

SCOPE OF WORK:	REMODELING AND 1270 SQ.FT. ADDITION TO AN EXISTING HOUSE NEW STRUCTURE: 1200 SQ.FT. ADU AND 1153 SQ.FT BARN
SITE ADDRESS:	26052 SPUR BRANCH LANE LAGUNA HILLS , CA 92653
LOT AREA:	51405 SQ.FT
TRACT .no:	9293
LOT :	LOT 134
ZONING:	R-1
OCCUPANCY:	R3 / U
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	NONE

NOTE :

PROJECT DIRECTORY

OWNER: Mr. MAHYAR HASANI
TEL: (949) 942-4440
mahyar_ha22@yahoo.com

DESIGNER: CARPIRA DESIGN GROUP
TEL: (310) 795-4009
SAMCARPIRA@GMAIL.COM
WWW.CARPIRA.COM

STRUCTURAL ENGINEERING: FYP CONSULTING GROUP
32651 RACHEL CIRCLE,
DANA POINT CA 92629
TEL: (949) 357-5907
EMAIL: FYPCONSULTING24@GMAIL.COM

LANDSCAPE DESIGNER: NANCY FOADI
TEL: (310)383-3026
NANCYZLANDSCAPEDESIGN@GMAIL.COM

CIVIL:

TITLE 24: MR.VIRANCHI
714-888-4736
VIRANCHI@GETTITLE24.COM
WWW.GETTITLE24.COM

SURVAY ENGENIER : FARID DADASHI

VICINITY MAP

CODES:

- ALL WORK SHALL CONFORM TO THE 2020 LABC, LARC,CMC, CPC AND CEC AS AMENDED BY CITY ORDINANCE AND THE 2020 TITLE 24 ENERGY REGULATIONS.
- DESIGN SHALL COMPLY WITH THE 2023 CBC, CMC, CPC, CRC AND CEC AS AMENDED BY CITY ORDINANCE AND THE 2020 TITLE 24 ENERGY REGULATIONS.

SHEET INDEX

GENERAL:			ARCHITECTURAL:			STRUCTURE:	TITLE 24:
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2	G-002	GENERAL NOTE	2	A-100	FLOOR EXISTING PLAN		
3	G-003	GENERAL NOTE	3	A-101	ROOF EXISTING PLAN		
4	G-004	CAL. GREEN NOTES	4	A-102	EXISTING ELEVATIONS		
			5	A-103	FLOOR DEMOLITION PLAN		CIVIL
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			8	A-106	ELEVATION 1&2		
			9	A-107	ELEVATION 3&4		
			10	A-108	FIRST FLOOR CEILING PALN		
			11	A-109	ADU FLOOR CEILING PALN		LANDSCAPE:
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			20	A-118	SECTION C		
			21	A-119	DOOR & WINDOW SCHEDULE		

CARPIRA DESIGN GROUP COMPANY

ARCHITECTURAL DESIGNERS:
CARPIRA DESIGN GROUP
TEL: (310) 795-4009
SAMCARPIRA@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
LIC. NO 357042
EXPIRES 09-30-2025
CIVIL
STATE OF CALIFORNIA

OWNER :

PROJECT ADDRESS:
26052 SPUR BRANCH LANE
LAGUNA HILLS, CA 92653

DESCRIPTION :
DATE: 01/01/2025
DATE: 01/08/2025

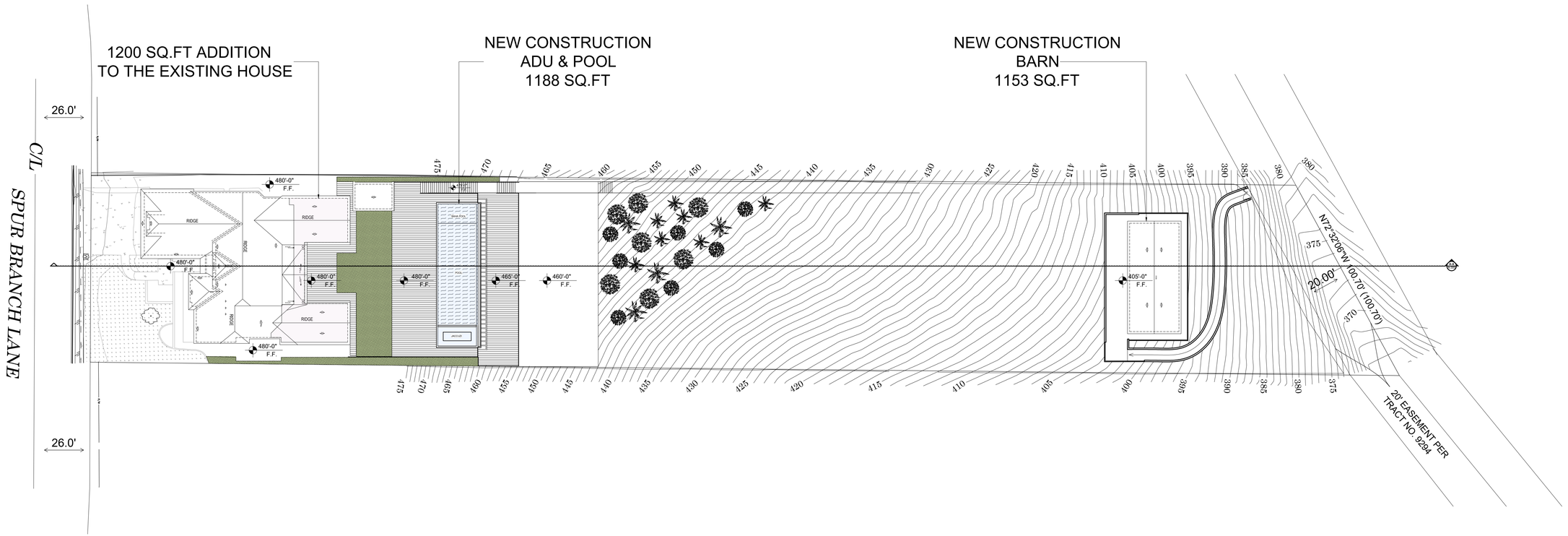
TITLE: COVER SHEET

SCALE:

PAGE NO.:

G-001

ARCHITECTURAL SHEETS



CARPIRA DESIGN GROUP COMPANY

ARCHITECTURAL DESIGNERS:

CARPIRA DESIGN GROUP
TEL: (310) 795-4009
SAMCARPIRA@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
SAM CARPIRA
NO 357042
EXPIRES
09-30-2025
CIVIL
STATE OF CALIFORNIA

OWNER :

PROJECT ADDRESS:

26052 SPUR BRANCH LANE
LAGUNA HILLS, CA 92653

DESCRIPTION :

DATE: 01/01/2025

DATE: 01/08/2025

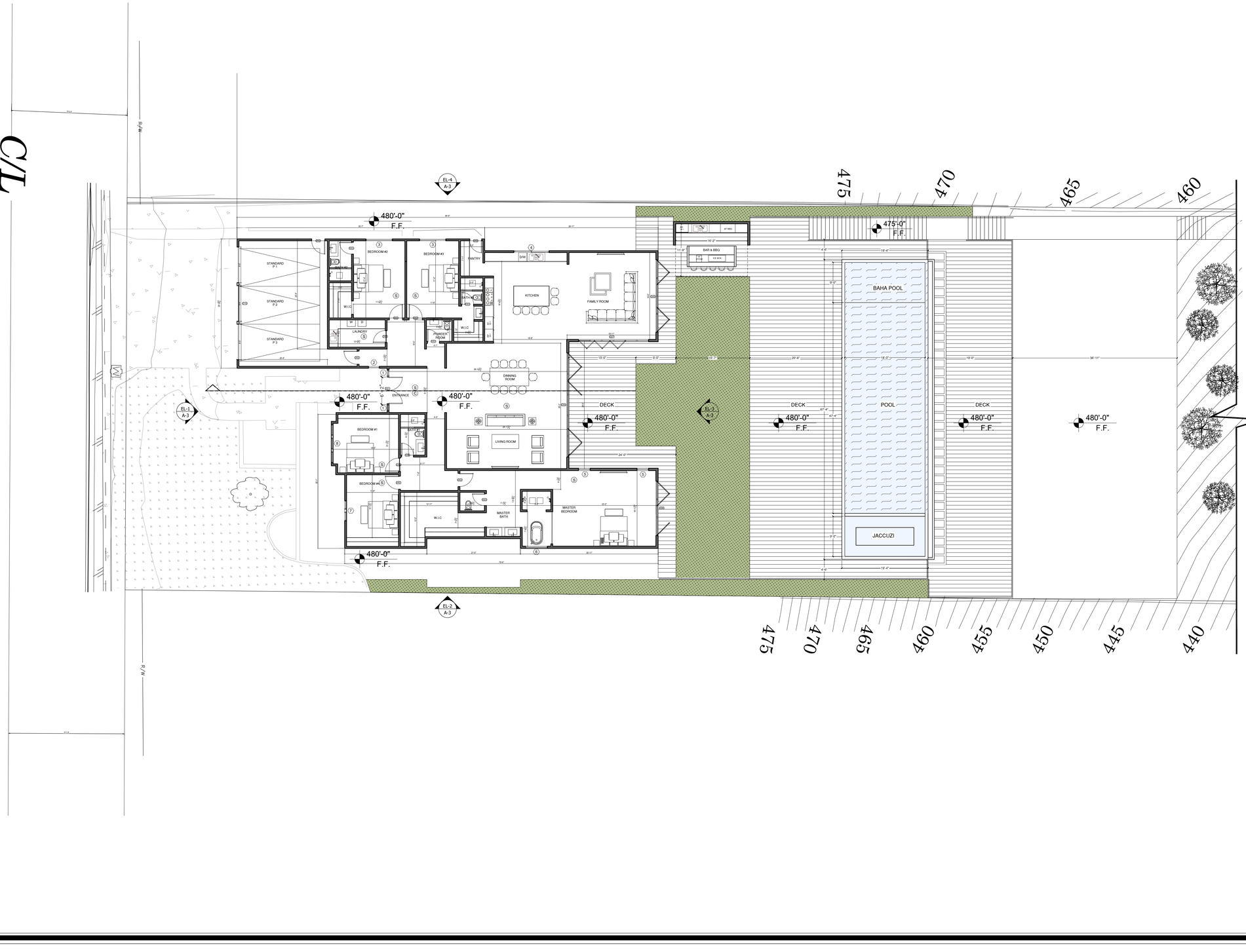
TITLE **SITE PLAN**

SCALE

PAGE NO.:

A-001

ARCHITECTURAL SHEETS



1. COUNTERTOP- SEE INTERIOR ELEVATION FOR ADD'L INFO.
2. CABINETRY PER CABINETRY CONSULTANT - SEE INTERIOR ELEVATION FOR ADD'L INFO.
3. 36" CLEAR REFRIGERATOR SPACE. PLUMB FOR WATER SUPPLY. VERIFY WIDTH AND DEPTH IF BUILT-IN REFRIGERATOR.
4. 48" COOKTOP AND METAL EXHAUST HOOD ABV. W/ LIGHT AND FAN. (MIN. 100 C.F.M., MAX. 3 SONE, AND VENTED TO OUTSIDE AIR).
5. 24" BUILT-IN OVEN / MICROWAVE COMBINATION.
6. DISHWASHER- "SCHEDULE/OWNER"
7. MIN 47"-50" AFF.
8. PRE-CAST SHOWER PAN. SEE PLAN FOR SIZE. TILE TO 72" ABOVE DRAIN U.N.O.
9. 60" X 42" OVAL TUB WITH TILE WAINSCOT. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL SPA / HYDROMASSAGE BATHTUBS. VERIFY SIZE AND LOCATION OF ACCESS PANEL.
10. TEMPERED GLASS SHOWER ENCLOSURE PER C.R.C R308.1. SHOWER DOOR TO BE A MIN. 22" CLEAR.
11. SHOWER SEAT. SEE PLAN FOR HEIGHT.
12. 42" HIGH GUARD PER C.R.C. R312.1.
13. 34"-38" HIGH HANDRAIL ABOVE NOSING PER C.R.C. R311.7.8.1.
14. 2X6 STUD WALL.
15. FLAT SOFFIT. SEE PLAN FOR HEIGHT OR DETAIL.
16. DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES. C.R.C. R302.5.1.
17. PROVIDE SMITTY FAN WITH DRAIN BENEATH WASHER.
18. PROVIDE WATER AND WASTE FOR WASHER.
19. DRYER VENT (MAX. 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS) PER C.M.C. 504.4.
20. LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF GUARDS SHALL NOT BE LESS THAN 42" IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER C.R.C. R312.1.
21. DECORATIVE ELECTRICAL FIREPLACE.
22. LINE OF FLOOR ABOVE.
23. LOCATION OF WATER CLOSET AT FLOOR ABOVE.
24. SHELF, SEE PLAN FOR HEIGHT.
25. 6"X6" EXPOSED WOOD POST.
26. WATER HEATER 'S' VENT TO OUT SIDE.
27. TANK-LESS WATER HEATER, PROVIDE FUEL GAS INSTALL AND VENT PER MFR.

INDICATES NEW INTERIOR DEMISING STUD WALL. 2X 4STUDS @ " 16O.C ,W "1/2 GYP .BD & ,ACOUSTICAL INSULATION .FASTEN TO SLAB @ "32O.C ,FINISH EA .SIDE , TAPE ,SAND ,TEXTURE &PAINT ,

INDICATES WALLS REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE OF WALL FOR OCCUPANCY SEPARATION PER C,R,C, TABLE R302.6.

INDICATES 1HOUR FIRE RESRITIVE WALL ASSEMBLY AT WALLS LESS THAN "5"SPROM PROPERTY LINE PER C,R,C ,TABLE R) ,.2 (302.1SEE DETAIL (S) :

CONCRETE WALL SEE STRUCTURAL PLANS FOR MORE INFORMATION.

INDICATES) 1 (LAYER MIN "1/2 ,GYPSUM BOARD AT CEILING WHEN ATTIC OCCURS ABOVE GARAGE .INDICATES) 1 (LAYER "5/8TYPE "X "GYPSUM BOARD AT CEILING WHEN HABITABLE ROOMS OCCUR ABOVE GARAGE ,C,R,C , TABLE R,302,6

INDICATES EXTENT OF COFFERED CEILING. SEE PLAN FOR HEIGHT (S) : .

1 KEYNOTE

A WINDOW SYMBOL

D01 DOOR SYMBOL

x CEILING/FINISH SYMBOL

S SMOKE DETECTORS ARE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE AllTHE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

C COMBINED CARBON MONOXIDE. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELUNG UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS (R315)

A. ALL INERIOR DOORS TO BE HOLLOW CORE 1 3/8" THICK U.N.O., (SEE PLAN FOR SIZE). AT DOUBLE INTERIOR DOOR CONDITIONS PROVIDE DEADBOLT AT TOP OF INACTIVE DOOR.
B. ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/4" THICK EXTERIOR GRADE. (SEE PLAN FOR SIZE).
C. ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR SIZE). AT DOUBLE ENTRY DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
D. ALL EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THICK. (SEE PLAN FOR FOR SIZE). AT DOUBLE FRENCH DOORS PROVIDE DEADBOLT AT TOP AND BOTTOM OF INACTIVE DOOR.
E. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT ALL ESCAPE OR RESCUE WINDOWS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" AND THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" ABOVE THE FLOOR (C.R.C. R310.1). WINDOWS NOT MEETING THESE REQUIREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
F. THE LOWEST PART OF THE CLEAR OPENING OF OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE FINISH GRADE OR SURFACE BELOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISH FLOOR. WHEN OPERABLE SECTIONS OF THESE WINDOWS ARE LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR THE OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE. (C.R.C. R312.2.1.)
G. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D.
H. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
I. IRRIGATION CONTROLLER HAVE BE EITHER WEATHER OR SOIL BASED UNDER ANY OF THE FOLLOWING CONDITIONS.
J. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVER CURRENT PROTECTIVE DEVICE.
K. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAP ABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CABLE.
L. ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, HEATING, PLASTIC, COOLING OR SHEET AND METAL VENTILATING UNTIL THE EQUIPMENT.
M. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS, SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3.
N. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCE OF MOISTURE.
O. FROM GRN15 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
P. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDE NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABILE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.

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REGISTERED PROFESSIONAL ENGINEER
SAMUEL CARPIRA
No. NO 35704
EXPIRES
09-30-2025
CIVIL
STATE OF CALIFORNIA

OWNER :

PROJECT ADDRESS:

26052 SPUR BRANCH LANE
LAGUNA HILLS, CA 92653

DESCRIPTION :

DATE: 01/01/2025

DATE: 01/08/2025

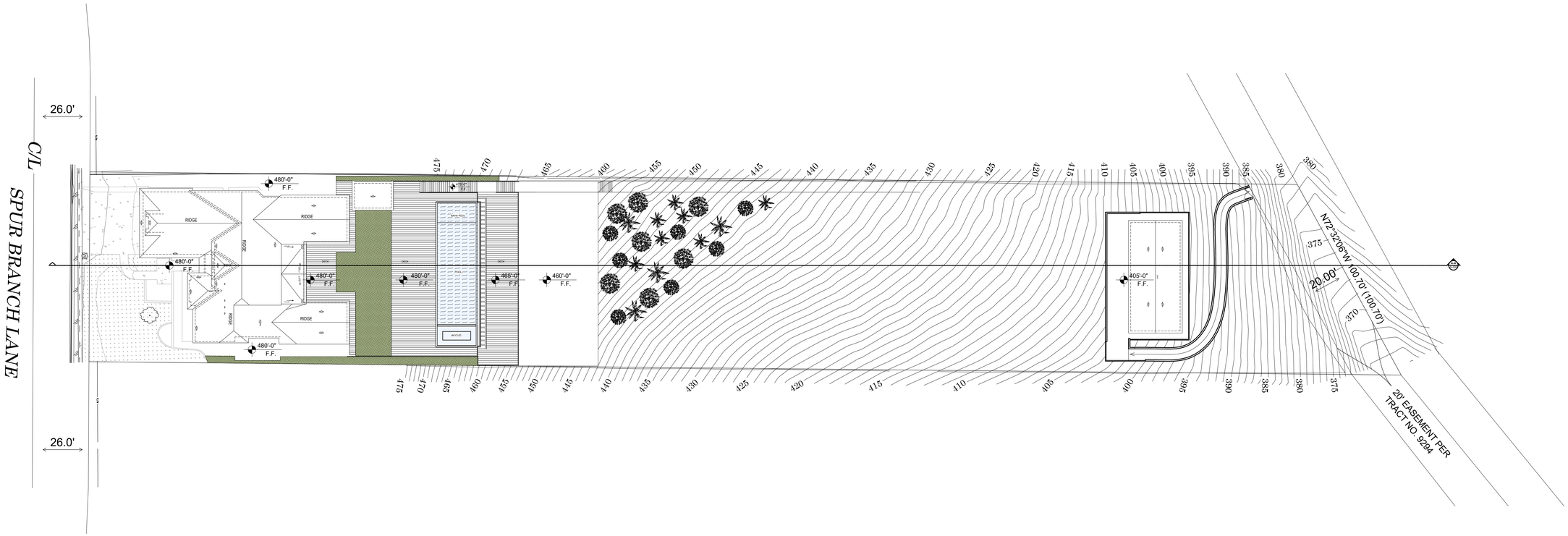
TITLE FLOOR PROPOSED PLAN

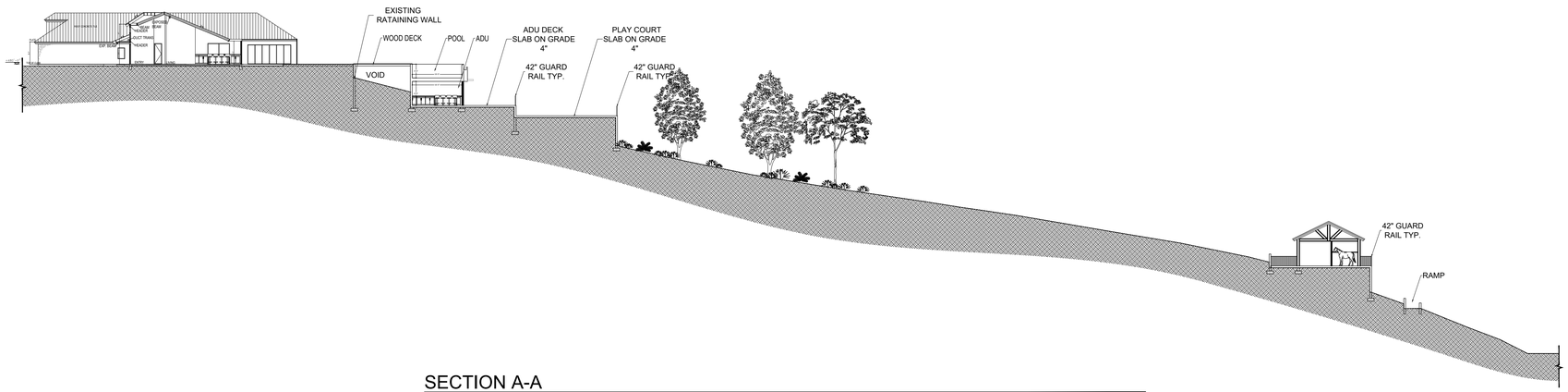
SCALE

PAGE NO.:

A-104

ARCHITECTURAL SHEETS





SECTION A-A

SCALE: 3/16"=1'-0"

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DESCRIPTION :

DATE: 01/01/2025

DATE: 01/08/2025

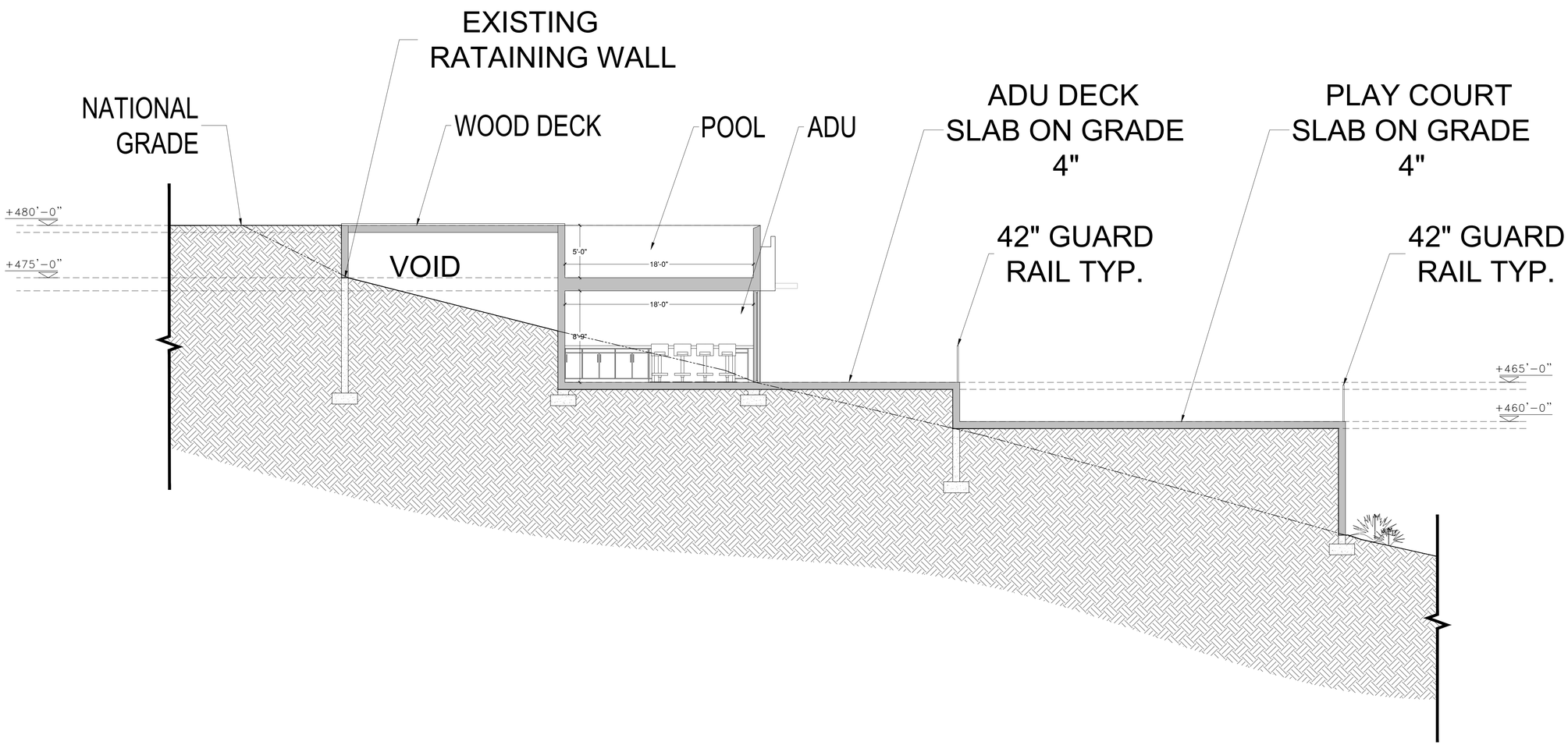
TITLE **SECTION A-A**

SCALE

PAGE NO.:

A-110

ARCHITECTURAL SHEETS



SECTION C-C

SCALE: 3/16"=1'-0"

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DESCRIPTION :

DATE: 01/01/2025
DATE: 01/08/2025

TITLE **ADU SECTION C-C**

SCALE

PAGE NO.:

A-118

ARCHITECTURAL SHEETS

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Chair and Agency Members
From: Jennifer Lowe, Community Development Director
Issue: Site Development Permit (SDP)/Parking Use Permit (PUP) No. USE-0147-2023, a Request by Nick Buchanan, on Behalf of La Paz Village Investors, LLC, for Approval of a 180-Unit Senior Living Development With a 253-Stall Parking Structure on an Approximately 2.55 Gross Acre Parcel Located at 25254 and 25260 La Paz Road (APN No. 620-211-17) Within the La Paz Village Center, Generally Located at 25250 – 25260, 25732, 25758 La Paz Road.

Recommendation: That the Planning Agency:

1. Conduct a public hearing;

2. Find and determine that the proposed project is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66; and

3. Adopt a Resolution entitled: "A Resolution of the Planning Agency of the City of Laguna Hills, California, Approving Site Development Permit / Parking Use Permit No. USE-0147-2023, a request by Nick Buchanan, on behalf of La Paz Village Investors, LLC, to develop a 180-unit residential senior apartment project with eighteen units reserved for very low-income households on a parcel located at 25254 and 25260 La Paz Road within the La Paz Village Center."

Background:

La Paz Village Investors, LLC ("Owner" or "Applicant") proposes to redevelop a parcel within the La Paz Village ("Center") with a six-story, 61'-4" tall, age-restricted residential

apartment project containing 180 residential apartment units and associated structured parking.

The Center is an approximately 3.75-acre commercial retail center located on the southwest corner of La Paz Road and McIntyre Street. Originally known as the Mission Hills Plaza, the Center was approved by the County of Orange and constructed in the mid-1970s. Currently, the Center is comprised of four buildings on three parcels:

- 25250 La Paz Road – Approximately 6,120-square foot multi-tenant building; currently occupied by Ironwood restaurant and two vacant tenant spaces.
- 25252 La Paz Road – Approximately 1,300-square foot drive-through building; currently Better Buzz Coffee.
- 25254 La Paz Road – Approximately 7,000 square-foot restaurant building; currently Villa Roma Market & Restaurant.
- 25260 La Paz Road – Approximately 28,780-square foot, two-story multi-tenant building; current tenants include Heidelberg Pastry Shop, fitness studios, medical office, etc.

All three parcels within the Center are currently owned by the Applicant.

Northwest of the Center is an adjacent parcel of land that is occupied by a 7-Eleven convenience store (25758 La Paz Road) and Laguna Salon & Nails Spa (25732 La Paz Road). The parcel is owned by the Applicant but not considered a part of the La Paz Village commercial center; however, the Center shares a driveway access with the property. To the west is another adjacent parcel with an office building (25552 La Paz Road) that is currently owned and occupied by the Orange County Realtors. This property is not a part of the commercial center but also shares an access driveway with the Center.

To the east of the Center, across McIntyre Street, is an existing commercial retail center, Courtyard at La Paz. To the north, across La Paz Road, are existing single-family homes. To the west of the Center is the Orange County Realtors property; and across MacKenzie Street are existing single-family homes. Christ Community Church of Laguna Hills and two existing single-family homes on Sycamore Lane are adjacent properties to the south of the Center.

The Center and Project site have a General Plan Land Use Designation of Community Commercial and a zoning designation of Community Commercial (CC), neither of which permit residential uses. The proposed Project is inconsistent with the Community Commercial General Plan Land Use Designation and certain use and development

standards applicable to property with the Community Commercial zoning designation, including maximum floor area ratio, maximum building height, and maximum lot coverage. However, the Applicant contends the proposed Project constitutes a "Builder's Remedy" project, and that State law prevents the City from disapproving the Project on the basis that it is inconsistent with the City's General Plan and zoning or imposing conditions on the Project that would make it infeasible.

Senate Bill 330/Builder's Remedy/Assembly Bill 130

On December 14, 2022, La Paz Village Investors, LLC submitted a "preliminary application" to the City pursuant to Government Code Section 65941.1 for a senior housing development of 190 age-restricted multiple-family residential units that included 152 market rate units and 38 low-income residential units. Government Code Section 65941.1 was added pursuant to the "Housing Crisis Act" of 2019 (or "SB 330"), the provisions of which vest the status of any City requirements for a project on the date of that preliminary application.

On June 12, 2023, the Applicant submitted a formal application to the City for the proposed La Paz Village Senior Living Project ("Project"). The Project was revised from the preliminary application to 180 age-restricted multiple-family residential units within a six-story building and 250 spaces within a parking structure. The parking structure is located under the residential building and includes one level of subterranean parking. Of the proposed 180 senior apartment units, 36 (or 20 percent) of them were initially proposed to be reserved for low-income tenants. The Applicant subsequently revised the Project application to instead reserve 18 (or 10 percent) of the 180 units for very low-income tenants.

SB 330 also changed the law to enhance the availability and encourage the use of something that is now called the "Builder's Remedy." The Builder's Remedy, as adopted and amended through the years, is now a method for a developer to circumvent applicable general plan and zoning limitations for a proposed housing project containing a specified percentage of affordable units if a city's Housing Element was not "substantially compliant" with state law prior to the date of the SB 330 preliminary application. Both the Applicant's preliminary application and formal application assert that the Project is a "Builder's Remedy" project.

Residential use is inconsistent with both the City's General Plan land use designation and zoning for the Project site. In its submission to the City, the Applicant asserted that the Project is a housing development for very-low, low-, or moderate-income households within the meaning of Housing Accountability Act ("HAA"), Government

Code Section 65589.5, in that the Project includes affordable housing units. Further, the Applicant did not request approval of any legislative action, and asserted that the City cannot make the finding required pursuant to paragraph (5) of subdivision (d) of Government Code section 65589.5 to disapprove the Project on the basis that the Project is inconsistent with both the City's zoning ordinance and General Plan land use designation because the City did not have a substantially compliant Housing Element when the preliminary application for the Project was submitted in December 2022.

In order to understand the particular issue of whether the City had a substantially compliant Housing Element by the relevant deadline, and to evaluate more generally the Applicant's claim that it is entitled to a "Builder's Remedy" under the Housing Accountability Act, some history of the Project is required.

The "Builder's Remedy" is a provision of the Housing Accountability Act (Government Code Section 65589.5) that prohibits a city from disapproving a proposed housing project, or conditioning the project in a manner that makes it infeasible for affordable housing, on the basis that the project is inconsistent with the City's zoning ordinance or General Plan land use designation if (i) the City's Housing Element was not "substantially compliant" with state law prior to the date of the SB 330 preliminary application, and (ii) the development includes a specified percentage of units set aside for very low, low-, or moderate-income households (Government Code Section 65589.5(d)(5)).

The City Council initially adopted an updated Housing Element on June 28, 2022, which is before the Applicant filed its preliminary application. In its SB 330 application, the Applicant did not request approval of any legislative action and asserted that the project is a "Builder's Remedy" project and the City cannot make the finding required pursuant to paragraph (5) of subdivision (d) of Government Code section 65589.5 to disapprove the Project on the basis that the Project is inconsistent with both the City's zoning ordinance and General Plan land use designation because the City did not have a substantially compliant Housing Element when the preliminary application for the Project was submitted in December 2022.

On May 23, 2024, California Department of Housing & Community Development ("HCD") in a letter stated that the City (as of that date) did possess a substantially compliant Housing Element; however, the City has declared in several official statements that it believed almost two years prior to that date that its June 2022 Housing Element was in substantial compliance, and, in May 2023, HCD stated that but for the "required" rezoning the City's Housing Element substantially complied with the Housing Element law.

In late 2024, the Legislature adopted, and the Governor signed, AB 1886, adding Government Code Section 65589.55 and 65585.03, effective January 1, 2025.

Section 65589.55 states, in pertinent part:

> "For purposes of a local agency's approval, conditional approval, or disapproval of a housing development project pursuant to subdivision (d) of Section 65589.5, a housing element or amendment shall be considered in substantial compliance with [State Housing Element Law] only if the element or amendment was in substantial compliance, as determined by [HCD] or a court of competent jurisdiction, when a preliminary application. . .was submitted."

Section 65583.03 states:

> "A housing element or amendment shall be considered to be in substantial compliance with [State Housing Element Law] when the local agency adopts the housing element or amendment for the current planning period in accordance with Section 65585 and either of the following apply:
>
> (a) The department finds that the adopted housing element or amendment is in substantial compliance with this article and the department's compliance findings have not been superseded by subsequent contrary findings by the department or by a decision of a court of competent jurisdiction.
>
> (b) A court of competent jurisdiction determines that the adopted housing element or amendment substantially complies with this article and the court's decision has not been overturned or superseded by a subsequent court decision or by statute."

Through AB 1886, the Legislature gave to HCD the authority to determine whether a Housing Element is compliant with State Housing Law or not and to limit the ability of a city to contend otherwise when it comes to "Builder's Remedy Projects." No appellate court has yet interpreted these provisions, determined whether they apply retroactively to a previously adopted housing element amendment vis-à-vis a "Builder's Remedy" application filed before they were enacted, or evaluated their constitutionality.

In the same vein, there exists a concurrent rezoning requirement under Section 65588, subd. (e)(4)(C). That statute states, as follows:

> (e) Each city, county, and city and county shall revise its housing element according to the following schedule: . . . (C) (i) For the adoption of the sixth revision [for this RHNA cycle, 2021-2029], a local government that does not adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the applicable deadline described in subparagraph (A) or (C) of paragraph (3) shall comply with subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 and subdivision (c) of Section 65583.2 [requiring rezoning] within one year of the statutory deadline to revise the housing element.

The City completed its mandatory rezoning in April 2024. Under Section 65588, subd. (e)(4)(c)(iii), and as affirmed in the La Cañada litigation in Los Angeles County Superior Court, the City therefore did not have a "substantially compliant" Housing Element (as defined by AB 1886) until April 2024. Indeed, shortly thereafter on May 23, 2024, HCD sent a letter to the City declaring the Housing Element and the Rezoning Ordinance to be in compliance with state law.

On June 30, 2025, the Legislature adopted, and the Governor signed, AB 130 and SB 131, which were Budget trailer bills that took effect immediately. These two bills made substantial changes to the California Environmental Quality Act ("CEQA") and the Permit Streamlining Act procedures, which further significantly limit the ability of cities to evaluate and disapprove higher density housing development projects.

AB 130 created a new statutory CEQA exemption for infill housing development projects meeting specified criteria (Public Resources Code Section 21080.66) and which have undergone a consultation process with culturally affiliated California Native American tribes. This new CEQA exemption expressly applies to "Builder's Remedy" projects located on infill sites of five acres or less, having a density of 15 dwelling units or more, and meeting specified site criteria. Invocation of AB 130 generally requires the Project to be consistent with applicable general plan and zoning ordinances. However, pursuant to AB 1893 (effective January 1, 2025), if a project is a "Builder's Remedy" Project, a city's general plan and zoning ordinances (that would affect the density, height, and other aspects of the project) are not applicable, and thus the project is by law "consistent" for purposes of AB 130 and this particular exemption from CEQA.

The Applicant notified the City on July 15, 2025, that it was invoking the new CEQA exemption in AB 130. The statute requires an expedited tribal consultation process to be completed; but, in this case, the City was in the process of preparing an initial study / mitigated negative declaration for the Project under CEQA and had already completed consultation with affected Native American tribes pursuant to AB 52.

AB 130 also amended certain provisions in the Permit Streamlining Act to require expedited review of housing development projects to which the new CEQA infill exemption applies. Importantly, Government Code Section 65950 was amended to require a lead agency for a development project (in this case the City) to either approve or disapprove a project that is exempt from CEQA under Public Resources Code Section 21080.66 within 30 days of completion of tribal consultation. Since tribal consultation for the Project had already been completed per the AB 52 process, 30 days from the date the Applicant invoked AB 130 would have been August 14, 2025; however, the City and Applicant agreed through counsel to notice a public hearing for September 23, 2025, and to notify the affected tribes and give them an opportunity to request further consultation.

A chronology of key events pertaining to this Project and supporting Staff's recommendation of approval are summarized in Attachment 2.

Authority:

The Development Code (commonly cited as the "Zoning Code" or the "Code") is codified as Title 9 of the Laguna Hills Municipal Code ("LHMC") and provides specific rules and standards for property use and development within the City of Laguna Hills. Chapter 9-92 of the Code outlines the process the City must ordinarily follow in reviewing new development projects. Pursuant to Chapter 9-92, approval of the proposed Site Development Permit and Parking Use Permit requires Planning Agency approval. Chapter 9-92 also sets forth specific findings that ordinarily must be made in order to approve a Site Development Permit and/or Parking Use Permit. However, for housing development projects, State law (specifically, the Housing Accountability Act) preempts the procedures and findings set forth in the Development Code.

Subdivision (j)(1) of Government Code Section 65589.5 states:

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

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

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

The Housing Accountability Act further limits local agencies' ability to disapprove housing development projects including a specified proportion of affordable units, including "Builder's Remedy" projects. Subdivision (d) of Government Code states, in pertinent part:

(d) For a housing development project for very low, low-, or moderate-income households, or an emergency shelter, a local agency shall not disapprove the housing development project or emergency shelter, or condition approval in a manner that renders the housing development project or emergency shelter infeasible, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:
. . .
(5) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction had adopted a revised housing element that was in substantial compliance with this article, and the housing development project or emergency shelter was inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan. . . .

With respect to "Builder's Remedy" projects, subdivision (f)(6)(D) of Government Code Section 65589.5 further provides as follows with respect to "Builder's Remedy" projects:

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

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

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

If a court finds a violation of the Housing Accountability Act, then the Court under that same statute has an ability to impose liability on an offending agency or city (depending on the facts of the case) for fines, penalties, sanctions, and the attorney's fees and costs incurred by the applicant and any other entity given standing under the Housing Accountability Act to sue for a violation of that statute.

Staff has prepared a proposed Resolution for conditional approval of the Project in accordance with the provisions of State law cited above for the Planning Agency's consideration (Attachment 1).

Proposal & Analysis:

Overview

The Applicant requests approval of a Site Development Permit for the La Paz Village Senior Living Community, which consists of 180 age-restricted residential units within an approximately 208,555-square-foot, six-story building on a 2.5-acre parcel. The proposed density for the site is 72 dwelling units per acre. The Project also includes a Parking Use Permit for the two-level, partially subterranean parking structure (Attachment 3).

The Project includes the demolition of two buildings within the La Paz Village: the two-story multi-tenant building (25260 La Paz Road) and the Villa Roma Market & Restaurant (25254 La Paz Road). Shared driveways and 164 parking stalls will also be demolished to accommodate the Project. No changes are proposed to the buildings and parking lots at 25250 and 25252 La Paz Road (tenants: Ironwood and Better Buzz Coffee, respectively). The proposed Project results in a reduction in the Center's total commercial/retail space, from approximately 43,200 to 7,420 square feet.

A summary of the proposed residential units is as follows (Attachment 3, Sheet A-01):

- 16 Studio units; 390 square feet per unit
- 93 One-bedroom/One-bathroom units; ranging 519 – 800 square feet per unit
- 71 Two-bedroom/Two-bathroom units; ranging 888 – 1,040 square feet per unit
- Community activity areas, including theater, gym, pool, and medical/salon space
- Commercial kitchen and laundry facilities

Site Design/Circulation

There are currently five unsignalized vehicular access points/driveways for the Center, all of which will be maintained as access to the proposed Project. The access points include two direct driveways located on McIntrye Street, one direct driveway on La Paz Road, one shared driveway on La Paz Road, and one shared driveway on MacKenzie Street (Attachment 3, Sheet C-1). Accessing the Project using the shared driveway on La Paz Road involves navigating an approximately 15-foot-wide alleyway adjacent to the Laguna Salon & Nails Spa building. From MacKenzie Street, vehicle access occurs through the shared driveway requires passing over both the Christ Community Church and Orange County Realtors properties. The existing McIntyre Street driveway and drive aisle along the southern property line is currently designed for one-way traffic and an 'exit only' access point. The proposed Project will redesign the driveway to accommodate two-way traffic and provide the required fire lane access for the building.

The intended primary entrances to the building are from the La Paz Road and McIntyre Street driveway entrances. Within the existing parking lot, the Project incorporates a roundabout situated at the intersection where drive aisles from the two driveways (La Paz Road and McIntyre Street) meet. Additionally, the roundabout facilitates access to the residential building lobby and upper level of the parking structure. A proposed 33-foot-wide shared drive aisle is proposed between Orange County Realtors property and the proposed Project. This drive aisle is designed to maintain the existing angled parking for the Realtors property, satisfy Orange County Fire Authority requirements for a fire access lane, and provide access to the upper level of the proposed parking structure through a gated entrance. Access to the lower level of the parking structure will also be through a gated ramp along this drive aisle.

The design of the proposed Project includes a one-way drive aisle to access the Better Buzz Coffee site from the La Paz Road driveway. The width of this drive aisle is currently 10 feet and does not meet Laguna Hills Municipal Code standards, which requires a 14-foot width for one-way drive aisles for public health and safety purposes. Condition of Approval No. 56 has been included to require that improvements be made

to the parking lot on the Better Buzz Coffee parcel to ensure this one-way drive aisle is 14' in width or variance approval obtained.

The trash enclosure for the building is located on the upper floor of the parking structure near the western gated entrance. The building includes two trash chutes on the residential levels to route waste down into a trash room, which is designed to accommodate eight bins. An access door and staging area is located along the western driveway that will accommodate trash/recycling services. CR&R Incorporated, the City's contracted trash and recycling services provider, has confirmed that the proposed trash enclosure design will be able to accommodate adequate service.

The property is encumbered by multiple existing easements involving ingress/egress, vehicular and pedestrian access, and water/power transmission. The Applicant will be required to remove or modify any easements that are in conflict with the proposed Project prior to issuance of any building permits (Condition of Approval No. 23)

Parking

A total of 253 parking stalls are proposed within the two-level parking structure (Attachment 3, Sheet C-5). The upper level consists of 61 residential parking stalls, 13 guest stalls, and 27 unassigned stalls. The seven ADA-accessible stalls are located on the upper level. The lower level consists of 152 residential parking stalls. In total, 213 residential stalls, 13 guest stalls, and 27 unassigned stalls are provided. Two elevators and stairwells provide access from the basement parking level to the upper/lobby level. Eleven bicycle parking spaces are also provided on the upper level of the structure. The proposed Project provides eighteen fewer parking spaces (253) than would otherwise be required for a "senior citizen housing complex" with 180 units per LHMC Table 9.44.A (271); however, it is the applicant's contention that the number of parking spaces provided will be sufficient to serve the senior citizen residents expected to reside in the Project.

LHMC Section 9-44.110 (Parking structure design standards) requires a Parking Use Permit for parking structures and identifies parking structure design guidelines. The proposed Project complies with or will comply with most, but not all, of these guidelines. Although the Applicant has contended it is not required to obtain a Parking Use Permit because this is a "Builder's Remedy" project, Staff recommends the Planning Agency consider approving one along with the proposed Site Development Permit for the Project.

Traffic Impact Analysis

Generally, traffic impacts caused by a project are evaluated based upon vehicle trips generated by a project. Proposed projects that are projected to generate fewer vehicle trips than the existing condition are judged not to cause a significant impact on surrounding roadways. These vehicle trips are evaluated in terms of total overall number of trips, and trips that occur in the morning and afternoon/evening peak hour ("rush hour").

The proposed project proposes to demolish 28,780 square feet of retail space to create 180 senior housing dwelling units. There are two commonly accepted ways to determine trip generation statistics: (a) by direct observation of substantially similar project(s), or (b) through the use of the *Institute of Transportation Engineers' Trip Generation Manual*, which provides trip generation statistics based on reported observations of thousands of projects across the United States to the Institute of Transportation Engineers and then averaged and normalized against a metric, in this case, such as the number of senior dwelling units or the square footage of retail space (which is further subdivided by category – restaurant, dental office, general office, etc.). The applicant chose option (b). The City's environmental consultant, Dudek, reviewed the analysis, found it technically sound, and commented the existing shopping plaza had a vacant dental office, which in turn should provide a trip generation "credit" for the existing condition to the applicant.

As expected, the analysis conducted shows that the senior housing project (based upon 180 units) will generate fewer vehicle trips than the existing 28,780 square foot shopping plaza (assuming full occupancy) or the existing shopping plaza recognizing the vacant dental office (based on 28,780 square feet and subtracting 1,200 square feet for the vacant dental office). Generally, it is recognized that occupants of senior housing projects make fewer total trips and make fewer peak hour trips than the general residential population.

In particular, the analysis found the following based on information in the *Institute of Transportation Engineers' Trip Generation Manual*:

Analysis No. 1:

	Daily Net Trips	**AM Peak Hour Trips**	**PM Peak Hour Trips**
28,780 SF of Retail Square Footage to Be Demolished	1,410	61	171

180 Dwelling Units of Proposed Senior Housing to be Constructed	583	36	45
Net Difference	-827	-25	-126

Analysis No. 2:

	Daily Net Trips	**AM Peak Hour Trips**	**PM Peak Hour Trips**
27,243 SF of Retail Square Footage to Be Demolished (Credit for the 1,200 SF Vacant Dental Office)	1,335	58	162
180 Dwelling Units of Proposed Senior Housing to be Constructed	583	36	45
Net Difference	-752	-22	-117

Both analyses show that, regardless of the dental office square footage credited, the proposed project will result in a negative net trip generation, that is, fewer vehicle trips are projected to be on the surrounding roadways, which would reduce traffic on the surrounding roadways.

Architecture

According to the Applicant, the proposed building has been designed to reflect a Spanish Colonial-inspired architectural theme, and consistent with the City's California rancho heritage (Attachment 3, Sheets A-13 – A-22). The Project includes architectural elements that include soft-pitch concrete tile roofs and cream-colored stucco building finishes. The building façades also include strategically placed metal railings and wood trellises that are intended to add visual interest but also break up the massing of the building by adding shadow lines and dimension. Including slight fluctuations from the design of corner and tower treatment, the height of the building is approximately 61'-4". All rooftop mechanical equipment is proposed to be screened from public view.

The Applicant intends to submit a separate application at a later date to amend the Center's Master Sign Program ("MSP"). The MSP will incorporate the building identification signage, wayfinding and directional signs, and monument signage for the

proposed Project. Condition of Approval No. 19 requires that the Applicant submit an application for Master Sign Program Amendment for review and approval prior to the issuance of a Certificate of Use and Occupancy.

Landscaping/Lighting

The Project proposes a tree-lined entry corridor from McIntyre Street, shade trees with accent planting around the perimeter of the building, and revitalization of the existing landscaping along the McIntyre Street streetscape (Attachment 3, Sheet L-3). The existing retaining walls at the corners of the McIntyre Street entrance are proposed to be re-clad to complement the proposed building. Existing retaining walls and fences along McIntyre Street and along the southern property boundary shared with the church will remain. A new block wall is proposed along the southern property line shared with the abutting single-family homes (Attachment 3, Sheet L-6).

The proposed conceptual landscaping throughout the Project site consists of drought-tolerant (low- to medium-water use) plants (Attachment 3, Sheet L-10). Landscaping around the site primarily consists of various trees, shrubs, and groundcover, with limited turf areas. The proposed tree palette includes Date Palm, Mexican Fan Palm, Crape Myrtle, and Palo Verde. The shrub palette includes Agave, Bougainvillea, Fortnight Lily, and Blue Chopsticks, among others. Approximately a dozen trees, primarily located within the existing parking lot planters, are proposed to be removed to accommodate the Project's design.

The Project includes two enclosed community courtyards that are accessed from interior of the facility. The amenities within the primary courtyard, located on the second floor of the building, include a fireplace with lounge seating, shaded dining terrace, and swimming pool and spa with cabanas and chairs (Attachment 3, Sheet L-3). The secondary courtyard, located on the first floor, includes a walking path with benches.

Exterior lighting proposed throughout the Project site will use 16-foot tall single-arm light poles with fully shielded lamps in the driveway areas, wall-mounted sconces around the perimeter of the building, and a combination of wall-mounted sconces and bollards in the courtyard areas. The interior of the parking structure will be illuminated by ceiling-mounted LED lights (Attachment 3, Lighting Plan Sheets 1 - 13).

LHMC Section 9-40.170 (Lighting) requires that all "Exterior lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel and shall be directed downward and away from adjoining properties and public

rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use served. Security lighting shall be provided at all entrances/exits." The two proposed 16-foot-tall lampposts located along the southerly driveway of the Project site, adjacent to single-family homes, are identified on the plans as generating a lighting intensity of between 7.0 – 9.6 footcandles at the property line (Attachment 3, Lighting Plan Sheet 7). Based on their size, location, orientation, and light output, it appears that these lights will result in glare and light of unusual high intensity and brightness outside of the boundaries of the proposed Project site on or as viewed from the adjoining single-family homes. Recommended Conditions of Approval Nos. 17 and 18 require the Applicant to submit a lighting and photometric plan to the Community Development Director prior to the issuance of a building permit that ensure the requirements LHMC Section 9-40.170 will be met.

Age-Restriction/Affordability

The Project is an independent senior living facility restricted to residents age 55 and older. Independent living properties do not provide health care or assistance with activities of daily living such as medication, bathing, eating, dressing, toileting and more. The Project will not provide assisted living (help for daily tasks), memory care (for dementia), and/or skilled nursing (24/7 medical care). The Applicant has stated that this property is to be built and operated as an independent living building and will not operate as a congregate care facility or memory care facility. All units include kitchen facilities that will serve as permanent homes to residents. The senior living facility will provide additional amenities to enhance the quality of life of the residents, including a restaurant, programming for classes and activities, a hair salon, physiotherapy. and other services. In order to provide services beyond independent living, the Applicant is aware and has acknowledged that those uses fall under a separate zoning category and requires a license from the State.

Upon initial submittal of the SB 330/Builder's Remedy application, the Project cited that 20% of the residential units would be designated for low-income households. However, Assembly Bill 1893 (AB 1893), effective January 1, 2025, modified the affordability requirements for Builder's Remedy projects under the Housing Accountability Act. The bill lowered the minimum affordability threshold from 20% to as little as 7%, depending on the income level targeted (e.g., 13% for lower income, 10% for very low income, or 7% for extremely low income), while retaining the option for 100% moderate-income projects. On May 23, 2025, the Applicant provided written notification to City that the Project was revised to dedicate 10% of the 180 units to very low-income households. Condition of Approval No. 104 has been recommended to

require the Applicant to enter into an Affordable Housing Regulatory Agreement with the City ensuring a minimum of 18 units in the Project are set aside for rental to very low-income households at an affordable rent for 55 years.

Conclusion:

Given that (i) the City's Housing Element was not "substantially compliant" with State law prior to the date of the SB 330 preliminary application since it did not have the now-required HCD certification, (ii) the development includes Senior Housing and 10 percent Very Low Income Housing, and (iii) AB 130 has been properly invoked by the Applicant and the Project meets all the criteria imposed by that law and the Tribal Consultation process is complete, Staff recommends approval of SDP/PUP No. USE-0147-2023.

Public Notice:

The proposed project was advertised in an adjudicated newspaper of general circulation on September 11, 2025. In addition, 118 property owners within a 500-foot radius of the subject property and all current occupants/tenants of La Paz Village were mailed a public hearing notice. Any written comments received will be distributed at the public hearing held by the Planning Agency.

CEQA:

The Applicant contends that the proposed Project is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66 (AB 130). The City's Consultant, Dudek, evaluated the proposed Project and determined that, if the Project is deemed consistent with applicable general plan and zoning requirements because it is a "Builder's Remedy" project, then it satisfies the qualifying criteria set forth in Section 21080.66 (Attachment 4). Consistent with AB 130, Conditions of Approval have been included pertaining to monitoring of tribal cultural resources during construction and requiring identification and remediation of any hazardous substances located on the Project site.

Fiscal Impact:

City regulations require applicants for development projects to reimburse the City for the actual fees and costs incurred by the City in conjunction with the City's review, evaluation, and processing of land use applications and reviewing proposed projects pursuant to the provisions of the California Environmental Quality Act ("CEQA"). The

Applicant shall be responsible for payment of all applicable fees pertaining to development of the Project pursuant to the City's Comprehensive Fee Schedule.

Attachments:

1. Proposed Resolution of Approval
2. Chronology of Key Dates
3. Project Plan Set
4. AB 130 Infill Housing Exemption Checklist
5. Link to Project Documents

Attachment 1

Proposed Resolution of Approval

RESOLUTION NO. PA2025-X

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT / PARKING USE PERMIT NO. USE-0147-2023, A REQUEST BY NICK BUCHANAN, ON BEHALF OF LA PAZ VILLAGE INVESTORS, LLC, TO DEVELOP A 180-UNIT RESIDENTIAL SENIOR APARTMENT PROJECT WITH EIGHTEEN UNITS RESERVED FOR VERY LOW-INCOME HOUSEHOLDS ON A PARCEL LOCATED AT 25254 AND 25260 LA PAZ ROAD WITHIN THE LA PAZ VILLAGE CENTER

The Planning Agency of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, La Paz Village Investors, LLC (the “Applicant”) has requested approval to redevelop an existing approximately 2.554 gross / 2.438 net acre parcel located at 25254 and 25260 La Paz Road in the City of Laguna Hills and identified as Assessor’s Parcel No. 620-211-17 (the “Subject Property”), with an age-restricted residential apartment project containing 180 residential apartment units, consisting of 162 market-rate units and 18 units reserved for rental and occupancy by very low-income households, and associated structured parking (the “Project”); and

WHEREAS, the Subject Property is situated within the La Paz Village Center, generally located between Mackenzie Street and Mcintyre Street at 25250 to 25260 La Paz Road, and is adjacent to parcels sharing access with the Subject Property located at 25732 and 25758 La Paz Road; and

WHEREAS, on December 14, 2022, the Applicant submitted a “preliminary application” to the City pursuant to Government Code Section 65941.1 for a 190-unit age restricted senior housing project consisting of 152 market rate units and 38 low-income residential units and associated structured parking, 294,139 combined square footage of construction, and 273 parking spaces on the Subject Property; and

WHEREAS, on June 12, 2023, the Applicant submitted a land use application to the City for the Project, which the City ultimately determined to be complete in accordance with Government Code Sections 65941.1(e) and 65943 after the submittal of additional information, documentation, and revisions; and

WHEREAS, as revised, the final Project application is for a 180-unit age restricted senior housing project, consisting of 162 market-rate units and 18 very low-income units and associated structured parking, 306,686 combined square footage of construction, and 253 parking spaces; and

WHEREAS, on June 30, 2025, the Legislature adopted, and the Governor signed, Assembly Bill ("AB") 130, which was an urgency measure that took effect immediately; and

WHEREAS, amongst other changes, AB 130 added Section 21080.66 to the Public Resources Code, providing that infill housing development projects meetings specified criteria are exempt from review under the California Environmental Quality Act; and

WHEREAS, subdivision (b) of new Section 21080.66 of the Public Resources Code provides for local governments to offer and to engage in a process to consult with each California Native American tribe that is traditionally and culturally affiliated with the project site in order to identify whether a tribal cultural resource could be affected by the proposed project and to find measures that would avoid significant impacts to a tribal cultural resource; and

WHEREAS, the City previously consulted with those California Native American tribes that claimed to be traditionally and culturally affiliated with the proposed Project site for the purposes of identifying measures to avoid significant impacts to tribal cultural resources that could potentially be affected by the proposed Project and notified said tribes that the consultations had been concluded on or about May 12, 2025; and

WHEREAS, on July 15, 2025, the Applicant notified the City that the proposed Project is exempt from CEQA pursuant to Public Resources Code Section 21080.66; and

WHEREAS, the Project requires approval of a Site Development Permit and a Parking Use Permit; and

WHEREAS, the La Paz Village Shopping Center and the Senior Housing Site have a General Plan Land Use Designation of Community Commercial and a zoning designation of Community Commercial (CC); and

WHEREAS, the Project is inconsistent with the Community Commercial General Plan Land Use Designation and certain use and development standards applicable to property with the Community Commercial zoning designation; and

WHEREAS, Government Code Section 65589.5(d)(5), as amended effective January 1, 2025, states, in pertinent part:

> "For a housing development project for very low, low-, or moderate-income households, or an emergency shelter, a local agency shall not disapprove the housing development project or emergency shelter, or condition approval in a manner that renders the housing development project or emergency shelter infeasible, including through the use of design review standards, unless it makes written findings, based upon a

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

WHEREAS, a housing development project for which a local agency is unable to make the written findings described in Government Code Section 65589.5(d)(5) is commonly referred to as a "builder's remedy" project; and

WHEREAS, the Applicant contends that the Project qualifies as a "builder's remedy" project within the meaning of Government Code Section 65589.5(d)(5) because, (1) on the date Applicant submitted its preliminary application, the City had not adopted a revised Housing Element that was in substantial compliance with the State Housing Element law, and (2) the Applicant has offered to dedicate ten percent (10%) of the total units to very low-income households, as defined in Section 50105 of the Health and Safety Code, and that the City therefore cannot disapprove the Project or condition approval of the Project in a manner that renders the Project infeasible; and

WHEREAS, the Planning Agency has considered evidence and testimony presented by City staff, the Applicant, the public, and other interested parties at a duly noticed public hearing held on September 23, 2025; and

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

NOW, THEREFORE, THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are incorporated herein by reference.

SECTION 2. That the Project is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66.

SECTION 3. That the conditions imposed on the Project are reasonable and do not reduce the density of the Project or render the Project infeasible.

SECTION 4. The facts and findings set forth in the staff report made a part of the record of the public hearing is hereby incorporated herein by this reference.

SECTION 5. Based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve SDP/PUP No. 0147-2023, subject to the following conditions:

GENERAL

1. The following Conditions of Approval ("Conditions") shall be binding and enforceable against, and, whenever used herein, the term "Applicant" shall mean and refer to, each of the following: the project applicant, Nick Buchanan, on behalf of La Paz Village Investors, LLC, the owner(s) and tenant(s) of the property, and each of their respective successors and assigns.

2. Unless the context dictates otherwise, whenever the term "this Permit" is used in the following Conditions of Approval, it shall collectively refer to USE-0147-2023 (SDP/PUP) approved pursuant to this Resolution. Failure to abide by and faithfully comply with all conditions of approval shall constitute grounds for revocation and/or termination of the Site Development Permit and Parking Use Permit approved in conjunction with the Project, as applicable.

3. Unless the context dictates otherwise, whenever the term "Project" is used in the following Conditions of Approval, it shall collectively refer to the plans presented at the September 23, 2025, meeting of the Laguna Hills Planning Agency (Plan or Plans), and other studies and exhibits submitted to the City by the Applicant to depict the improvements to be constructed on the Applicant's property, consisting of an approximately 2.5-acre parcel located at 25254 and 25260 La Paz Road (APN 620-211-17) (the "Subject Property") and the adjacent parcels located at 25250 and 25252 La Paz Road (APNs 620-211-18 and 620-211-15), and 25732 and 25758 La Paz Road (APN 620-211-09) as part of the Project, as modified by these Conditions of Approval.

4. The application is a plan for location and design of uses, structures, features, and materials submitted by this application and shown on the approved plans. Development shall be consistent with the approved Plans, as modified by these Conditions of Approval, and all applicable architectural design guidelines and all other development standards specified in the Laguna Hills Municipal Code ("LHMC"). Any relocation, alteration, modification, or addition to any use, structure, feature, or material, not specifically approved shall require an application for a Changed Plan (CP) to USE-0147-2023 (SDP/PUP), unless the Community Development Director ("Director") determines the proposed change is immaterial and consistent with the provisions and the spirit and intent

of the original approval. The Director may approve minor modifications to these Conditions of Approval through the Changed Plan process.

5. To the fullest extent permitted by law, the Applicant shall, at its sole cost and expense, protect, defend, indemnify, and hold harmless the City, its elected and appointed officers and officials, employees, agents, departments, agencies, authorized volunteers, consultants, attorneys, boards, commissions, and committees, and instrumentalities thereof ("Indemnitees"), from and against any and all claims, liabilities, losses, fines, demands, penalties, lawsuits, writs of mandamus, and any other claims or actions or proceedings of any kind whatsoever (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to, arbitrations, mediations, and other such procedures), judgments, orders and decisions (collectively "Claims" and “Actions”), brought against the Indemnitees, which seek to attack, challenge, modify, set aside, void, or annul any action of or any permit or approval issued by the Indemnitees (including actions approved by the voters of the City) for, in connection with, or concerning the approval of this Permit. It is expressly understood and agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the defense of the Indemnitees for the Claims and Actions, and that the Applicant shall promptly reimburse the City for all costs and expenses directly and necessarily incurred by the City in the course of the defense, including reasonable attorneys' fees. The City shall promptly notify the Applicant of any Claims and Actions brought against the Indemnitees and shall cooperate in the defense of any such Claims and Actions. If the Applicant fails to so defend the Claims and Actions, the City shall have the right but not the obligation to do so and, if it does, the Applicant shall promptly pay the City's full cost thereof.

6. Except as otherwise mandated by State law, approval of this Permit constitutes approval of the proposed Project only to the extent that it complies with the City’s Development Code and any other applicable zoning regulations in effect as of December 14, 2022. Approval does not include any action or findings as to compliance or approval of the Project regarding any other applicable ordinance, regulation, or requirement.

7. Failure to abide by and faithfully comply with any and all Conditions of Approval shall constitute grounds for revocation of this Permit by the Laguna Hills Planning Agency.

8. The Applicant shall agree in writing to these conditions of approval within 30 days of the Planning Agency's approval.

9. The conditions of Project approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees. The Applicant is hereby notified that the 90-day period in which the Applicant may protest the fees, dedications, reservations, or exactions imposed on this Project through the Conditions of Approval, commencing from the date of approval of the Project, has begun. The Project is subject to the following development impact fees in effect as of December 14, 2022:

    a. Citywide Park Fee of $15,636.00 per unit pursuant to LHMC Chapter 8.07 and City Council Resolution No. 2018-11-13-3.

10. Pursuant to City Council Resolution No. 2017-07-11-2, the Applicant shall reimburse the City for any outstanding fees for processing of this Permit within 60 days of the Planning Agency's approval. The Applicant shall be responsible for payment of all applicable fees pertaining to development of the Project pursuant to the City's Comprehensive Fee Schedule. All outstanding fees and expenses shall be paid in full prior to a final inspection of the Project improvements.

11. Unless a time extension is granted pursuant to Laguna Hills Municipal Code Section 9-92.080(L), this Permit shall expire and be of no further force or effect if the subject development and construction necessary and incidental thereto is not initiated and commenced within two (2) years of the Planning Agency's approval and thereafter diligently advanced until completion of the Project. In the event construction of the Project is commenced, but not diligently advanced until completion, the rights granted pursuant to this Permit shall expire if the building permits for the Project expire. Initiated and commenced is defined as issuance of a precise grading permit within two years of the date of approval of the Subject Project and commencement of grading prior to expiration of the grading permit, and subsequently, issuance of a building permit for the foundation of the building shell prior to the expiration of the grading permit and commencement of construction prior to expiration of the building permit.

12. Within 48 hours from project approval, the Applicant shall submit to the City a check in the amount of $50.00, made payable to the Orange County Clerk-Recorder, for filing the Notice of Exemption.

PLANNING DIVISION

13. The Applicant shall maintain the Subject Property in compliance with property maintenance standards as set forth in LHMC Chapter 9-74. This includes prohibitions on outdoor storage and maintenance of the premises that cause obnoxious odors.

14. No permanent overhead utilities shall be installed.

15. Prior to issuance of any grading permits, the Applicant shall submit the Project's grading plan to the Community Development Director for review and approval. The grading plan shall be consistent with the architectural site plan as approved by this Permit to the reasonable satisfaction of the Community Development Director.

16. Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan to the Community Development Director for review and approval. The plan shall demonstrate compliance with the provisions of Laguna Hills Municipal Code Chapters 9-46 and 9-47 in effect on December 14, 2022, including sufficient wall screening, landscaping, planter size and shade trees along the site perimeter and within the Project parking lot, installation of "Smart" landscape irrigation controllers, low precipitation-rate sprinkler heads, and water efficient landscaping, as applicable.

17. Prior to the issuance of a building permit, the Applicant shall submit a lighting and photometric plan to the Community Development Director for review and approval. The Community Development Director may require additional lighting if lighting levels at approved pedestrian walkways and internal intersections under construction are insufficient to comply with the requirements of LHMC Chapter 9-40 in effect on December 14, 2022, when completed. The plan shall include a photometric analysis of proposed lighting and shall comply with lighting requirements of the Laguna Hills Municipal Code, including that light and glare shall not be projected beyond the boundaries of the Subject Property. The City may withhold issuance of a Certificate of Use and Occupancy for any building or portion thereof if the lighting associated with such building has not been installed.

18. Outdoor security and other lighting shall be designed and maintained so as not to illuminate beyond the Subject Property. All exterior lights shall be focused inward and away from surrounding uses and adjacent residential properties.

Prior to the issuance of a building permit, the Applicant shall provide an updated photometric plan showing compliance with the Laguna Hills Municipal Code. Pursuant LHMC Section 9-40-170, exterior lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use served.

19. Prior to issuance of a Certificate of Use and Occupancy, the Applicant shall submit a Master Sign Program for review and approval pursuant to Laguna Hills Municipal Code Chapters 9-42 and 9-92 in effect on December 14, 2022. Signage within the parking structure shall be included as part of the Master Sign Program for the property.

20. The Applicant shall comply with all temporary and permanent sign requirements of the City's Sign Ordinance, as specified in Laguna Hills Municipal Code Chapter 9-42 in effect on December 14, 2022. The Applicant shall not use or display any prohibited signs listed in LHMC Section 9-42.260.

21. Prior to the issuance of a building permit, the Applicant shall submit a striping and signage plan that includes information demonstrating compliance with the requirements of Subsection K of Laguna Hills Municipal Code Section 9-44.060 (Design standards for parking facilities) in effect on December 14, 2022. Subsection K establishes criteria that apply to the siting of all parking facilities, whether above or below grade in structures or at surface level. The plan shall be reviewed and approved as part of the building permit review process.

22. This Permit only authorizes use of the Subject Property as an independent living, age restricted, rental apartment development and does not authorize the establishment of a Community Care Facility.

23. Prior to issuance of a grading permit, Applicant shall provide evidence to the reasonable satisfaction of the Community Development Director that there are no easements (including, but not limited to, easements for reciprocal access and/or parking or utilities) that conflict with the proposed Project.

BUILDING DIVISION

24. The Applicant shall be responsible for ensuring all applicable building permits are obtained for any activity requiring a permit. Construction shall comply with the 2019 California Building, Plumbing, Mechanical, Electrical, and Green Building Codes, as may be amended, or the applicable California Building Code in effect at the time of building permit issuance. Any required documents submitted for the purpose of building permit issuance shall be accurately labeled and reflect all work to the reasonable satisfaction of the Community Development Director.

25. At the time of document submittal for permit issuance, the Applicant shall demonstrate compliance with California Disabled Accessibility requirements, as required by Chapter 11 of the California Building Code if applicable.

26. The Applicant shall comply with all general construction water quality requirements, as required by the LHMC 5-36.

27. Prior to issuance of any building permit, the Applicant shall submit to the Community Development Director all required approvals from the Orange County Health Department.

28. Prior to issuance of each building permit, the Applicant shall submit to the Community Development Director all required approvals from the Orange County Fire Authority.

29. Prior to issuance of each building permit for the demolition of any existing building, the Applicant shall submit to the Community Development Director evidence of all required approvals from South Coast Air Quality Management District or provide verification of plan submittal, as applicable.

30. The Applicant shall demonstrate compliance with all applicable building energy efficiency standards established by the California Energy Commission that are in effect at the time of the issuance of any permit.

31. The Project shall comply with LHMC Chapter 5-28 (Smoking and Sale of Tobacco Products). Required signage and notices shall be installed prior to the issuance of a Certificate of Use and Occupancy and commencement of any use.

32. During construction, adequate emergency access shall be maintained to the site at all times in accordance with any requirements of the Orange County Fire Authority (OCFA).

33. Prior to the commencement of any work, the Applicant shall provide a contact number to the Community Development Director for the public to call concerning dust, noise, or other construction-related impacts. The information shall also be posted on site in a manner approved by the Community Development Director.

ORANGE COUNTY FIRE AUTHORITY (OCFA)

34. The applicant must address and correct all outstanding OCFA PR105 Conceptual site plan and design review comments, corrections, and/or concerns as outlined in the August 28, 2025 letter (Exhibit A), including complying with any future conditions imposed by OCFA.

35. The applicant must formally submit the following plans to OCFA and gain OCFA approval before City grading and building permits issuance.

    a. OCFA Fire Master Plan

    b. Architectural Plan, Construction Drawings

36. The applicant must formally submit the following plans (as applicable) to OCFA after the fire master plan and architectural plans are approved by OCFA.

    a. Underground Fire Line

    b. Fire Sprinkler Systems

    c. Fire Alarm Systems

    d. Emergency Power Generator Systems

    e. Building Energy Storage Battery Systems

    f. Access / Egress Control Systems

    g. Security Vehicle Gates, perimeter gates, and doors

PARKING STRUCTURES

37. The parking structure shall be designed to include pavement treatments/materials or finishing techniques that reduce noise generated by automobile tire squeal. All pavement treatments and materials shall be subject to the reasonable approval of the Community Development Director prior to building permit issuance for any parking structure.

38. Prior to building permit issuance for the parking structure, the Applicant shall confer with the Orange County Sheriff's Department (OCSD) to identify features consistent with best practices identified in "Crime Prevention Through Environmental Design in Parking Facilities" or other standards acceptable to OCSD that could be incorporated into the parking structure for which a building permit is requested.

MECHANICAL EQUIPMENT

39. Mechanical equipment, storage, trash areas, and utilities installed at ground level shall be architecturally screened by solid or semi-solid material from public view to the reasonable satisfaction of the Community Development Director. The method of screening shall be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground. For rooftop mechanical equipment, building parapet walls shall be at least as high as the equipment and vents installed on each building. For any roof-top equipment, in lieu of fully screening the equipment, the Applicant may provide a "line of sight" study to the Director that indicates no screening is required given the location of mechanical equipment on the roof of a building relative to one or more viewpoints within the Project (as reasonably determined by the Community Development Director) at finished grade. Roof mounted solar panels are excluded from this requirement so long as the overall height of the equipment is as close to the height of building parapet walls as possible, or where integrated into an accessory building such as a roof top carport.

PUBLIC WORKS DEPARTMENT

40. Prior to the issuance of any grading permit or building permit, security instruments shall be posted guaranteeing construction of on-site and off-site improvements in accordance with LHMC Section 10-16.300, and these Conditions of Approval. Security instruments shall include a grading bond and

a landscape bond, unless the latter is waived by the Community Development Director.

41. The Applicant shall comply with the recommendations in the Geotechnical Evaluation Report prepared for the Project (Exhibit B).

42. Prior to the issuance of a Certificate of Use and Occupancy, the applicant shall pay for all required geotechnical testing services for improvements in the public right-of-way, which shall be invoiced by the City based on time and materials. These fees will be in addition to all applicable encroachment, grading, subdivision, etc. inspection fees. These fees must be paid in full prior to release of any grading bonds.

43. Prior to the issuance of a building permit, the Applicant shall submit a grading and erosion control plan for any on-site drive aisle, parking space, sidewalk and/or other hardscape improvements. As applicable, the grading plan shall show the construction of all curb and gutter, asphalt and concrete pavement, sidewalk, storm drain, sewer and water systems (for reference only) and other improvements, and must include a horizontal control plan.

44. Prior to release of any grading bonds, the Project improvements must be completed to the reasonable satisfaction of the City Engineer. This includes completion of all punch list items, approved mylar as-builts, underground inspections (for storm drain systems, if any), required paperwork (such as soils reports, certifications, etc.). All associated permits will be considered active, until all items (including paperwork) have been completed to the reasonable satisfaction of the City Engineer. All permits must be current (not expired) at time of bond release. The Applicant is advised that there may be permit renewal fees if said permits have expired prior to completion of all above listed items.

45. AII grading and storm drain plans shall be prepared on City standard ARCH D size sheets by a licensed civil engineer and shall be submitted to the City Engineer for approval. All landscaping plans shall be prepared on City standard ARCH D size sheets by a licensed landscape architect and shall be submitted to the City Engineer for approval. All plans must be in substantial conformance with the approved site/concept plans. Plan check and inspection fees shall be paid by the Applicant in accordance with the City's fee schedule.

46. Prior to the release of any grading bonds, all grading, storm drain, and landscaping plans associated with the Project shall be as-built upon completion

of the Project. Once the as-built drawings are approved, the Applicant shall provide the City with a duplicate mylar of the plans and scanned PDF or TIFF files of all plans.

47. Prior to the issuance of a precise grading permit, all on-site improvement construction (parking lots, sidewalks, ramps, grading) shall be bonded for with the precise grading plan and permit.

48. Prior to the issuance of any grading permit, erosion control, demolition, and earth moving work shall be bonded for with the rough or precise grading plan and permit, whichever occurs first.

49. Prior to work in the public right-of-way, an encroachment permit shall first be obtained from the City Engineer. The City Engineer at his sole discretion may require the posting of an encroachment permit bond to guarantee the completion of work in the public right-of-way.

PUBLIC WORKS DESIGN CONDITIONS

50. Grading of the Subject Property shall be in accordance with the City of Laguna Hills Grading Code and Manual and to the reasonable satisfaction of the City Engineer. Any grading required outside of the Project boundaries will require either slope easements or right-of-entry letters from the adjacent property owners.

51. Prior to the issuance of a grading permit, the following on site (private property) improvements shall be designed in a manner meeting the approval of the City Engineer in conformance with Laguna Hills Municipal Code Section 10-16.020:

    a. All provisions for surface drainage.

    b. All necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of storm runoff.

    c. AII structural pavement sections for on-site and off-site streets, including all newly constructed or reconstructed parking lots, shall be submitted to and approved by the City Engineer. The soils engineer shall submit pavement section recommendations based on "R" Value analysis of the subgrade soils and approved City traffic indices. In no event shall the minimum

pavement sections be less than the City's engineering standard plan minimum pavement sections.

52. Prior to the issuance of any grading permit, the Applicant shall provide a Certified Access Specialist (CASp) report reviewing existing pathways, sidewalks and access ramps for both on-site access and adjacent to the site access along the accessible pathways for compliance with the Americans with Disabilities Act (ADA) for approval by the City Engineer and the Building Official. Accessible pathways shall not include a path within any drive aisle, except as necessary to cross a drive aisle at 90° to the drive aisle. The CASp report shall include an implementation plan to correct all deficiencies noted and as reasonably approved by the City Engineer and the Building Official.

53. Prior to the issuance of a Certificate of Use and Occupancy, any sidewalk or pathway not in compliance with ADA standards and the CASp report, as approved by the City Engineer and the Building Official, shall be reconstructed to the City's standards.

54. Prior to the issuance of a precise grading permit, a horizontal control plan showing dimensioning of drive aisle, driveway, parking stall, and hardscape improvements shall be prepared for review and approval by the City Engineer. Minimum dimensions for drive aisles, driveways, and parking stalls shall adhere to City engineering standard plans and the Municipal Code. The City of Laguna Hills has adopted County of Orange Public Works Standard Plans as its engineering standard plans.

55. Prior to the issuance of a Certificate of Use and Occupancy, the Applicant shall demonstrate to the reasonable satisfaction of the City Engineer that a corner cut-off area is created at the intersection of each driveway serving the Project and a public street that satisfies the requirements of LHMC Section 9-40.160 or otherwise provides traffic vision clearance meeting the corner vision clearance requirements set forth in the California Department of Transportation Highway Design Manual or other applicable published public safety standard.

56. Development of the proposed senior housing Project improvements may result in the uses and/or improvements located on the adjacent parcels within the Village at Laguna Hills located at 25250 or 25252 La Paz Road (APNs 620-211-18 and 620-211-15) becoming nonconforming to, or to increase their nonconformity to, applicable City zoning and development standards. These adjacent parcels are currently owned by the Applicant. Accordingly, prior to

issuance of a grading permit for the Project, the Applicant shall ensure that any such nonconformities, or increases in nonconformity, on these adjacent parcels are eliminated or prevented through approved improvements on said parcels or other means reasonably acceptable to the Community Development Director. Specific examples of said nonconformities, or increases in nonconformities, that will or may result from development of the proposed Project that must be eliminated or prevented prior to the issuance of grading permits include, but may not be limited to, the following:

a. The Project Plans propose to reduce the width of a shared two-way parking aisle straddling the Subject Property and 25252 La Paz Road (currently improved with Better Buzz Coffee) to less than the minimum dimension required for one-way parking aisles within 25252 La Paz Road after the completion of construction. Laguna Hills Municipal Code Section 9-44 requires that one-way drive aisles in parking lots be no less than 14' wide. The Applicant's proposed plan would result in a one-way drive aisle 10' wide on the Better Buzz Coffee parcel, which is narrower than required by Laguna Hills Municipal Code Section 9-44. Improvements shall be made to the parking lot on the Better Buzz Coffee parcel to ensure this one-way drive aisle is 14' in width or variance approval obtained. The desired drive-aisle may be able to be achieved through the reduction of the size of the existing planter and possible loss of a parking stall, in conjunction with restriping of the parking lot.

b. The uses located on the two adjacent parcels currently share access to parking spaces with the uses currently located on the Subject Property. Prior to issuance of a grading permit for the Project, the Applicant shall demonstrate to the reasonable satisfaction of the Community Development Director that each of the two adjoining parcels and the uses thereon meet applicable minimum off-site parking requirements. If restriping or other improvements on the adjoining parcels are required to ensure minimum parking requirements are met, such improvements shall be completed prior to issuance of a grading permit for the Project.

57. Prior to the issuance of a building permit, the Applicant shall provide plans demonstrating compliance with Laguna Hills Municipal Code Section 9-40.200 (Undergrounding of utilities) which states, in pertinent part: "Utilities shall be placed underground. If an above-ground electrical transformer is located outdoors on any site, it shall be screened from view with a solid wall and landscaping and not located in any setback area."

PUBLIC WORKS CONSTRUCTION CONDITIONS

58. Perimeter fencing shall be installed that has green screen material or approved equal. The fence/screen material shall be properly maintained and be free of rips, tears, fraying, graffiti, and any other damage or vandalism.

59. The Applicant shall comply with all requirements of the Orange County Stormwater Program "Construction Runoff Guidance Manual" during the construction of the Project. The requirements contained in this manual shall be incorporated into the grading plans.

60. All concrete (including sidewalk) that comes in contact with native soils shall contain Type V cement.

61. Prior to the issuance of a Certificate of Use and Occupancy, all uplifted, subsided or severely worn curb, gutter and sidewalk that fronts the Project in the public right-of-way along McIntyre Street shall be removed and replaced. This includes uplifted, subsided or severely worn curb and gutter and sidewalk that was in this condition prior to the start of construction. Limits of removal and replacement will not be marked out until immediately prior to occupancy so that all damage that occurred during construction can be included in the limits of replacement.

62. Prior to the issuance of a Certificate of Use and Occupancy, all City Street pavement restorations shall be completed to the reasonable satisfaction of the City Engineer.

63. If any asphalt pavement cuts are made into existing City roadways, the subject roadway shall be ground down and overlaid from the gutter line to the centerline or median of the roadway for any cuts made in that portion of the roadway, and to the reasonable satisfaction of the City Engineer.

64. During the course of the Project construction, no public streets shall be utilized for temporary storage of any construction materials and no vehicles shall be off-loaded of deliveries or filled with materials on any public street.

65. Prior to the issuance of any grading permits, a haul route plan for all exports/imports from/to the site shall be submitted for review and approval by, and to the reasonable satisfaction of, the City Engineer. The haul route shall

not utilize any arterial highway prior to 9:00 am or after 4:00 pm daily. In addition, a construction vehicle routing plan shall be submitted for review and approval by, and to the reasonable satisfaction of, the City Engineer prior to any demolition or construction work.

66. During the course of Project construction, no construction equipment traffic shall access or depart the site during morning or evening traffic peak periods, which are 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday through Friday.

67. During the course of Project construction, the Applicant shall adhere to Laguna Hills Municipal Code provisions limiting hours of construction. Pursuant to LHMC Section 5-24.070, activities associated with construction or grading that generate noise levels in excess of those set forth in LHMC Chapter 5-24 shall not take place between the hours of eight p.m. and seven a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday.

68. If construction commences during the nesting season (February – September), the Applicant shall cause a pre-construction nesting survey to be conducted within 3 days prior to ground disturbing activities to determine the presence/absence of nesting birds. If an active nest is found on the study area, a qualified biologist will establish a buffer around the nest (up to 500 feet for raptors and 300 feet for passerine birds) and ongoing biological monitoring during construction may be required until the nestlings have fledged and the nest is no longer active. The buffer will be established by a biologist based on the sensitivity of the species to disturbance and the proximity to project activities. Construction activities may commence outside of the buffer under the discretion of a monitoring biologist. Once the monitoring biologist has determined the nest is no longer active, the buffer can be removed.

69. The Applicant shall implement all of the following measures during construction, as applicable:

    a. The project applicant shall comply with all requirements of South Coast Air Quality Management District (SCAQMD) Rule 403 regarding fugitive dust control.

    b. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper

condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City.

c. Low VOC (i.e., ROG) coatings shall be used that comply with SCAQMD Rule 1113: Architectural Coatings.

PUBLIC WORKS DRAINAGE AND HYDROLOGY CONDITIONS

70. In accordance with Laguna Hills Municipal Code Section 10-16.340, which requires conformance with the Grading Manual, prior to the issuance of a grading permit, a hydrology and hydraulic study (including off-site areas affecting the development) shall be prepared by a qualified civil engineer and approved by the City Engineer. The report shall include detailed drainage studies indicating how the grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.

71. Prior to the issuance of grading permits or the approval of improvement plans, a recorded drainage acceptance letter for any concentration or increase of drainage runoff to adjacent properties shall be required.

72. All storm drain systems shall be designed and constructed in accordance with the County of Orange Local Drainage Manual, Orange County Public Works Standard Plans, and applicable City standard engineering plans.

73. Prior to the issuance of a Certificate of Use and Occupancy, any storm drains modified by the Project, if any, shall be inspected by the County of Orange Underground Inspection Team (the City will arrange for the inspection). There will be additional fees for this inspection.

PUBLIC WORKS SOLID WASTE AND RECYCLING CONDITIONS

74. The Applicant shall comply with all requirements set forth in Laguna Hills Municipal Code Chapter 5-32.210 and 5-48 (Construction and Demolition Waste Recycling Program) and related CalRecycle regulations. Prior to issuance of building permits, the Applicant shall submit and obtain approval of a waste reduction and recycling plan as prescribed by the C&D Compliance Official and submit all applicable fees and security deposits.

75. Prior to the issuance of a building permit, the Applicant shall provide for review and approval by the City Engineer a trash and recycling plan detailing the expected trash and recycled material volume produced by the Project. Accordingly, all existing and proposed trash bin enclosures shall be sized to accommodate the required number of trash and recycling bins as required by the plan. At a minimum, any trash bin enclosure shall be built according to the City's standard engineering plan, which requires a floor drain connected to the sanitary sewer system and a solid roof to prevent rain water intrusion, and shall accommodate one three-yard trash bin and one three-yard recycling bin (approximate dimensions 40" wide x 82" long) and one organics recycling cart (approximate dimensions 30” wide x 36” long) and enough room for personnel to access the trash bins. No trash bin shall be located outside an enclosure approved by the Community Development Director. If, at any time in the future it is determined by the Public Works Director that the trash enclosure is inadequate, the property owner at its expense shall expand the trash enclosure to accommodate extra bins as evidenced by operations or shall order more frequent trash and recycling bin pick-ups. All trash, storage of cartons, containers, and other discarded items shall be screened from public view at all times. LHMC Section 5-32.040 requires that the storage and collection of mixed solid waste and divertable materials be within enclosures.

76. Prior to the issuance of a Certificate of Use and Occupancy, in accordance with Section 5-32.100 of the Laguna Hills Municipal Code, the applicant shall subscribe to the City’s franchise waste hauler’s organics recycling service as required by State Senate Bill 1383. Further information can be found here: https://www.ci.laguna-hills.ca.us/211/Recycling-For-Businesses

77. Prior to the issuance a grading permit, the Applicant shall provide a will serve letter from the City’s franchise solid waste hauler demonstrating that the site and proposed plan of development will allow the franchise solid waste hauler to service the Project.

PUBLIC WORKS STORM WATER / WATER QUALITY CONDITIONS

78. AII projects, in conjunction with a grading permit, require the preparation of an erosion control plan in conformance with the City of Laguna Hills Grading and Excavation Code. All erosion control plans shall incorporate Best Management Practices to the maximum extent possible. In addition, erosion control shall be implemented during construction year-round.

79. Prior to the issuance of any grading permit, evidence that proper clearances have been obtained from the San Diego Regional Water Quality Control Board such as the filing of a Notice of Intent to Discharge, shall be provided to the City Engineer. If a permit is required, the Applicant will be required to prepare a Storm Water Pollution Prevention Plan.

80. Prior to the issuance of a Certificate of Use and Occupancy, "No Dumping - Drains to Ocean" shall be stenciled directly above any inlets or an approved stencil shall be used to paint this message on inlets.

81. Prior to issuance of any precise grading permit, a Water Quality Management Plan (WQMP) shall be approved by the City Engineer. The WQMP shall be prepared in conformance with the City's WQMP Instructions and Template. The project design and construction shall comply with the requirements of the latest edition of the City's National Pollutant Discharge Elimination System (NPDES) Permit issued by the San Diego Regional Water Quality Control Board. Copies of the Permit may be downloaded from the Water Board's website at www.waterboards.ca.gov/sandiego. This order and the City's NPDES Local Implementation Plan (LIP) require the City to classify this Project as a priority project. The Applicant will be responsible for complying with the "priority development project" requirements of this Permit, which requires the Project to incorporate source control BMPs and structural treatment BMPs. The Applicant is advised that there are additional plan check fees for the review of this document.

82. Prior to the issuance of a Certificate of Use and Occupancy, all water runoff from the site (including sheet flow), including existing areas, shall be required to be filtered with a water quality device approved by the City Engineer, prior to the discharge of the water to the street gutter or storm drain system. This may require the installation of trench drains the entire width of the entrances to collect and treat sheet flow leaving the site.

83. Prior to the issuance of a Certificate of Use and Occupancy, the property owner shall furnish a recorded copy of a Maintenance Agreement outlining post construction Best Management Practices (BMP's) in accordance with the County of Orange Drainage Area Management Plan Appendix for New Development. The following non-structural BMP's are required to be implemented by the current property owner, and all subsequent property owners to satisfy National Pollution Discharge Elimination System

requirements and requirements outlined in the Orange County Drainage Area Management Plan. A copy of these conditions of approval shall be provided to all subsequent property owners. The following BMP's will be required:

a. Storage and Repair of Motor Vehicles - The property owner shall not allow motor vehicles stored on the premises to be washed on site, unless a car wash facility is proposed that is connected to the sanitary sewer system. Motor vehicles may be lightly rinsed (with no detergents, soaps, or surfactants) provided that de-ionized water is used sparingly and any runoff is diverted to a landscaped area or collected on-site and disposed of into the sanitary sewer system. Vehicles parked at this facility that show evidence of leaking fluids must be stored with drip pans located to catch the leakage and protected from mixing with stormwater. All hazardous pollutants spilled from stored vehicles shall be cleaned and picked up immediately with an appropriate "dry method" absorbent material and disposed of properly. All spills must be contained and cleaned up on the premises.

b. Litter Control - The property owner will be required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The property owner may contract with their landscape maintenance firm to provide this service with the regularly scheduled maintenance, which should consist of litter patrol, emptying of trash receptacles in common areas, and noting trash disposal violations and reporting the violations to the property owner for investigation.

c. Trash Enclosures and Dumpsters - The property owner shall post signs on trash enclosure gates that state "Keep Dumpster Lids Closed." The property owner will monitor dumpster usage such that dumpsters are not overfilled and the dumpster lids can close completely. The property owner shall increase the trash pickup schedule as necessary to prevent dumpsters from overfilling.

d. Landscape Maintenance - Ongoing maintenance must be consistent with the City's adopted water conservation ordinance, plus fertilizer and pesticide usage consistent with the "County Management Guidelines for Use and Fertilizers and Pesticides." Landscaping irrigation systems shall be adjusted and properly maintained to prevent over spray runoffs.

e. Green Waste Disposal - Green waste shall not be blown or swept into, or disposed of, in the street, gutter, public right-of-way, or storm drain catch basins or inlets. Leaf blowers, if used, shall be used to move green waste into piles so they can be swept and picked up and disposed of in green waste recycling containers.

f. Employee Training - The property owner shall prepare a training manual(s) for existing and future employees. The manual should include information on non-point source pollution and how to use proper Best Management Practices (BMPs) to minimize runoff pollutants. Training shall be provided upon hire and at regular intervals thereafter.

g. Catch Basin/Inlet Inspection - The property owner must inspect all catch basins/inlets on site and clean the catch basins, if necessary, prior to the storm season (no later than October 15 each year).

h. Lot/Street Sweeping - The property owner must sweep outdoor lots regularly (minimum monthly), and prior to the storm season (no later than October 15 each year). Sweeping shall be done with a vacuum-type sweeper. Under no circumstances are outdoor areas/lots to be rinsed or washed with water unless said rinse/wash water is collected and disposed of properly (i.e. into the sewer).

i. Catch Basin Stenciling - All catch basins/inlets/outlets on site must be marked using the City's "No Dumping - Drains to Ocean" curb marker or stenciled using an approved stencil shall be used to paint this message on the top of curb directly above the inlet, and on one side of the curb face. Labeling for catch basins is to be inspected regularly and maintained so as to be reasonably legible at all times. The inspection and maintenance is to be performed by the property owner. This stencil is to alert the public/employees to the destination of pollutants discharged into the storm water.

j. BMP Maintenance - The property owner shall be responsible for implementation of each non-structural BMP and regularly scheduled cleaning of all BMP structural facilities (catch basin, storm drains, trash enclosures, etc.).

k. Title 22 CCR Compliance - The property owner must comply with Title 22 of the California Code of Regulations and relevant sections of the California

Health and Safety Code regarding hazardous waste management, which will be enforced by County Environmental Health on behalf of the State.

l. Haz-Mat Disclosure Compliance - The property owner shall comply with County and City ordinances.

m. Uniform Fire Code Implementation - The property owner shall comply with Article 80 of the Uniform Fire Code.

n. Spill Response Plan/Kit- The property owner shall develop a spill response plan and maintain a spill response kit on site. Employees shall be properly trained to use the spill response kit. Owner shall maintain absorbent materials in the spill response kit to adequately contain any spills that can be anticipated (i.e. oil drips, engine coolant, etc.).

84. Prior to the issuance of a precise grading permit, the Applicant shall provide plans and supporting documentation for the review and approval of the City Engineer showing that areas requiring regular washing/cleaning (including dumpster areas) are isolated from the storm drain system. No discharge from such areas shall be allowed into the storm drains. This plan may be incorporated into the WQMP.

85. Prior to the issuance of a precise grading permit, the design plans shall include a solid roof over any proposed loading dock(s) and any drains within the proposed loading dock(s) shall be connected to the sanitary sewer system as required by the City's Best Management Practices (BMP) Design Manual dated August 31, 2019, and approved by the California Regional Water Quality Control Board, San Diego Region.

86. Prior to the issuance of a Certificate of Use and Occupancy, catch basin filters shall be installed on all catch basins which drain the subject site, including any existing catch basins. Specification sheets shall be submitted to the City Engineer for approval prior to the installation of the filters.

PUBLIC WORKS WATER, SEWER, AND UTILITIES CONDITIONS

87. The Applicant shall complete all improvements and comply with requirements of the Moulton-Niguel Water District, as set forth in its letter dated February 29, 2024, and/or any subsequent analysis performed by the Water District (Exhibit C). Prior to the issuance of any building permit or grading permit, Applicant

shall provide evidence to the City of the Water District's concurrence that all of its requirements to provide water and sewer service to the Project have been satisfied. Prior to the issuance of a precise grading permit, water and sewer improvement plans shall be approved by the appropriate water district and the City Engineer. All water and sewer facilities shall be constructed in accordance with the appropriate agency's specifications, with all incidental fees paid by the Applicant. These facilities shall be dedicated to the appropriate water district by the Applicant to the reasonable satisfaction of the City Engineer.

88. On-site water and sewer facilities that will not be maintained by Moulton-Niguel Water District shall be plan checked and inspected by the City's Building Department. All fees shall be paid in accordance with the City's fee schedule.

89. Any above ground valve assemblies or back-flow devices shall be placed on private property and an easement dedicated to Moulton-Niguel Water District.

90. Prior to the issuance of a Certificate of Use and Occupancy, any damage, either structural or aesthetic, to any public and/or private streets as a result of utility connections to service the Project shall be repaired by the Applicant to the reasonable satisfaction of the City Engineer. The improvements will not be accepted by the City until the necessary repairs are completed.

91. Any above ground utility cabinets shall be placed on private property and an easement dedicated to the appropriate utility company (if required).

92. No above ground utility structures, cabinets, pipes, or valves shall be constructed within the public right-of-way.

PUBLIC WORKS LANDSCAPING-RELATED CONDITIONS

93. The maintenance of any landscaping between the curb and the right-of-way line of any street abutting the parcel shall be the responsibility of the owner of that parcel, unless a recognized association or district has assumed responsibility for said maintenance.

94. All landscape plans shall reflect all improvements shown on the final approved grading plans and building plans including, but not limited to, improvements such as ramps, walkways, driveways, planter areas, fire access lanes, ingress and egress to buildings, and appurtenances constructed to support the use of any improvements such as gates, handrails, fences, or walls.

TRAFFIC AND PARKING CONDITIONS

95. Prior to the issuance of a precise grading permit, a plan for the placement and installation of traffic signing, pavement delineation, and other traffic devices on the subject property shall be prepared for review and approval by the City Engineer. Parking stalls shall be sized and striped according to City engineering standard plans and the Municipal Code, and stop signs along with stop legend bar shall be provided at all locations as specified by the City Engineer. The City of Laguna Hills has adopted County of Orange Public Works Standard Plans as its engineering standard plans.

96. Prior to the issuance of a grading permit, the Applicant shall provide a construction management plan that demonstrates how existing tenants in La Paz Village during project construction will maintain access to adequate parking and parking lot circulation in addition to vehicle and pedestrian access. The plan shall ensure each building maintains the following: 1) adequate site access (vehicular and pedestrian); 2) adequate parking; 3) access to public and private transportation facilities; 4) utility services; and 5) access to adjoining properties that are in existence. In approving the plan, the Public Works Director and Community Development Director may consider the historical vehicular and pedestrian connections between the Subject Property and adjacent properties, and the location of existing driveway entrances/exits. The Applicant shall ensure improvements to remain, or any new improvements required in the approved plan, are maintained in a safe condition for the use of vehicles and pedestrians for as long as the improvements are needed to serve affected buildings until the Project is completed. Prior to City approval of the construction management plan, the Applicant shall obtain approval of the Orange County Fire Authority (OCFA) and provide proof of OCFA approval to the Community Development Director. As reasonably determined by the Community Development Director and Public Works Director, the plan shall be implemented and periodically updated prior to commencement of any project phasing.

97. Prior to the issuance of a grading permit, the Applicant shall prepare a Parking Management Plan to update the reciprocal parking approval granted by the County of Orange as part of UP-3891 (which approved reciprocal parking on the following parcels: APN 620-211-18, 25250 La Paz Road; APN 620-211-15, 25252 La Paz Road; and 25254 and 25260 La Paz Road, APN 620-211-17) to demonstrate that, as a result of the proposed development, APN 620-211-18,

25250 La Paz Road, and APN 620-211-15, 25252 La Paz Road meet current parking requirements in Laguna Hills Municipal Code Section 9-44. The Parking Management Plan shall be subject to review and reasonable approval by the Community Development Director and Public Works Director. The Parking Management Plan shall include the following measures to be enforced by the property owner, management company, and/or operator:

a. Senior Living Resident and Guest Parking:

    i. Parking within the residential parking structure for the Project shall be limited to residents of the residential building, their guests, and employees serving the residential building.

    ii. All residents shall be assigned or granted access to parking spaces within the on-site residential parking structure.

    iii. Guests of the tenants senior living facility shall be directed to park in appropriately assigned and signed parking spaces within the parking structure.

    iv. All residents of residential building, their guests, and employees serving the residential building shall be directed to utilize the available parking within the residential parking structure and that use of parking spaces within the adjacent commercial parcels that are intended to serve the employees, patrons, and guests of the uses on such adjacent parcels for routine or overnight vehicle parking or storage by residents and guests of the residential building is strictly prohibited. These requirements shall be enforced through lease terms, rules, signage, and/or other mechanisms.

b. Enforcement: The applicant shall implement and maintain an effective enforcement strategy that outlines measures for monitoring, compliance, and enforcement of the parking requirements which may include but is not limited to:

    i. Issuance of parking permits;

    ii. Towing policies for unauthorized vehicles;

    iii. Periodic parking audits;

iv. Signage in compliance with California Vehicle Code Section 22658 notifying the public that public parking is prohibited, and that vehicles parked in violation of the posted parking requirements will be towed at the vehicle owner's expense. Posted signage will make clear that occupants and visitors of residential buildings are prohibited from parking in commercial spaces.

c. Ongoing Compliance and Reporting: The Parking Management Plan shall include a description of how each strategy will be implemented, and include details describing when and how the strategies will be implemented including days of the week, time of day, locations, equipment and/or personnel to be included, permanent and temporary fixtures, and any other information determined by the Community Development Director to be necessary. Ongoing compliance shall be subject to monitoring, and the City may require periodic updates or documentation demonstrating continued adherence to this condition.

98. The Parking Management Plan shall include a description of how each strategy will be implemented and include details describing when and how the strategies will be implemented including days of the week, time of day, locations, equipment and/or personnel to be included, permanent and temporary fixtures, and any other information determined by the Community Development Director to be necessary.

CONSTRUCTION ACCESS

99. During construction of the Project, the Applicant shall maintain adequate site vehicular and pedestrian ingress and egress for customers of adjacent commercial uses and utilize temporary directional signage in the public right-of-way as needed to the reasonable satisfaction of the Public Works Director and Community Development Director. Required directional signage shall comply with City standards and specifications, including but not limited to, the CalTrans design manual, the California Manual of Uniform Traffic Control Devices, and/or as recommended by the American Association of State Highway and Transportation Officials (AASHTO). Required private directional signage shall be provided as appropriate at the reasonable discretion of the Community Development Director.

100. During any construction, adequate emergency access for police, fire, and paramedic vehicles, to the standards of, and approval of, the OCFA, shall be maintained on the Subject Property at all times.

101. Prior to the issuance of any demolition, grading, building or other permit within a District, the Applicant shall submit a construction staging plan to the Community Development Director identifying areas to be used for equipment and material storage, placement of construction trailers, portable restrooms, delivery areas for loading and unloading of materials and equipment, construction waste diversion processing, and construction employee parking. The Applicant shall periodically submit an updated construction staging plan, as needed and/or when reasonably requested by the Community Development Director. Appropriate pedestrian and vehicular safety barriers shall be installed in all areas as required by the Community Development Director prior to the issuance of permits. In addition, prior to the issuance of any permits within a District, an on-site pedestrian and vehicle parking circulation plan shall be submitted to the City for review and approval by the Public Services Director and Community Development Director identifying pedestrian and vehicle access, including temporary parking for disabled patrons for businesses that will remain open during construction.

102. During the course of construction, the Applicant shall immediately respond to requests made by a City inspector to reasonably resolve any public safety or access issues identified during the work. Modifications to an approved construction staging plan shall be made when requested by a City inspector within 48 hours, or as soon as possible as determined by the Community Development Director.

AFFORDABLE HOUSING OBLIGATIONS

103. Applicant has offered to, and shall, (1) limit occupancy of all units in the Project to senior citizens and qualified members of their household, as defined in Sections 51.3 and 51.11 of the Civil Code, and (2) reserve at least eighteen (18), or ten percent (10%), of the apartment units in the project for rental and occupancy by very low-income households, as defined in Section 50105 of the Health and Safety Code, at an affordable rent, as defined in Section 50053 of the Health and Safety Code, (the “affordable units”) for a minimum period of 55 years from issuance of a Certificate of Use and Occupancy.

104. In order to enable the City to adequately enforce the proposed age restrictions of all units and the continued affordability of all affordable rental units, prior to issuance of a building permit for any structure in the Project, the property owner(s) shall enter into and record an affordable housing regulatory

agreement (“regulatory agreement”) with the City, in a form acceptable to the City Manager. The City Manager shall be authorized to enter into and implement the regulatory agreement on behalf of the City. The regulatory agreement shall be prepared by the City at the Applicant’s expense, and the Applicant shall reimburse the City for the actual fees and costs incurred by the City in conjunction with negotiation and preparation of the regulatory agreement and review of the initial marketing plan and management plan required as part of the regulatory agreement. Prior to the City commencing preparation of a regulatory agreement, the Applicant shall execute a reimbursement agreement with the City, in a form approved by the City Attorney, and provide a deposit in an amount equal to the estimated reasonable cost to be incurred by the City for negotiation and preparation of the regulatory agreement and review of the initial marketing plan and management plan, as determined by the City Manager in his or her reasonable discretion. Unless otherwise provided by State law or determined by the City Manager, the regulatory agreement shall include provisions addressing or providing for the following:

a. Limiting occupancy of all units in the Project to qualified residents and qualified permanent residents, as defined in Sections 51.3 and 51.11 of the Civil Code.

b. The number of affordable units of each bedroom count and model type shall be generally proportionate to the mix of units in the Project overall. Accordingly, a minimum of seven (7) two-bedroom units, nine (9) one one-bedroom units, and two (2) studio units shall be reserved and allocated as very low-income affordable units at all times; provided, however, that the property owner may substitute a larger unit for a smaller unit.

c. The affordable units shall be “floating” units that are not permanently designated and shall, at all times, be distributed throughout the development and not congregated within a certain area of the Project, unless the Applicant provides substantial evidence to the City that complying with this requirement would make provision of the affordable units infeasible.

d. The affordable units shall be constructed concurrently with the market rate units.

e. The affordable units shall be constructed and maintained with the same exterior appearance and interior features, fixtures, and amenities and shall

use the same type and quality of materials as provided for market rate units. Finishes and features shall be durable, of good quality, and consistent with contemporary standards for new housing.

f. Occupants of the affordable units shall have the same access to the common entrances of the building as the occupants of market rate units and shall be provided or have access to the same amenities as the occupants of market rate units.

g. The owner shall verify and certify, prior to the initial occupancy, and annually thereafter, that each tenant household occupying each affordable unit meets the applicable income and eligibility requirements established for the affordable unit, and to annually prepare a compliance report and certify that the affordable units are in compliance with the regulatory agreement.

h. The owner shall be required to maintain or cause to be maintained the interior and exterior of the project and the site in a decent, safe and sanitary manner, and in accordance with the standard of maintenance of first class multifamily rental senior apartment complexes within Orange County.

i. The owner shall be required to maintain, tenant leases, income certifications, and other books, documents, and records related to the sale or rental of the affordable units and operation of the project for a period of not less than five (5) years after creation of each such record; to allow the City to inspect any such books, documents, or records and to conduct an independent audit or inspection of such records at a location that is reasonably acceptable to the City Manager upon prior written notice; and to permit the City and its authorized agents and representatives to access the property and examine the housing units and to interview owners, occupants, tenants and employees for the purpose of verifying compliance with the regulatory agreement.

j. The regulatory agreement shall contain uniform provisions regarding property management and management responsibilities and shall require the owner to prepare and obtain the City's approval of a marketing and management plan for the project prior to the issuance of a Certificate of Use and Occupancy for any portion of the Project. The marketing and management plan shall address in detail, without limitation, the following matters: (i) how the owner plans to market the affordable units to prospective tenant households; (ii) procedures for the selection of tenants

of affordable units, including a description of how the owner plans to certify the eligibility of tenant households; (iii) procedures for annually verifying income and recertifying the eligibility of tenants of affordable units; (iv) the standard form(s) of rental agreement(s) the owner proposes to enter into with tenants of affordable units; (v) procedures for the collection of rent; (vi) procedures for eviction of tenants; (vii) procedures for ensuring that the required number and unit size mix of affordable units is maintained and that affordable units do not become congregated to a certain area of the building or project; (viii) procedures for complying with the owner's monitoring and recordkeeping obligations; (ix) the owner's property management duties; (x) the owner's plan to manage and maintain the project and the affordable units; (xi) the rules and regulations of the property and manner of enforcement; and (xii) and a program addressing security and crime prevention at the project.

k. The regulatory agreement shall contain a provision requiring the owner to pay the City an annual administration fee to reimburse the City for the estimated reasonable costs incurred by the City in monitoring the owner’s compliance with, and otherwise administering, the regulatory agreement, including, but not limited to, the City’s review of annual compliance reports and conduct of inspections and/or audits.

l. The regulatory agreement shall require the owner, at its expense, to defend (with counsel acceptable to City and subject to approval by owner), indemnify, and hold harmless City, and its officers, agents, employees and representatives from any and all losses, liabilities, claims, lawsuits, causes of action, judgments, settlements, court costs, attorneys’ fees, expert witness fees, and other legal expenses, costs of evidence of title, costs of evidence of value, and other damages of whatsoever nature arising out of or in connection with owner’s failure to perform its obligations under the agreement, the owner’s ownership or operation of the site, or the development of the project, except for such liability arising from the gross negligence or willful misconduct of City.

m. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants.

PROTECTION OF TRIBAL CULTURAL RESOURCES

105. The statutory infill housing exemption established by AB 130 (Public Resources Code Section 21080.66) became effective on June 30, 2025. Prior to that date, the City had engaged in tribal consultation regarding the project pursuant to AB 52. Tribal cultural resources mitigation measures were identified and tribal consultation was closed. The Applicant has taken the position that further tribal consultation under Public Resources Code Section 21080.66 is not required because tribal consultation was conducted pursuant to AB 52. The Applicant shall thus comply with the following enforceable agreement reached between the City and the tribes that participated in the tribal consultation for this Project pursuant to AB 52 from January 23, 2025 to May 12, 2025, as follows:

a. The Applicant shall retain Native American Monitors from the following Native American tribes that consulted during the AB 52 process for the Project: Gabrieleno Band of Mission Indians – Kizh Nation; Gabrieleno Tongva Indians of California; and Juaneno Band of Mission Indians, Acjachemen Nation. The monitors shall be retained prior to the commencement of any ground-disturbing activity for the subject Project at all project locations (i.e., both on-site and any off-site locations that are included in the Project description/definition and/or required in connection with the Project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

b. A copy of the executed monitoring agreements shall be submitted to the Community Development Director prior to the commencement of any ground-disturbing activity or the issuance of any permit necessary to commence ground-disturbing activity.

c. The Applicant shall require the monitors to complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the tribes. Monitoring logs will identify and describe any discovered tribal cultural resources (TCRs), including, but not limited to, Native American cultural and historical artifacts, remains, and places of significance, as well as any discovered Native American (ancestral) human remains and burial goods. The

Applicant shall require that copies of monitoring logs will be provided to the City upon written request to the tribes.

d. On-site tribal monitoring shall conclude upon either of the following: (1) written confirmation to the Tribes from a designated point of contact for the Applicant that all ground-disturbing activities and phases that may involve ground-disturbing activities on the Project site or in connection with the Project are complete or (2) a determination and written notification by the tribes or designee that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact TCRs.

e. Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the Native American Monitors. The tribes will recover and retain all discovered TCRs in the form and/or manner the tribes deem appropriate, in the tribes' sole discretion, for any purpose the tribes deem appropriate, and for any purposes, including for educational, cultural, and/or historic purposes.

f. Native American human remains are defined in Public Resources Code, Section 5097.98(d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then PRC Section 5097.98 and California Health and Safety Code Section 7050.5 shall be followed. Human remains and grave/burial goods shall be treated alike per PRC Sections 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

106. The Applicant has taken the position that the statutory infill housing exemption in AB 130 (Public Resources Code Section 21080.66) applies to the Project. The Applicant shall thus comply with the following applicable conditions required by Public Resources Code Section 21080.66:

a. Each tribe shall designate its own monitor.

b. The Applicant shall require that any tribal monitor designated by the tribe comply with Applicant's site access and workplace safety requirements.

c. The Applicant shall compensate the tribal monitor at a reasonable rate, as determined by the California Native American tribe, that aligns with customary compensation for cultural resources monitoring, taking into account such factors as the scope and duration of the project.

d. The Applicant shall avoid all tribal cultural resources where feasible in accordance with Public Resources Code Section 21084.3(a). In furtherance of this requirement, where feasible, the Applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use tribal cultural resources and landscapes.

e. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Public Resources Code § 21083.9.

f. The Applicant shall apply tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.

g. The Applicant shall comply with Section 7050.5 of the Health and Safety Code and Public Resources Code Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.

h. The Applicant shall complete a California Historical Resources Information System archeological records search and a tribal cultural records search shall be completed for the project site.

i. The Applicant shall submit a Sacred Lands Inventory request to the Native American Heritage Commission.

HAZARDOUS SUBSTANCES

107. The Applicant and Project shall be subject to the following required Conditions pursuant to subdivision (c) of Section 21080.66 of the Public Resources Code:

a. The Applicant shall complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.

b. If a recognized environmental condition is found, the Applicant shall complete a preliminary endangerment assessment, as defined in Health & Safety Code Section 78095, prepared by a qualified environmental assessor to determine the existing of any release of a hazardous substance on the site and to determine if the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

c. If a release of a hazardous substance is found to exist on the Project site, no Certificate of Use and Occupancy shall be issued until the Applicant provides satisfactory evidence to the City that the release has been removed or any effects of the release have been mitigated to levels required by current federal and state statutory and regulatory standards.

d. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, no Certificate of Use and Occupancy shall be issued until the Applicant provides satisfactory evidence to the City that the effects of the potential exposure have been mitigated to levels required by current federal and state statutory and regulatory standards.

108. Applicant has provided the City with a Phase I Environmental Site Assessment (ESA) prepared by BBG Assessments, LLC in 2021 (Exhibit D) and a Phase II ESA prepared by Wies Environmental in 2022 (Exhibit E). According to the Phase I ESA completed by BBG, different dry cleaners occupied 25260 La Paz Road, Suite M, on the project site from the 1970s to 2017 (BBG 2021). The Phase II ESA conducted by Weis Environmental in 2022 confirmed that tetrachloroethene (PCE) was released from the former cleaner's operation at the Project site, resulting in contamination in soil vapor beneath the former cleaner's space (Weis 2022). VOC contamination was not identified in soil samples, indicating that contamination at the site is likely limited to soil vapor; however, PCE could be present in soils beneath the existing two-story retail building, as these were not investigated as part of the Phase II ESA. Soil vapor impacts were generally limited to the southwest corner of the retail strip,

beneath the former cleaner's operations. The release is not considered to be a threat to underlying groundwater resources (Weis 2022). However, if not properly managed, contaminated soil and soil vapor could be released during construction, and, during operation, vapor intrusion into new residential buildings could occur. Therefore, the Project shall be subject to the following Conditions:

a. Prior to commencement of any demolition or construction activities, Applicant shall prepare and obtain City approval of a Hazardous Materials Contingency Plan (HMCP) that addresses potential impacts in soil and soil vapor from chemical releases on or near the project site. The HMCP shall include training procedures for identification of contamination, and shall describe procedures for assessment, characterization, management, and disposal of hazardous constituents, materials, and wastes in accordance with all applicable state and local regulations. Contaminated soils and/or groundwater shall be managed and disposed of in accordance with local and state regulations. The HMCP shall include health and safety measures, which may include but are not limited to periodic work breathing zone monitoring and monitoring for volatile organic compounds using a handheld organic vapor analyzer in the event impacted soils and/or soil vapor are encountered during excavation activities. Air monitoring will also comply with South Coast Air Quality Management District Rules. The Applicant and/or its designee shall implement the HMCP during construction activities for the Project.

b. Applicant shall implement the recommendations set forth in the Phase II ESA to mitigate the PCE condition at the Site, by completing the following:

    i. Upon demolition of the Site building in the area of the former cleaners, Applicant shall retain a qualified professional to conduct relatively shallow supplemental soil sampling and analysis in the rear area of the former cleaners tenant space. Results of this sampling shall be provided to the City before any grading or excavation activity is commenced.

    ii. If hot spots of PCE are identified in soil, Applicant shall excavate any shallow impacted soils and remove such soil to a landfill facility for disposal in compliance with all applicable federal, state and local statutory and regulatory requirements.

iii. Upon demolition of the Site building and other paving in the area of the former cleaners, Applicant shall retain a qualified professional environmental assessor to conduct additional soil gas sampling and analysis to evaluate the potential off-gassing of the vapor cloud condition at the Site. The results of said sampling and analysis shall be provided to the City prior to the issuance of a grading permit.

iv. The Applicant shall implement all recommendations of the environmental assessor and implement all mitigation deemed warranted by the assessor, DTSC, and/or the Orange County Department of Environmental Health prior to issuance of a grading permit.

109. The Applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM) and Lead-Based Pains (LBP), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and South Coast Air Quality Management District, Rule 1403 as may be amended. Demolition or renovation plans and contract specifications shall incorporate appropriate abatement procedures for the removal of ACM and LBP. Evidence of compliance shall be submitted to the City upon request.

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

_____
JOSHUA SWEENEY, CHAIR

ATTEST:

_____
JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. _____ adopted by the Planning Agency of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 23rd day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
JENNIFER LEE, CITY CLERK

Exhibit A

OCFA Service Request SR #25002065

August 28, 2025 Letter

ORANGE COUNTY FIRE AUTHORITY
Fire Prevention Department
P. O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Planning and Development Services • www.ocfa.org • (714) 573-6100 / Fax (714) 368-8843

Date: August 28, 2025

To: Jay Wuu
City of Laguna Hills

From: Rich Swanson, Fire Prevention Analyst

Subject: City Reference #CUS-0147-2023
OCFA Service Request SR #25002065

La Paz Village
25254 La Paz Road
Laguna Hills, CA 92653

Service Code: PR105 Site Development Review

The applicant must address the comments, corrections, and/or concerns listed below before conditions can be issued for this project. If you need additional information or clarification, please contact me by phone or email: (714) 573-6123, richswanson@ocfa.org.

1. The results of the flow test provided by Moulton Niguel Water District (MNWD) indicates that maximum available fire flow is 3,750 gallons per minute (GPM) based on the maximum velocity (or 3,791 GPM calculated at 20 psi). The proposed sprinklered building has 195,433 square feet of Type V-A Construction, which requires minimum fire flow of 4,000 GPM. Based on the available fire flow, the maximum size of a Type V-A sprinklered building is 179,400 square feet. The size of the building must be reduced, or the construction type must be upgraded. For example, a Type III-A sprinklered building requires a fire flow of 3,000 GPM, which is available at this site.
2. Provide an analysis of the building, to include (1) the allowable building height above grade plane demonstrating compliance with CBC 504.3, (2) the allowable number of stories above grade plane demonstrating compliance with CBC 504.4, and (3) the allowable area demonstrating compliance with CBC 506. Provide an exhibit to demonstrate which areas are being considered frontage for the purpose of increasing the allowable area.
3. Show the location of every ground laddering pad located under every required rescue opening. See OCFA Guideline B-01, Section 6.5, for laddering pad setback and size requirements. CBC 1031.1.
4. The proposed emergency access roadway includes areas on at least four other adjacent properties. Provide a recorded copy of the emergency access easement from each

property own. The easement(s) shall identify the adjacent property owners as the GRANTOR and the City of Laguna Hills as the GRANTEE.

5. Provide an exhibit to demonstrate the aerial laddering areas, as described in OCFA Guideline B-01, which is available at www.ocfa.org. Include a roof level plan that shows which roof surfaces are contiguous. Each contiguous roof surface shall be provided with aerial laddering on opposite sides of each contiguous roof section, at a minimum. The nearest edge of the fire lane shall be 20-40 feet from the edge of the roof line. Include elevation details of each side of the building.
6. Provide a letter of intent from the business owner who will operate this facility. Include the intended use and level of care, including whether or not memory care will be included, and whether or not this will be a state licensed facility. If it will be licensed, identify the category it will be licensed as.

Exhibit B

Preliminary Geotechnical Evaluation

May 26, 2023 Project No. 22023-01

Mr. Nick Buchanan
La Paz Village Investors, LLC
c/o Cape Point Development, LLC
1010 South El Camino Real, Suite 200
San Clemente, California 92672

Subject: ***Preliminary Geotechnical Evaluation for Proposed La Paz Village – Senior Living Development, La Paz Road, Laguna Hills, California***

In accordance with your request and authorization, LGC Geotechnical, Inc. has performed a preliminary geotechnical evaluation for the proposed redevelopment for the La Paz Village – Senior Living development to be located at the property located at the southeast corner of La Paz Road and Mackenzie Street in Laguna Hills, California. The purpose of our study was to evaluate the existing onsite geotechnical conditions and to provide preliminary geotechnical recommendations relative to the proposed development.

Should you have any questions regarding this report, please do not hesitate to contact our office. We appreciate this opportunity to be of service.

Respectfully Submitted,

LGC Geotechnical, Inc.

Brad Zellmer, GE 2618
Project Engineer

REGISTERED PROFESSIONAL ENGINEER
BRAD ZELLMER
No. 2618
GEOTECHNICAL
STATE OF CALIFORNIA

Kevin B. Colson, CEG 2210
Vice President

CERTIFIED ENGINEERING GEOLOGIST
KEVIN BONIFACE COLSON
No. 2210
STATE OF CALIFORNIA

BTZ/KBC/amm

Distribution: (5) Addressee (4 wet-signed copies and 1 electronic copy)

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1.0 INTRODUCTION

1.1 Purpose and Scope of Services

This report presents the results of our preliminary geotechnical evaluation for the proposed senior living facility to be located at the property at the southeast corner of La Paz Road and Mackenzie Street in Laguna Hills, California. Refer to the Site Location Map (Figure 1).

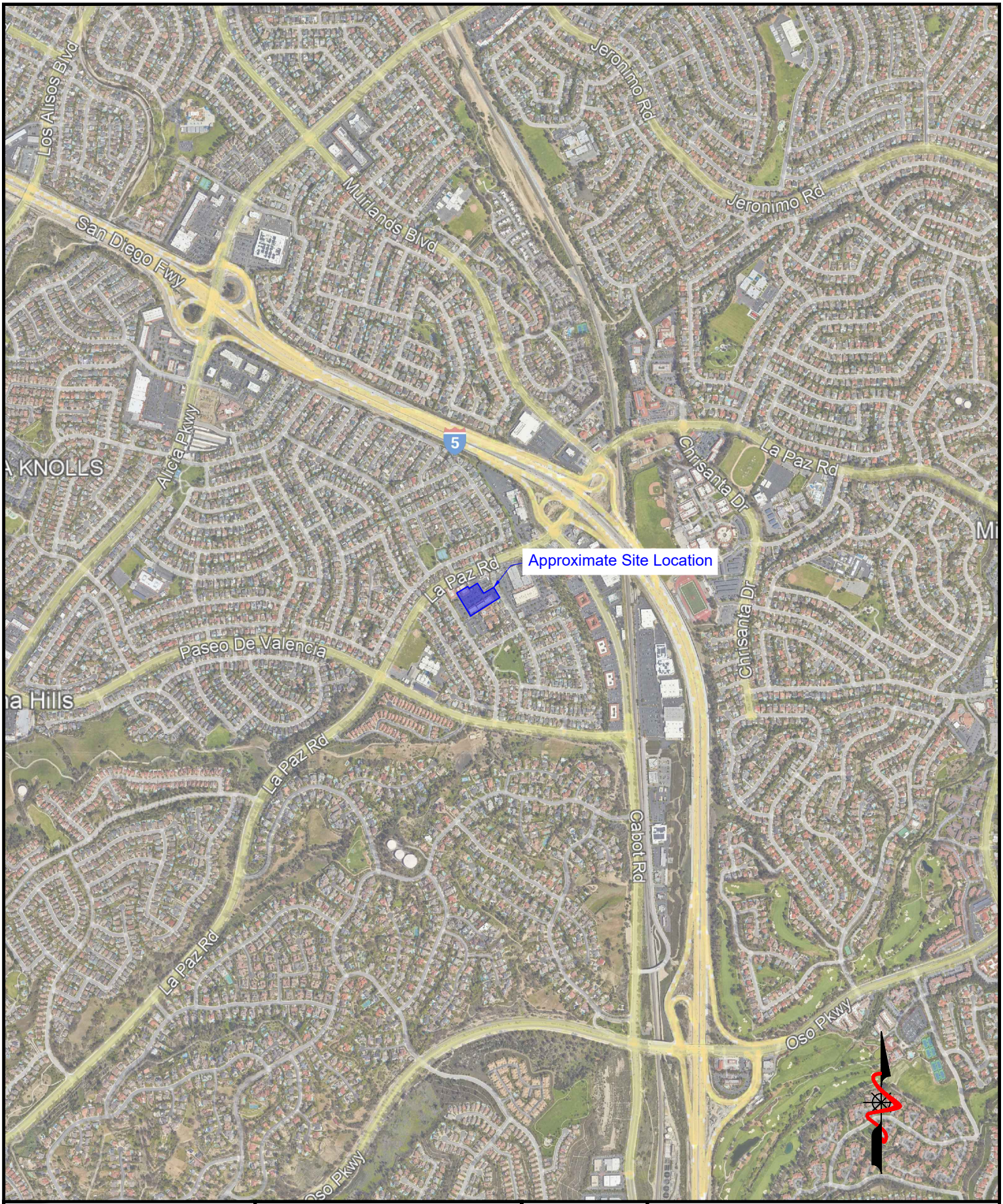
The purpose of our study was to perform a preliminary geotechnical evaluation relative to the proposed development. As part of our scope of work, we have: 1) reviewed available in-house geologic maps pertinent to the site (Appendix A); 2) performed a limited subsurface geotechnical evaluation of the site consisting of the excavation of four hollow-stem auger borings; 3) performed laboratory testing of select soil samples; and 4) prepared this preliminary geotechnical report presenting our findings, preliminary conclusions and recommendations for the development of the proposed project.

1.2 Project Description

The relatively flat, site is approximately 2.4 acres and bound in the northerly direction by existing buildings and parking followed by La Paz Road, in the westerly direction existing parking and a commercial building followed by MacKenzie Street, and in easterly direction by existing parking and commercial building followed by McIntyre Street and in the southerly direction by existing commercial building and associated parking. Existing site elevations range from approximately 475 feet in the northeasterly direction to 482 feet in the southwesterly direction.

We understand that a portion of the property is to be redeveloped as senior living, podium-type structure, including four stories of above grade residential units over one story of at-grade parking over one-story of below-grade parking (WHA, 2022). The majority of the building footprint will include basement structure approximately 10 feet below grade, however, a portion of the building will be at grade in the easterly portion of the site. Building loads were not available at the time of this report. However, based on previous projects we have estimated maximum (dead plus live) column and wall loads of 350 kips and 10 kips/ft, respectively for the basement parking structure. The at-grade portion is estimated at maximum (dead plus live) column and wall loads of 150 kips and 6 kips/ft, respectively.

The recommendations given in this report are based upon the estimated structural loads and grading/layout information as indicated above. LGC Geotechnical should be provided with structural loads and any updated project information, when they become available, in order to either confirm or modify the recommendations provided herein.



PROJECT NAME	Cape Point - La Paz Village
PROJECT NO.	22023-01
ENG. / GEOL.	BTZ/KBC
SCALE	Not to Scale
DATE	May 2023

LGC Geotechnical, Inc.

FIGURE 1
Site Location Map

1.3 Background

Review of historical aerial photos indicate that the subject site consisted primarily of vacant land until at least 1972 (Historic Aerials, 2023). Between 1972 and 1980, the existing buildings were constructed. In the 1980 aerial photo, the existing buildings have been constructed the adjacent off-site building in the northwesterly corner appears to be under construction.

Previous site geotechnical reports were not available.

1.4 Subsurface Geotechnical Evaluation

A geotechnical field evaluation was performed by LGC Geotechnical consisting of excavation of four hollow stem auger borings. The hollow stem auger borings (HS-1 through HS-4) were drilled to depths of approximately 60 feet below existing grade. An LGC Geotechnical representative observed the drilling operations, logged the borings, and collected soil samples for laboratory testing. The borings were performed using a track-mounted drill rig equipped with 8-inch-diameter, hollow stem augers. Bulk samples of the near-surface soils were logged and collected for laboratory testing from select borings. Driven soil samples were collected by means of the Standard Penetration Test (SPT) and Modified California Drive (MCD) sampler generally obtained at 5-foot vertical increments. The MCD is a split-barrel sampler with a tapered cutting tip and lined with a series of 1-inch-tall brass rings. The SPT sampler (1.4-inch ID) and MCD sampler (2.4-inch ID, 3.0-inch OD) were driven using a 140-pound automatic hammer falling 30 inches to advance the sampler a total depth of 18 inches or until refusal. The raw blow counts for each 6-inch increment of penetration were recorded on the boring logs. In select borings, after removal of the augers the depth of the boring due to caving was measured and is noted on the boring logs. At the completion of drilling, the borings were backfilled with soil cuttings and capped with AC Aquaphalt. Some settlement of the backfilled borings should be expected.

Boring logs are presented in Appendix B and approximate locations are depicted on the Boring Location Map (Figure 2).

1.5 Laboratory Testing

Representative bulk and driven (relatively undisturbed) samples were obtained for laboratory testing during our field evaluation. Laboratory testing included in-situ moisture content and in-situ dry density, Atterberg Limits, fines content, expansion potential, direct shear, consolidation and corrosion (soluble sulfate, chloride, pH and minimum resistivity).

The following is a summary of the laboratory test results:

- Dry density of the samples collected ranged from approximately 90 pounds per cubic foot (pcf) to 126 pcf, with an average of 103 pcf. Field moisture contents ranged from approximately 2 to 27 percent, with an average of 18 percent.
- Four Atterberg Limit (liquid limit and plastic limit) tests were performed. Results indicated Plasticity Index (PI) values ranging from 17 to 22.
- Seven fines content/gradation tests were performed and indicated a fines content (passing No. 200 sieve) ranging from approximately 14 to 70 percent. Based on the Unified Soils

Classification System (USCS), five of the tested samples would be classified as “fine-grained.”

- Two Expansion Index (EI) tests indicated EI values of 64 and 68 corresponding to “Medium” expansion potential.
- A direct shear test was performed. The plot is provided in Appendix C.
- Five consolidation tests were performed. The load versus deformation plots are provided in Appendix C.
- Corrosion testing indicated soluble sulfate content values of 0.08 percent or less, chloride content of 80 parts per million (ppm), pH of 7.3 and minimum resistivity of 1,840 ohm-cm.

A summary of the laboratory test results is presented in Appendix C. The moisture and dry density results are presented on the boring logs in Appendix B.

2.0 GEOTECHNICAL CONDITIONS

2.1 Regional Geology

The site is located on the southwestern border of the Peninsular Ranges at the southwestern-most portion of the Los Angeles Basin. Specifically, the site lies in the sedimentary basin known as the Capistrano Embayment, an early Cenozoic Seaway, which trended northerly between the Peninsular Ranges and a hypothetical Catalina uplift off the Southern California coast. Locally, the Capistrano Embayment refers to the flat-bottomed structural trough formed by the downward displacement along the west side of the Cristianitos Fault and down-warping along the east side of the San Joaquin Hills. The embayment was subsequently in-filled with marine siltstone and clayey, siltstone bedrock of the late Miocene to early Pliocene (approximately 5 to 15 million years old) Capistrano Formation. This sedimentary unit, in excess of 3,000 feet thick near the center of the embayment, was uplifted, folded, and eroded in Pliocene and post-Pliocene times (approximately 2 to 3 million years ago) producing the low, rolling ridges observed today. More recently, the local geology has also been influenced by a rapid drop in sea level resulting in a series of wave-cut marine platforms along the coast and causing extensive erosion, which in turn, created numerous steep-sided drainage channels, and over-steepening of slopes.

2.2 Site-Specific Geology

The subject site is comprised of bedrock of the Tertiary Niguel Formation and/or the Tertiary Capistrano Formation, Sandstone Facies. The Niguel Formation is known to overly the Capistrano Formation in a horizontal to gently-dipping unconformable contact. The bedrock material was generally observed to be interbedded dense sandstone and siltstone. Soil moisture content within the bedrock units varied with depth and generally ranged from slightly moist to moist. Minor fill may locally be present in portions of the site overlying the bedrock materials.

2.3 Generalized Subsurface Conditions

The field explorations (borings) indicate primarily stiff to hard sandy clays and sandy silts with layers of dense to very dense silty sands and clayey sands to the maximum explored depth of approximately 60 feet below existing grade. Moisture contents were generally above optimum.

It should be noted that the explorations performed are only representative of the location and time where/when they are performed and varying subsurface conditions may exist outside of the performed location. In addition, subsurface conditions can change over time. The soil descriptions provided above should not be construed to mean that the subsurface profile is uniform, and that soil is homogeneous within the project area. For details on the stratigraphy at the exploration locations, refer to Appendix B.

2.4 Oversized Material

Generation of a surplus of oversized material (material greater than 8 inches in maximum dimension) is generally not anticipated during site grading. However, some oversized material

may be encountered, which may result in excavation difficulty for narrow excavations. Recommendations are provided for appropriate handling of oversized materials in Appendix D.

2.5 Groundwater

Groundwater was not encountered during our recent field evaluation to the maximum explored depth of approximately 60 feet below existing grade. Based on the Seismic Hazard Zone Report for the San Juan Capistrano Quadrangle (CDMG, 2001a), no depth to historic high groundwater is indicated in the vicinity of the site. Groundwater is anticipated to be greater than 60 feet below exiting grade and not expected to be encountered during construction of the proposed project.

Seasonal fluctuations of groundwater elevations should be expected over time. In general, groundwater levels fluctuate with the seasons and local zones of perched groundwater may be present due to local seepage caused by irrigation and/or recent precipitation. Local perched groundwater conditions or surface seepage may develop once site development is completed.

2.6 Seismic Design Criteria

The site seismic characteristics were evaluated per the guidelines set forth in Chapter 16, Section 1613 of the 2022 California Building Code (CBC) and applicable portions of ASCE 7-16 which has been adopted by the CBC. Please note that the following seismic parameters are only applicable for code-based acceleration response spectra and are not applicable for where site-specific ground motion procedures are required by ASCE 7-16. Representative site coordinates of latitude 33.5948 degrees north and longitude -117.6804 degrees west were utilized in our analyses. The maximum considered earthquake (MCE) spectral response accelerations (S_{MS} and S_{M1}) and adjusted design spectral response acceleration parameters (S_{DS} and S_{D1}) for Site Class C are provided in Table 1 on the following page. The structural designer should contact the geotechnical consultant if structural conditions (e.g., number of stories, seismically isolated structures, etc.) require site-specific ground motions.

TABLE 1

Seismic Design Parameters

Selected Parameters from 2022 CBC, Section 1613 - Earthquake Loads	Seismic Design Values	Notes/Exceptions
Distance to applicable faults classifies the site as a "Near-Fault" site.		Section 11.4.1 of ASCE 7
Site Class	C	Chapter 20 of ASCE 7
Ss (Risk-Targeted Spectral Acceleration for Short Periods)	1.199g	From SEAOC, 2023
S_1 (Risk-Targeted Spectral Accelerations for 1-Second Periods)	0.433g	From SEAOC, 2023
F_a (per Table 1613.2.3(1))	1.2	For Simplified Design Procedure of Section 12.14 of ASCE 7, F_a shall be taken as 1.4 (Section 12.14.8.1)
F_v (per Table 1613.2.3(2))	1.5	-
S_{MS} for Site Class C [Note: $S_{MS} = F_a S_S$]	1.438g	-
S_{M1} for Site Class C [Note: $S_{M1} = F_v S_1$]	0.649g	-
S_{DS} for Site Class C [Note: $S_{DS} = (^2/_3) S_{MS}$]	0.959g	-
S_{D1} for Site Class C [Note: $S_{D1} = (^2/_3) S_{M1}$]	0.433g	-
C_{RS} (Mapped Risk Coefficient at 0.2 sec)	0.937	ASCE 7 Chapter 22
C_{R1}(Mapped Risk Coefficient at 1 sec)	0.934	ASCE 7 Chapter 22

A deaggregation of the PGA based on a 2,475-year average return period (MCE) indicates that an earthquake magnitude of 6.65 at a distance of approximately 10.61 km from the site would contribute the most to this ground motion. A deaggregation of the PGA based on a 475-year average return period (Design Earthquake) indicates that an earthquake magnitude of 6.58 at a distance of approximately 20.76 km from the site would contribute the most to this ground motion (USGS, 2014).

Section 1803.5.12 of the 2022 CBC (per Section 11.8.3 of ASCE 7) states that the maximum considered earthquake geometric mean (MCE_G) Peak Ground Acceleration (PGA) should be used for liquefaction potential. The PGA_M for the site is equal to 0.604g (SEAOC, 2023). The design PGA is equal to 0.403g (2/3 of PGA_M).

2.7 Faulting

California is located on the boundary between the Pacific and North American Lithospheric Plates. The average motion along this boundary is on the order of 50-mm/yr in a right-lateral

sense. The majority of the motion is expressed at the surface along the northwest trending San Andreas Fault Zone with lesser amounts of motion accommodated by sub-parallel faults located predominantly west of the San Andreas including the Elsinore, Newport-Inglewood, Rose Canyon, and Coronado Bank Faults. Within Southern California, a large bend in the San Andreas Fault north of the San Gabriel Mountains has resulted in a transfer of a portion of the right-lateral motion between the plates into left-lateral displacement and vertical uplift. Compression south and west of the bend has resulted in folding, left-lateral, reverse thrust faulting, and regional uplift creating the east-west trending Transverse Ranges and several east-west trending faults. Further south within the Los Angeles Basin, "blind thrust" faults are believed to have developed below the surface also as a result of this compression, which have resulted in earthquakes such as the 1994 Northridge event along faults with little to no surface expression.

Prompted by damaging earthquakes in Northern and Southern California, State legislation and policies concerning the classification and land-use criteria associated with faults have been developed. The Alquist-Priolo Earthquake Fault Zoning Act was implemented in 1972 to prevent the construction of urban developments across the trace of active faults. California Geologic Survey Special Publication 42 was created to provide guidance for following and implementing the law requirements. Special Publication 42 was most recently revised in 2018 (CGS, 2018). According to the State Geologist, an "active" fault is defined as one which has had surface displacement within Holocene time (roughly the last 11,700 years). Regulatory Earthquake Fault Zones have been delineated to encompass traces of known, Holocene-active faults to address hazards associated with surface fault rupture within California. Where developments for human occupation are proposed within these zones, the state requires detailed fault evaluations be performed so that engineering-geologists can identify the locations of active faults and recommend setbacks from locations of possible surface fault rupture.

The subject site is not located within a Fault Rupture Hazard Zone and there are no active or potentially active faults mapped on the site. The possibility of damage due to ground rupture, as a result of faulting, is considered very low since active faults are not known to cross the site.

Secondary effects of seismic shaking resulting from large earthquakes on the major faults in the Southern California region include soil liquefaction, dynamic settlement, ground lurching, shallow ground rupture, and seiches and tsunamis. These secondary effects of seismic shaking are a possibility throughout portions of the Southern California region and are dependent on the distance between the site and causative fault and the onsite geology. Parameters for seismic design are included in the sections below. The major active nearby faults that could produce these secondary effects include the onshore and offshore segments of the Newport-Inglewood Fault Zone, located over ten miles west of the site and the Elsinore Fault Zone located over ten miles east of the site. The presence of a blind thrust fault has been interpolated from limited data, to exist at a depth of approximately eight miles below the uplifted local hills; however, the San Joaquin Hills Blind Thrust Fault does not have a known location of surface rupture. A discussion of these secondary effects and their potential impact on the site is provided in the following sections.

2.7.1 Liquefaction and Dynamic Settlement

Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions coexist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion. Studies indicate that saturated, loose near-surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential. In general, cohesive soils are not considered susceptible to liquefaction, depending on their plasticity and moisture content (Bray & Sancio, 2006). Effects of liquefaction on level ground include settlement, sand boils, and bearing capacity failures below structures. Dynamic settlement of dry loose sands can occur as the sand particles tend to settle and densify as a result of a seismic event.

The site is not located within a State of California Seismic Hazard Zone (CDMG, 2001b) for liquefaction potential. Groundwater was not encountered to the maximum explored depth of approximately 60 feet below existing ground surface during our recent field evaluation and anticipated to be greater than 60 feet below existing ground surface. Based on the absence of a shallow groundwater table the potential for liquefaction is considered very low.

2.7.2 Lateral Spreading

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures.

Due to the very low potential for liquefaction, the potential for lateral spreading is considered very low.

3.0 CONCLUSIONS

Based on the results of our geotechnical evaluation, it is our opinion that the proposed development is feasible from a geotechnical standpoint, provided the geotechnical recommendations and parameters provided herein are incorporated into the project design, grading and construction project.

The following is a summary of the primary geotechnical factors that may affect future development of the site:

- In general, our borings indicate primarily stiff to hard sandy clays and sandy silts with layers of dense to very dense silty sands and clayey sands to the maximum explored depth of approximately 60 feet below existing grade. Moisture contents were generally above optimum.
- Upper near-surface soils are not considered suitable for support of the planned building structure in their present condition (refer to Section 4.1). Upper soils will be removed for construction of the planned basement portion; however, removals will be required for the at-grade portion of the building structure.
- Due to the depth and proximity of the proposed basement level with property lines, and existing improvements, temporary shoring is anticipated to be required in portions of the site. The temporary shoring will be adjacent to an existing off-site structure in a portion of the site.
- From a geotechnical perspective, the existing onsite soils are suitable material for use as general fill, provided that they are relatively free from rocks (larger than 8 inches in maximum dimension), construction debris, and significant organic material.
- Groundwater was not encountered to maximum explored depth of approximately 60 feet below existing grade. Historic high groundwater is anticipated to be over 60 feet below existing ground surface.
- The subject site is not located within an Alquist-Priolo Earthquake Fault Zone. The main seismic hazard that may affect the site is ground shaking from one of the active regional faults. The subject site will likely experience strong seismic ground shaking during its design life.
- The site is not located within a State of California Seismic Hazard Zone (CDMG, 2001b) for liquefaction potential. Due to the absence of groundwater the potential for earthquake induced liquefaction and dynamic settlement is considered very low.
- Soils exposed near proposed foundation level are anticipated to have “Medium” expansion potential (Expansion Index of 90 or less). Mitigation measures are required for foundations and site improvements like concrete flatwork to minimize the impacts of expansive soils. Final design expansion potential must be determined at the completion of earthwork grading.
- Pre-soaking of the subgrade for at-grade building slabs and flatwork will be required due to site expansive soils. The duration of this process varies greatly based on the chosen method and is also dependent on factors such as soil type and weather conditions. Time duration for presoaking should be accounted for in the construction schedule (typically, approximately three weeks for high expansion). Additional time at the completion of presoaking may be necessary for the surface soils of the pad to dry back sufficiently to be capable of supporting trenching equipment.
- The site contains soils that are not suitable for basement/retaining wall backfill due to their fines (i.e., silt and clay) content, therefore or import of sandy soils will be required by the contractor for obtaining suitable backfill soil for planned site basement/retaining walls.
- Based on our experience in the area, site soils should be considered corrosive.

4.0 PRELIMINARY RECOMMENDATIONS

The following recommendations are to be considered preliminary and should be confirmed upon completion of grading and earthwork operations. In addition, they should be considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the owner.

It should be noted that the following geotechnical recommendations are intended to provide sufficient information to develop the site in general accordance with the 2022 CBC requirements. With regard to the potential occurrence of potentially catastrophic geotechnical hazards such as fault rupture, earthquake-induced landslides, liquefaction, etc. the following geotechnical recommendations should provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level." The "acceptable level" of risk is defined by the California Code of Regulations as "that level that provides reasonable protection of the public safety, though it does not necessarily ensure continued structural integrity and functionality of the project" [Section 3721(a)]. Therefore, repair and remedial work of the proposed improvements may be required after a significant seismic event. With regards to the potential for less significant geologic hazards to the proposed development, the recommendations contained herein are intended as a reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. It should be understood, however, that although our recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, they cannot preclude the potential for some cosmetic distress or nuisance issues to develop as a result of the site geotechnical conditions.

The geotechnical recommendations contained herein must be confirmed to be suitable or modified based on the actual as-graded conditions.

4.1 Site Earthwork

We anticipate that earthwork at the site will generally consist of excavation for the basement structure, remedial removals, foundation construction, basement wall and utility line installation and backfill. We recommend that earthwork onsite be performed in accordance with the following recommendations, future grading plan review report(s), the 2022 CBC/City of Laguna Hills grading requirements, and the General Earthwork and Grading Specifications included in Appendix D. In case of conflict, the following recommendations shall supersede those included in Appendix D. The following recommendations should be considered preliminary and may be revised within the future grading plan review report or based on the actual conditions encountered during site grading.

4.1.1 Site Preparation

Prior to grading of areas to receive structural fill or engineered improvements, the areas should be cleared of existing surface obstructions and demolition debris. Vegetation and debris should be removed and properly disposed of off-site. Holes resulting from the removal of buried obstructions, which extend below proposed finish grades, should be replaced with suitable compacted fill material. Any abandoned sewer or storm drain lines

should be completely removed and replaced with properly placed compacted fill. Deeper demolition may be required in order to remove existing foundations.

If cesspools or septic systems are encountered, they should be removed in their entirety. The resulting excavation should be backfilled with properly compacted fill soils. As an alternative, cesspools can be backfilled with lean sand-cement slurry. Any encountered wells should be properly abandoned in accordance with regulatory requirements. At the conclusion of the clearing operations, a representative of LGC Geotechnical should observe and accept the site prior to further grading.

4.1.2 Removal Depths and Limits

In order to provide a relatively uniform bearing condition for the planned improvements, upper loose/compressible soils are to be removed and replaced as properly compacted fills. For preliminary planning purposes, the depth of required removals may be estimated as indicated below. It should be noted that updated recommendations may be required based on additional field evaluation, changes to building layouts and/or structural loads.

Basement Structure at least 10 feet below Existing Grade: Excavations on the order of about 12 feet are anticipated for construction of the basement structure. It is anticipated that soils will be suitable (i.e., firm and relatively unyielding) materials at this depth for foundation construction. However, if soft or yielding soils are encountered, they should be completely removed and replaced with properly compacted fill. If a bedrock/fill transition is created, over-excavation is recommended as outlined below.

Interior Ramp Retaining Walls: Footings for retaining walls should be founded on suitable native soils or properly placed compacted fill. Any undocumented fill or unsuitable soils should be removed within a 1:1 projection from the bottom edge of the footing to suitable native soils and replaced with properly placed compacted fill.

At-Grade Portion of Building Structure: Removals should extend a minimum depth of 5 feet below existing grade or 2 feet below the proposed footings, whichever is greater. In general, the envelope for removals should extend laterally a minimum horizontal distance of 5 feet beyond the edges of the proposed improvements.

At-Grade Retaining Walls and Free-Standing Walls: Removals should extend a minimum of 3 feet below existing grade, or 2 feet below proposed footings, whichever is deeper. In general, the envelope for over-excavation should extend laterally a minimum horizontal distance of 2 feet beyond the edges of the footings.

Bedrock/Fill Transitions: Structural footings and Mat foundations should not be placed on a bedrock and fill transition. In order to provide a uniform bearing, the bedrock portion of the bedrock/fill transition should be over-excavated a minimum of 2-foot below the bottom of proposed foundation and where practical extend 3 feet laterally beyond the edges of the proposed footings/foundation.

Pavement and Hardscape Areas: Where not achieved by planned grading or remedial grading, we recommend that proposed pavement and hardscape areas be over-excavated to at least 2 feet below existing grade or so that they are underlain by at least 1-foot of compacted fill below the proposed finished subgrade (i.e., below planned aggregate base/asphalt concrete), whichever is greater. In general, the envelope for pavement and hardscape over-excavation should extend laterally a minimum lateral distance of 2 feet beyond the edges of the proposed improvements.

Local conditions may be encountered during excavation that could require additional over-excavation beyond the above noted minimum in order to obtain an acceptable removal bottom. The actual depths and lateral extents of grading will be determined by the geotechnical consultant, based on subsurface conditions encountered during grading. Removal areas should be accurately staked in the field by the Project Surveyor.

4.1.3 Temporary Excavations

Temporary excavations up to approximately 15 feet are anticipated for construction of the basement. Temporary excavations should be performed in accordance with project plans, specifications, and all Occupational Safety and Health Administration (OSHA) requirements. Excavations should be laid back or shored in accordance with OSHA requirements before personnel or equipment are allowed to enter. Excavation safety is the sole responsibility of the contractor.

Excavations should be sloped back to 1:1 or flatter or be properly shored. Vehicular traffic, stockpiles, and equipment storage should be set back from the perimeter of excavations a distance equivalent to a 1:1 projection from the bottom of the excavation or 5 feet, whichever is greater. Once an excavation has been initiated, it should be backfilled as soon as practical. Prolonged exposure of temporary excavations may result in some localized instability. Excavations should be planned so that they are not initiated without sufficient time to shore/fill them prior to weekends, holidays, or forecasted rain.

It should be noted that any excavation that extends below a 1:1 (horizontal to vertical) projection of an existing foundation will remove existing support of the structure foundation. Temporary shoring parameters are provided in Section 4.5.

4.1.4 Removal Bottoms and Subgrade Preparation

In general, over-excavated removal bottoms and areas to receive compacted fill should be scarified to a minimum depth of 6 inches, brought to a near-optimum moisture condition, and re-compacted per project recommendations.

Removal bottoms and areas to receive fill should be observed and accepted by the geotechnical consultant prior to subsequent fill placement.

4.1.5 Material for Fill

From a geotechnical perspective, the onsite soils are generally considered suitable for use as general compacted fill (not retaining/basement wall backfill), provided they are screened of organic materials, construction debris and oversized material (8 inches in greatest dimension).

From a geotechnical viewpoint, any required import soils for general fill (i.e., non-retaining wall backfill) should consist of clean, granular soils of "Very Low" to "Low" expansion potential (expansion index 50 or less based on American Society for Testing and Materials [ASTM] D 4829), and free of organic materials, construction debris and any material greater than 3 inches in maximum dimension. Import for basement/retaining wall backfill should meet the criteria outlined in the following paragraph. Source samples should be provided to the geotechnical consultant for laboratory testing a minimum of four working days prior to any planned importation.

Basement/retaining wall backfill should consist of sandy soils with a maximum of 35 percent fines (passing the No. 200 sieve) per ASTM Test Method D1140 (or ASTM D6913/D422) and a "Very Low" expansion potential (EI of 20 or less per ASTM D4829). Soils should also be screened of organic materials, construction debris, and any material greater than 3 inches in maximum dimension. The site contains soils that are not suitable for retaining wall backfill due to their fines content, therefore import or potentially select grading and stockpiling of site soils will be required by the contractor for obtaining suitable retaining wall backfill soil. The contractor should assume imports will be required for backfill of retaining walls.

Aggregate base (crushed aggregate base or crushed miscellaneous base) should conform to the requirements of Section 200-2 of the Standard Specifications for Public Works Construction ("Greenbook") for untreated base materials (except processed miscellaneous base) or Caltrans Class 2 aggregate base.

4.1.6 Placement and Compaction of Fills

Material to be placed as fill should be brought to above optimum moisture content (generally about 2 percent above optimum moisture content) and recompacted to at least 90 percent relative compaction (per ASTM D1557). Moisture conditioning of site soils will be required in order to achieve adequate compaction. The soils encountered in our borings were generally above optimum moisture content. The optimum lift thickness to produce a uniformly compacted fill will depend on the type and size of compaction equipment used. In general, fill should be placed in uniform lifts not exceeding 8 inches in compacted thickness. Each lift should be thoroughly compacted and accepted prior to subsequent lifts. Generally, placement and compaction of fill should be performed in accordance with local grading ordinances and with observation and testing performed by the geotechnical consultant. Oversized material as previously defined should be removed from site fills.

During backfill of excavations, the fill should be properly benched into firm and competent soils of temporary backcut slopes as it is placed in lifts.

Aggregate base material should be compacted to at least 95 percent relative compaction at or slightly above optimum moisture content per ASTM D1557. Subgrade below aggregate base should be compacted to at least 90 percent relative compaction per ASTM D1557 at or slightly above optimum moisture content.

If gap-graded ¾-inch rock is used for backfill (around storm drain storage chambers, retaining wall backfill, etc.) it will require compaction. Rock shall be placed in thin lifts (typically not exceeding 6 inches) and mechanically compacted with observation by geotechnical consultant. Backfill rock shall meet the requirements of ASTM D2321. Gap-graded rock is required to be wrapped in filter fabric to prevent the migration of fines into the rock backfill.

4.1.7 Trench and Retaining/Basement Wall Backfill and Compaction

Bedding material used within the pipe zone should conform to the requirements of the current Greenbook and the pipe manufacturer. Where applicable, sand having a sand equivalent (SE) of 20 or greater (per Caltrans Test Method [CTM] 217) may be used to bed and shade the pipes within the bedding zone. Sand backfill should be densified by jetting or flooding and then tamped to ensure adequate compaction. Bedding sand should be from a natural source, manufactured sand from recycled material is not suitable for jetting. The onsite soils may generally be considered suitable as trench backfill (zone defined as 12 inches above the pipe to subgrade), provided the soils are screened of rocks greater than 6 inches in maximum dimension, construction debris and organic material. Trench backfill should be compacted in uniform lifts (as outlined in Section "Material for Fill") by mechanical means to at least 90 percent relative compaction (per ASTM D1557). If gap-graded rock is used for trench backfill, refer to Section 4.1.6.

Basement/retaining wall backfill should consist of sandy soils meeting the criteria outlined in above Section 4.1.5. For basement/subterranean walls the select zone meeting the criteria outlined above should extend a minimum of a 1:1 (horizontal to vertical) upward projection from the bottom of the basement wall subdrain, refer to Figure 3. For conventional retaining walls the limits of select backfill zone outlined above should extend at minimum ½ the height of the retaining wall or the width of the heel (if applicable), whichever is greater, refer to Figure 4. Retaining wall backfill soils should be compacted in relatively uniform thin lifts to a minimum of 90 percent relative compaction (per ASTM D1557). Jetting or flooding of retaining wall backfill materials should not be permitted.

In backfill areas where mechanical compaction of soil backfill is impractical due to space constraints, typically sand-cement slurry may be substituted for compacted backfill. The slurry should contain about one sack of cement per cubic yard. When set, such a mix typically has the consistency of compacted soil. Sand cement slurry placed near the surface within landscape areas should be evaluated for potential impacts on planned improvements.

A representative from LGC Geotechnical should observe, probe, and test the backfill to verify compliance with the project recommendations.

4.2 Foundation Recommendations

The site contains soils with an expansion index greater than 20 therefore mitigation measures will be required for planned foundations to minimize the impacts of expansive soils. Typical methods for design of foundations to resist expansive soils include the Wire Reinforcement Institute (WRI) procedure for conventional foundations and the Post-Tensioning Institute (PTI) method for post-tensioned foundations as referenced in Chapter 18 of the 2022 CBC. Other types of stiff slabs may be used in place of the WRI/ PTI methods provided that, in the opinion of the foundation structural designer, the alternative type of slab is at least as stiff and strong as that designed by the WRI/ PTI method to resist expansive soils.

Please note that the following foundation recommendations are preliminary and must be confirmed by LGC Geotechnical at the completion of project plans (i.e., foundation, grading and site layout plans) as well as completion of earthwork.

4.2.1 Preliminary Conventional Foundation Design Parameters

Given that the onsite soils are expansive, the foundation systems shall be designed for effects of expansive soil. Conventional foundations may be designed in accordance with Wire Reinforcement Institute (WRI) procedure for slab-on-ground foundations per Section 1808 of the 2022 CBC to resist expansive soils. The following preliminary soil parameters may be used:

- Effective Plasticity Index: 30
- Climatic Rating: Cw = 15
- Reinforcement: Per structural designer.
- Minimum Perimeter Embedment Depth: 18 inches below lowest adjacent grade.
- Moisture condition at-grade slab subgrade soils to 120% of optimum moisture content to a depth of 18 inches prior to trenching for footings. (Not required for basement foundations.)

The recommended moisture content should be maintained up to the time of concrete placement.

4.2.2 Provisional Post-Tensioned Foundation Design Parameters

The geotechnical parameters provided herein may be used for post-tensioned slab foundations. These parameters have been determined in general accordance with the Post-Tensioning Institute (PTI, 2012) Standard Requirements (PTI DC 10.5), referenced in Chapter 18 of the 2022 CBC. In utilizing these parameters, the foundation engineer should design the foundation system in accordance with the allowable deflection criteria of applicable codes and the requirements of the structural designer/architect.

Our design parameters are based on our experience with similar projects and the anticipated nature of the soil (with respect to expansion potential). Please note that implementation of our recommendations will not eliminate foundation movement (and related distress) should the moisture content of the subgrade soils fluctuate. It is the

intent of these recommendations to help maintain the integrity of the proposed structures and reduce (not eliminate) movement, based upon the anticipated site soil conditions. Should future owners not properly maintain the areas surrounding the foundation, for example by overwatering, then we anticipate for highly expansive soils the maximum differential movement of the perimeter of the foundation to the center of the foundation to be on the order of a couple of inches. Soils of lower expansion potential are anticipated to show less movement.

4.2.3 Foundation Subgrade Preparation and Maintenance

The recommendations specific to anticipated site soil conditions are presented in Table 2. The subgrade moisture condition of the building pad soils should be maintained at the recommended moisture content up to the time of concrete placement. This moisture content should be maintained around the immediate perimeter of the slab during construction and up to occupancy of the building structures.

The geotechnical parameters provided herein assume that if the areas adjacent to the foundation are planted and irrigated, these areas will be designed with proper drainage and adequately maintained so that ponding, which causes significant moisture changes below the foundation, does not occur. Our recommendations do not account for excessive irrigation and/or incorrect landscape design. Plants should only be provided with sufficient irrigation for life and not overwatered to saturate subgrade soils. Sunken planters placed adjacent to the foundation should either be designed with an efficient drainage system or liners to prevent moisture infiltration below the foundation. Some lifting of the perimeter foundation beam should be expected even with properly constructed planters.

In addition to the factors mentioned above, roots that extend near the vicinity of foundations can cause distress to foundations. Trees/large shrubs should not be planted closer to the foundations than a distance equal to half the mature height of the tree or 20 feet, whichever is more conservative unless specifically provided with root barriers to prevent root growth below the building foundation.

The owner must perform periodic maintenance during hot and dry periods to ensure that adequate watering has been provided to keep soil from separating or pulling back from the foundation. It is critical to maintain a constant level of soil-moisture. The owner and any property management personnel should be aware of the potential negative consequences of both excessive watering, as well as allowing potentially expansive soils to become too dry. Expansive soils can undergo shrinkage during drying, and swelling during the rainy winter season, or when irrigation is resumed. This can result in distress to building structures and hardscape improvements.

TABLE 2

Provisional Geotechnical Parameters for Post-Tensioned Foundation Slab Design[1]

Parameter	PT Slab with Perimeter Embedment/Footing
Center Lift Edge moisture variation distance, e_m Center lift, y_m	 9.0 feet 0.50 inch
Edge Lift Edge moisture variation distance, e_m Edge lift, y_m	 4.7 feet 1.1 inch
Minimum Perimeter footing/thickened edge embedment below finish grade	18 inches
1. For preliminary design purposes. Confirmation and further evaluation is needed at the completion of grading.	

4.2.4 Slab Underlayment Guidelines

The following is for informational purposes only since slab underlayment (e.g., moisture retarder, sand or gravel layers for concrete curing and/or capillary break) is unrelated to the geotechnical performance of the foundation and thereby not the purview of the geotechnical consultant. Post-construction moisture migration should be expected below the foundation. The foundation engineer/architect should determine whether the use of a capillary break (sand or gravel layer), in conjunction with the vapor retarder, is necessary or required by code. Sand layer thickness and location (above and/or below vapor retarder) should also be determined by the foundation engineer/architect.

4.3 Soil Bearing and Lateral Resistance

The following minimum footing widths and embedments are recommended for the corresponding allowable bearing pressures for both continuous wall and column spread footings. These net bearing pressures (exclusive of the weight of the footings) are for dead plus live loads and may be increased one-third for short-term, transient, wind and seismic loading. For any bearing pressures less than 2,000 psf, a minimum footing width of 1.5 feet and embedment depth of 1.5 feet below lowest adjacent grade should be used. These allowable bearing pressures are applicable for level (ground slope equal to or flatter than 5 horizontal feet to 1-foot vertical) conditions only.

TABLE 3

Allowable Soil Bearing Pressures

Location	Static Bearing Pressure (psf)	Minimum Footing Width (feet)	Minimum Footing Embedment** (feet)
Basement Level *	3,500	3	2
	3,000	2	2
	2,500	1.5	1.5
At-Grade	3,000	3	2
	2,500	2	1.5
	2,000	1.5	1.5

*Basement level at a minimum of 10 feet below existing grade.

**Refers to minimum depth below lowest adjacent grade.

Soil settlement is a function of footing dimensions and applied soil bearing pressure. In utilizing the above-mentioned allowable bearing capacity, assumed structural loads, and provided our earthwork recommendations are implemented, foundation settlement due to structural loads is anticipated to be on the order of 1-inch. Differential settlement should be anticipated between nearby columns or walls where a large differential loading condition exists. Settlement estimates should be evaluated by LGC Geotechnical when foundation plans are available.

Resistance to lateral loads can be provided by friction acting at the base of foundations and by passive earth pressure. For concrete/soil frictional resistance, an allowable coefficient of friction of 0.25 may be assumed with dead-load forces. For concrete/soil frictional resistance with a keyway extended below the retaining wall base, an increased allowable coefficient of friction of 0.35 may be assumed with dead-load forces. An allowable passive lateral earth pressure of 240 psf per foot of depth (or pcf) to a maximum of 2,400 psf may be used for the sides of footings poured against properly compacted fill. Allowable passive pressure may be increased to 320 pcf (maximum of 3,200 psf) for short duration seismic loading. This passive pressure is applicable for level (ground slope equal to or flatter than 5H:1V) conditions. Frictional resistance and passive pressure may be used in combination without reduction. We recommend that the upper foot of passive resistance be neglected if finished grade will not be covered with concrete or asphalt. The provided allowable passive pressures are based on a factor of safety of 1.5 and 1.1 for static and seismic loading conditions, respectively.

4.4 Lateral Earth Pressures for Basement/Retaining Walls Design

Basement walls up to about 10 feet in height are anticipated for the site. Lateral earth pressures for approved native soils in a cut condition and approved sandy soils meeting indicated project requirements are provided below. Lateral earth pressures are provided as equivalent fluid unit weights, in psf per foot of depth (or pcf). These values do not contain an appreciable factor of safety, so the retaining wall designer should apply the applicable factors of safety and/or load factors during design. A soil unit weight of 120 pcf may be assumed for calculating the actual

weight of soil over the wall footing.

If the wall can yield enough to mobilize the full shear strength of the soil, it can be designed for "active" pressure. If the wall cannot yield under the applied load, the shear strength of the soil cannot be mobilized, and the earth pressure will be higher. Such walls should be designed for "at-rest" conditions. If a structure moves toward the soils, the resulting resistance developed by the soil is the "passive" resistance. The equivalent fluid pressure values assume free-draining conditions and a drainage system will be installed and maintained to prevent the build-up of hydrostatic pressures. Typically, a basement wall constructed directly against temporary shoring is provided with a composite drainage mat (e.g., Miradrain, etc.) placed over the lagging and collected at the wall bottom by a manifold pipe system properly outletted to a suitable discharge point. Basement walls not requiring shoring due to adequate horizontal distance for temporary slopes are subsequently backfilled with sandy soils and a subdrain pipe is wrapped in drainage aggregate and filter fabric (e.g., "burrito" subdrain) and properly outletted to a suitable discharge point (Refer to Figures 3 and 4). If a sump pump is required to outlet accumulated water behind retaining/basement walls, the owner and any subsequent owners must be made aware that it will be their responsibility to ensure the sump pump continues to perform properly for the life of the project. Basement/retaining wall structures should be provided with appropriate drainage and appropriately waterproofed. Please note that waterproofing and specification of the drainage mat and outlet system are not the purview of the geotechnical consultant. If conditions other than those assumed above are anticipated, the equivalent fluid pressure values should be provided on an individual-case basis by the geotechnical consultant. Refer to Figures 3 and 4.

The following lateral earth pressures are presented on Table 4A for design of site basement/retaining walls constructed against the shoring wall (i.e., cut condition not requiring backfill).

TABLE 4A

Lateral Earth Pressures – Cut Condition

Condition	**Equivalent Fluid Unit Weight (pcf)**
	Cut Condition w/Shoring Wall
	Level Backfill
Active	50
At-Rest	75

The following lateral earth pressures are presented on Table 4B are for backfilled basement/retaining walls using approved select granular soils with a maximum of 35 percent fines (passing the No. 200 sieve per ASTM D-421/422) and a maximum Expansion Index of 20 (per ASTM D-4829). The retaining wall designer should clearly indicate on the retaining wall plans the required sandy soil backfill criteria. If the limits of select sandy backfill indicated on Figures 3 and 4 cannot be extended due to property line constraints, the lateral earth pressures provided in Table 4A should be used.

TABLE 4B

Lateral Earth Pressures – Conventional Backfilled Basement/Retaining Wall

Condition	Equivalent Fluid Unit Weight (pcf)
	Approved Sandy Backfill Material
	Level Backfill
Active	35
At-Rest	55

Surcharge loading effects from any adjacent structures should be evaluated by the basement/retaining wall designer. In general, structural loads within a 1:1 (horizontal to vertical) upward projection from the bottom of the proposed basement/retaining wall footing will surcharge the proposed retaining structure. In addition to the recommended earth pressure, basement/retaining walls adjacent to streets should be designed to resist vehicular traffic if applicable. Uniform surcharges may be estimated using the applicable coefficient of lateral earth pressure using a rectangular distribution. A factor of 0.3 and 0.5 may be used for the active and at-rest conditions, respectively. The vertical traffic surcharge may be determined by the structural designer. The retaining/basement wall designer should contact the geotechnical consultant for any required geotechnical input in estimating any applicable surcharge loads.

If required, the basement/retaining wall designer may use a seismic lateral earth pressure increment of 10 pcf for a level backfill. This increment should be applied in addition to the provided static lateral earth pressure using a triangular distribution with the resultant acting at H/3 in relation to the base of the retaining structure (where H is the retained height). Per Section 1803.5.12 of the 2022 CBC, the seismic lateral earth pressure is applicable to structures assigned to Seismic Design Category D through F for retaining wall structures supporting more than 6 feet of backfill height. For the restrained, at-rest condition, the seismic increment may be added to the applicable active lateral earth pressure (in lieu of the at-rest lateral earth pressure) when analyzing short duration seismic loading. It should be noted that the provided seismic lateral earth pressures are for a maximum basement/retaining wall of 14 feet in height. While not anticipated at this time, if a basement/retaining wall greater than 14 feet in height is proposed, the retaining wall designer should contact the geotechnical consultant for specific seismic lateral earth pressure increments based on the configuration of the planned retaining wall structures. Seismic lateral earth pressures are estimated using the procedure outlined by the Structural Engineers Association of California (Lew, et al, 2010) and the Federal Highway Administration (FHWA, 2011).

Soil bearing and lateral resistance (friction coefficient and passive resistance) are provided in Section 4.3. Earthwork considerations (temporary backcuts, backfill, compaction, etc.) for basement/retaining walls are provided in Section 4.1 (Site Earthwork) and the subsequent earthwork related sub-sections.

4.5 Temporary Shoring

Temporary shoring up to about 12 feet in height is anticipated to be required in portions of the site for construction of the basement. The provided lateral earth pressures for temporary shoring assume a fully drained condition and do not include any hydrostatic pressures. Typical cantilever temporary shoring, where deflection of the shoring will not impact the performance of adjacent structures, may be designed using the active equivalent fluid pressures of 35 pounds per square foot (psf) per foot of depth (or pcf) for a level backfill. Braced shoring may be used in areas where the shoring will be located close to existing structures in order to limit shoring defections or required due to the proposed depth of excavation. Braced shoring with a level backfill may be designed using a uniform soil pressure of 23H in pounds per square foot (psf), where H is equal to the depth in feet of the excavation being shored. These lateral earth pressures do not include any hydrostatic pressures and any slopes above the temporary shoring will increase the above-noted lateral earth pressures and can be provided on a case-by-case basis.

Any building, equipment or traffic loads located within a 1:1 (horizontal to vertical) projection from the base of the shoring should be added to the applicable lateral earth pressure. Refer to the discussion provided in above section "Lateral Earth Pressures for Basement/Retaining Wall Design." The shoring designer should contact the geotechnical consultant for any required geotechnical input in estimating any applicable lateral surcharge loads.

For piles generally spaced a minimum of 2.5 pile diameters on-center, an allowable passive pressure of 550 pcf may be used for passive resistance below the excavation. The provided passive pressure includes an arching factor of 2 (e.g., 275 pcf x 2) and should be limited to a maximum of 12 times the value provided above (e.g., 550 pcf to a maximum of 6,600 psf). The passive pressure is only applicable for level (5 horizontal feet to 1-foot vertical or flatter) soil conditions. To develop the full lateral value, provisions should be made to assure firm contact between the soldier piles and the undisturbed soils. The concrete placed in the soldier pile excavation below the excavated level should be of adequate strength to transfer the imposed loads to the surrounding soils. The structural designer should incorporate the appropriate factor of safety and/or load factor in the design. The provided allowable passive pressure is based on a factor of safety of 1.3.

Continuous lagging should be provided between the soldier piles. Lagging should be placed in a timely manner during excavation in order to minimize potential spalling and sloughing. Careful installation of the lagging will be necessary to achieve bearing against the retained earth. The backfill of the lagging should consist of sand-cement slurry. Means and methods are per the contractor in order to ultimately ensure full bearing (direct contact) of retained earth to the lagging. The soldier piles should be designed for the full anticipated lateral earth pressure; however, the pressure on the lagging will be less due to soil arching between the piles. We recommend that the lagging be designed for the recommended earth pressure but may be limited to a maximum value of 400 psf if surcharge loads are not present. Lagging placed behind the solider piles will negate the soil arching effect.

It is difficult to accurately predict the amount of deflection of the shored embankment. It should be realized, however, that some deflection will occur. The shoring should be designed to limit deflection to within tolerable limits. If greater deflection occurs during construction, additional bracing may be necessary. In areas where less deflection is desired, such as adjacent

to existing settlement sensitive improvements, the shoring should be designed for higher lateral earth pressures.

During construction, monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of the soldier piles as determined by the shoring designer. It would also be prudent to perform a detailed survey of any improvements to be supported above the planned shoring prior to and during the shoring installation. The survey should include topographic data and documentation of the condition of the existing improvements, including cracks or signs of distress.

The contractor should evaluate the potential drilling conditions when planning the installation methods, refer to Section "Boreholes for Temporary Shoring" (Section 4.11) and the boring logs (Appendix B).

4.6 Control of Surface Water and Drainage Control

From a geotechnical perspective, we recommend that compacted finished grade soils adjacent to proposed structure be sloped away from the proposed structure and towards an approved drainage device or unobstructed swale. Drainage swales, wherever feasible, should not be constructed within 5 feet of buildings. Where lot and building geometry necessitates that the drainage swales be routed closer than 5 feet to structural foundations, we recommend the use of area drains together with drainage swales. Drainage swales used in conjunction with area drains should be designed by the project civil engineer so that a properly constructed and maintained system will prevent ponding within 5 feet of the foundation. Code compliance of grades is not the purview of the geotechnical consultant.

Planters with open bottoms adjacent to buildings should be avoided. Planters should not be designed adjacent to buildings unless provisions for drainage, such as catch basins, liners, and/or area drains, are made. Overwatering must be avoided.

4.7 Subsurface Water Infiltration

Recent regulatory changes have occurred that mandate that stormwater be infiltrated below grade rather than collected in a conventional storm drain system. Typically, a combination of methods are implemented to reduce surface water runoff and increase infiltration including; permeable pavements/pavers for roadways and walkways, directing surface water runoff to grass-lined swales, retention areas, and/or drywells, etc.

It should be noted that collecting and concentrating surface water for the purpose of intentionally infiltrating it below grade, conflicts with the geotechnical engineering objective of directing surface water away from slopes, structures and other improvements. The geotechnical stability and integrity of a site is reliant upon appropriately handling surface water. In general, the vast majority of geotechnical distress issues are directly related to improper drainage. In general, distress in the form of movement of improvements could occur as a result of soil saturation and loss of soil support, expansion, internal soil erosion, collapse and/or settlement.

Our field evaluation of the site indicates that significant amounts of fine-grained silts and clays

would be expected to have very low rates of infiltration. We do not recommend that surface water be intentionally infiltrated into subsurface soils at this site.

4.8 Preliminary Pavement Sections

The following preliminary minimum asphalt concrete (AC) pavement sections are provided in Table 5 based on an assumed R-value of 5 and assumed Traffic Index (TI) values. These recommendations must be confirmed with R-value testing of representative near-surface soils at the completion of grading and after underground utilities have been installed and backfilled. A traffic study has not been conducted by or provided to our firm for this project and our opinion regarding the applicability of the assumed traffic indices is judgmental. Determination of the TI is not the purview of the geotechnical consultant. Final pavement sections should be confirmed by the project civil/transportation engineer based upon the final design Traffic Index. If requested, LGC Geotechnical will provide sections for alternate TI values.

TABLE 5

Asphalt Concrete Pavement Section Options

Pavement Area	Assumed Traffic Index*	Section Thickness (inches)	
		Asphalt Concrete	Aggregate Base
Auto Parking	4.5	4.0	5.5
Circulation Drives (little to no truck traffic)	5.0	4.0	7.5
Truck Driveways (limited truck traffic)	6.0	5.0	9.5

*Determination of the Traffic Index is not the purview of the geotechnical consultant

Typically, pavers for vehicular traffic are 80 mm (approximately 3 and 1/8 inches) thick. Based on a TI of 5.0, concrete pavers should be underlain with a minimum of 11 inches of compacted aggregate base. A herringbone pattern is recommended for pavers subject to vehicular traffic. Manufacturer's specific recommendations regarding the pavers (required bedding and jointing sand, fabric, edge restraint, etc.) should be implemented during design and construction. It should be noted that pavers are typically installed on 1-inch of bedding sand that is placed on the compacted aggregate base. For a design TI other than 5.0, alternate aggregate base thickness underling the pavers can be provided.

The thicknesses shown are for minimum thicknesses. Increasing the thickness of any or all of the above layers will reduce the likelihood of the pavement/pavers experiencing distress during its service life. The above recommendations are based on the assumption that proper maintenance and irrigation of the areas adjacent to the roadway will occur throughout the design life of the pavement/pavers. Failure to maintain a proper maintenance and/or irrigation program may jeopardize the integrity of the pavement/pavers.

Earthwork recommendations regarding aggregate base and subgrade are provided in the previous section "Site Earthwork" and the related sub-sections of this report.

4.9 Soil Corrosivity

Although not corrosion engineers (LGC Geotechnical is not a corrosion consultant), several governing agencies in Southern California require the geotechnical consultant to determine the corrosion potential of soils to buried concrete and metal facilities. We therefore present the results of our testing with regard to corrosion for the use of the client and other consultants, as they determine necessary.

Corrosion testing indicated soluble sulfate content values of 0.08 percent or less, chloride content of 80 parts per million (ppm), pH of 7.3 and minimum resistivity of 1,840 ohm-cm. Based on Caltrans Corrosion Guidelines (2021), soils are considered corrosive if the pH is 5.5 or less, or the chloride concentration is 500 ppm or greater, or the sulfate concentration is 1,500 ppm (0.15 percent) or greater.

Based on our experience in the area, the near-surface soils should be considered to have an exposure class of "S2" per ACI 318-19, Table 19.3.1.1 with respect to sulfates. This must be verified based on as-graded conditions.

4.10 Nonstructural Concrete Flatwork

Nonstructural concrete flatwork (such as walkways, patio slabs, etc.) has a potential for cracking due to changes in soil volume related to soil-moisture fluctuations. To reduce the potential for excessive cracking and lifting, concrete may be designed in accordance with the minimum guidelines outlined in Table 6 on the following page. These guidelines will reduce the potential for irregular cracking and promote cracking along control joints; but will not eliminate all cracking or lifting. Thickening the concrete and/or adding additional reinforcement will further reduce cosmetic distress.

TABLE 6

Nonstructural Concrete Flatwork for Expansive Soils

	Flatwork	**City Sidewalk Curb and Gutters**
Minimum Thickness (in.)	5	City/Agency Standard
Presoaking	Presoak to 12 inches	City/Agency Standard
Reinforcement	No. 3 at 24 inches on centers	City/Agency Standard
Thickened Edge (in.)	—	City/Agency Standard
Crack Control Joints	Saw cut or deep open tool joint to a minimum of $^1/_3$ the concrete thickness	City/Agency Standard
Maximum Joint Spacing	6 feet	City/Agency Standard
Aggregate Base Thickness (in.)	—	City/Agency Standard

4.11 Boreholes for Temporary Shoring

Boreholes for temporary shoring should be plumb and free of loose or softened material. Extreme care in drilling, placement of reinforcement steel, and the pouring of concrete will be essential to avoid excessive disturbance of borehole walls. Immediately after drilling the soldier pile steel section should be installed and the concrete pumped. Where applicable, concrete placement by pumping or tremie tube to the bottom of borehole excavation is recommended. No pier borehole should be left open overnight. We recommend that pier boreholes not be drilled immediately adjacent to another pier until the concrete in the other pier has attained its initial set. A representative from LGC Geotechnical should be onsite during the drilling of piers to verify the assumptions made during the design stages.

Our borings encountered zones of sands with relatively low fines content (i.e., minimal silts and clays) and these soils are very susceptible to caving. Difficult drilling, caving of drilled holes and encountering oversized material should be anticipated. The contractor should anticipate that any borehole left open for any extended period of time will likely experience additional caving and potential perched groundwater typically from local irrigation.

The contractor should carefully evaluate the onsite geotechnical conditions as it relates to selecting an appropriate construction technique (including, but not limited to, auger type, construction sequence, etc.) for installation of temporary shoring. Refer to the boring logs provided in Appendix B.

4.12 Geotechnical Plan Review

When available, grading, retaining wall and foundation plans should be reviewed by LGC Geotechnical in order to verify our geotechnical recommendations are implemented. Updated recommendations and/or additional fieldwork may be necessary.

4.13 Geotechnical Observation and Testing During Construction

The recommendations provided in this report are based on limited subsurface observations and geotechnical analysis. The interpolated subsurface conditions should be checked in the field during construction by a representative of LGC Geotechnical. Geotechnical observation and testing is required per Section 1705 of the 2022 California Building Code (CBC).

Geotechnical observation and/or testing should be performed by LGC Geotechnical at the following stages:

- During temporary shoring installation;
- During grading (e.g., subgrade, removal bottoms, fill placement, etc);
- During basement and retaining wall backfill and compaction;
- During utility trench backfill and compaction;
- After presoaking concrete-flatwork subgrades prior to placement of aggregate base or concrete;
- Preparation of pavement subgrade and placement of aggregate base;
- After building and wall footing excavation and prior to placing reinforcement and/or concrete; and
- When any unusual soil conditions are encountered during any construction operation subsequent to issuance of this report.

5.0 LIMITATIONS

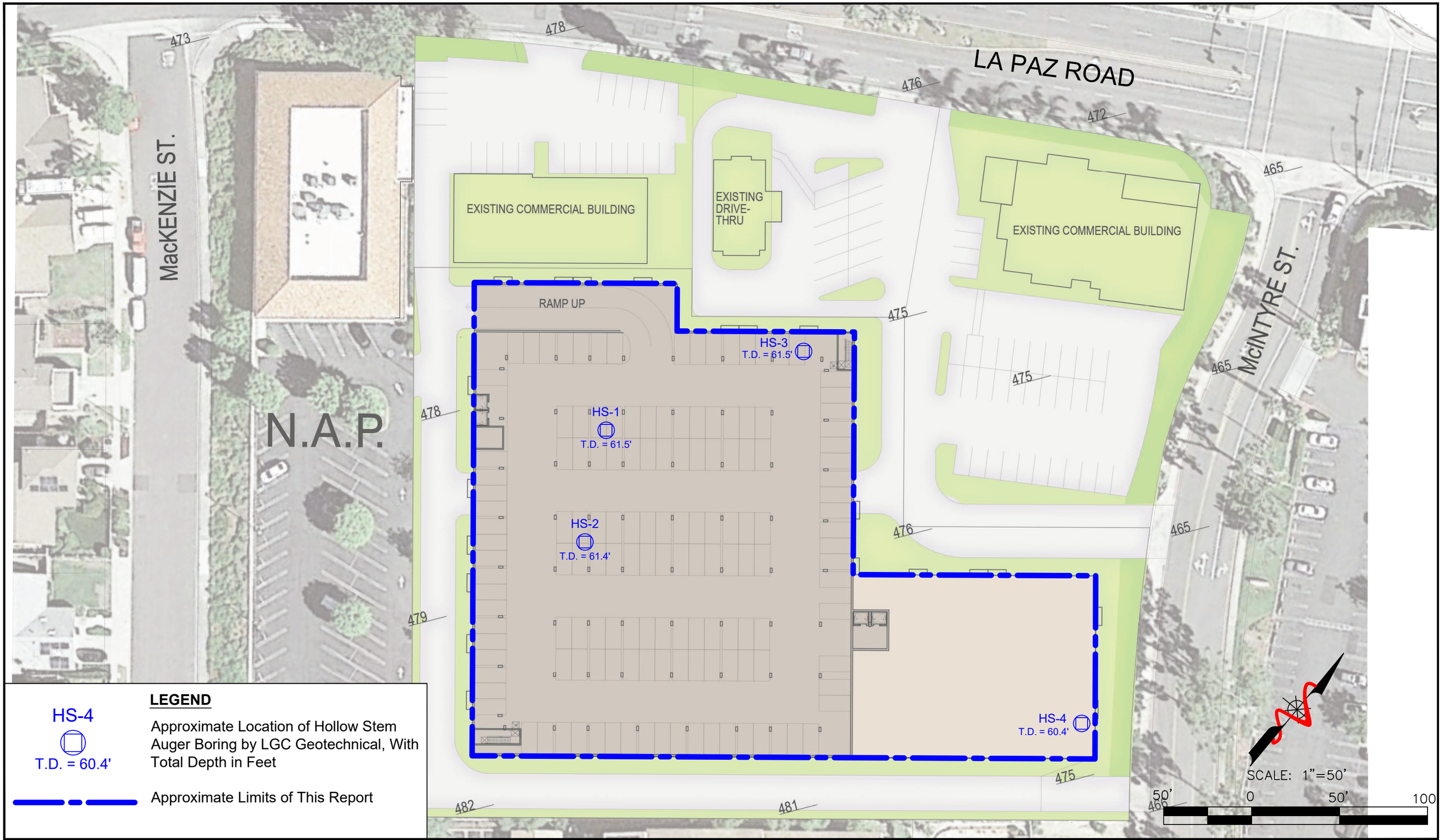
Our services were performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable soils engineers and geologists practicing in this or similar localities. No other warranty, expressed or implied, is made as to the conclusions and professional advice included in this report.

This report is based on data obtained from limited observations of the site, which have been extrapolated to characterize the site. While the scope of services performed is considered suitable to adequately characterize the site geotechnical conditions relative to the proposed development, no practical evaluation can completely eliminate uncertainty regarding the anticipated geotechnical conditions in connection with a subject site. Variations may exist and conditions not observed or described in this report may be encountered during grading and construction.

This report is issued with the understanding that it is the responsibility of the owner, or of his/her representative, to ensure that the information and recommendations contained herein are brought to the attention of the other consultants (at a minimum the civil engineer, structural engineer, landscape architect) and incorporated into their plans. The contractor should properly implement the recommendations during construction and notify the owner if they consider any of the recommendations presented herein to be unsafe, or unsuitable.

The findings of this report are valid as of the present date. However, changes in the conditions of a site can and do occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. The findings, conclusions, and recommendations presented in this report can be relied upon only if LGC Geotechnical has the opportunity to observe the subsurface conditions during grading and construction of the project, in order to confirm that our preliminary findings are representative for the site. This report is intended exclusively for use by the client, any use of or reliance on this report by a third party shall be at such party's sole risk.

In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and modification.



LEGEND

HS-4
T.D. = 60.4'

Approximate Location of Hollow Stem Auger Boring by LGC Geotechnical, With Total Depth in Feet

Approximate Limits of This Report

LGC Geotechnical, Inc.

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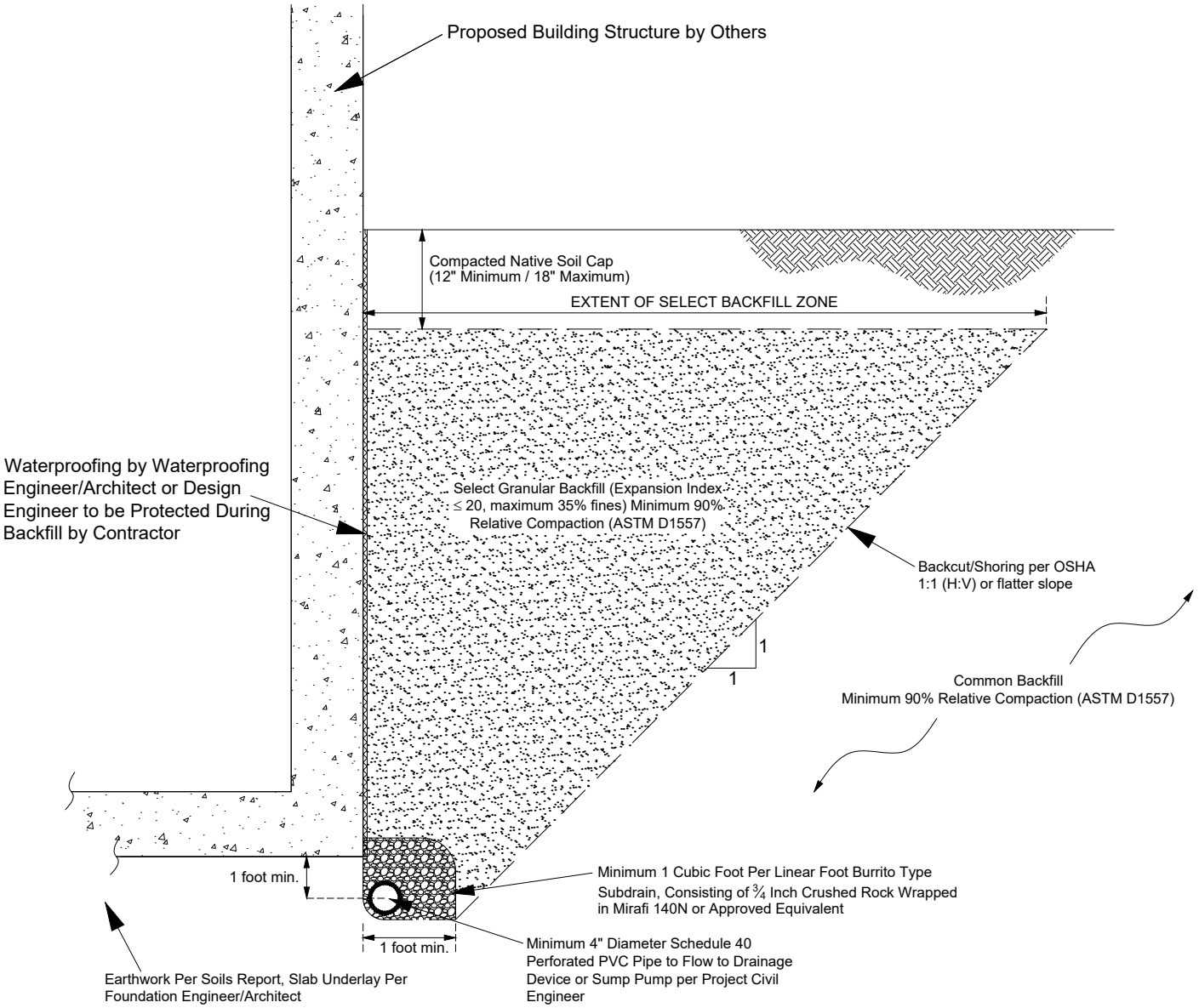
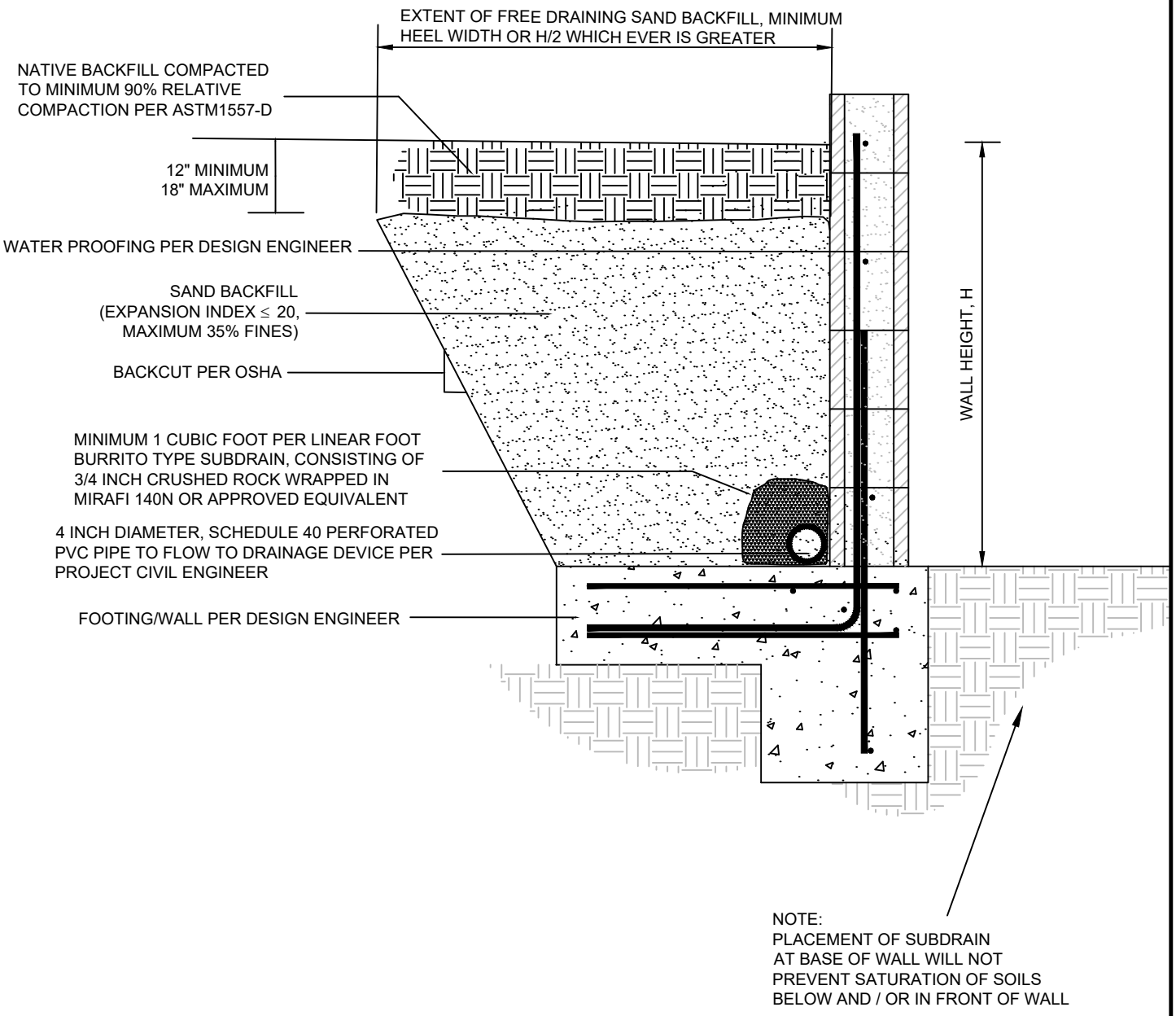
FIGURE 2
Boring Location Map

PROJECT NAME	*Cape Point - La Paz Village*
PROJECT NO.	*22023-01*
ENG. / GEOL.	*BTZ/KBC*
SCALE	*1" = 50'*
DATE	*May 2023*



NOTE : Granular backfill may be substituted with 3/4 inch crushed compacted rock wrapped in filter fabric. Geotechnical drainage detail will not prevent water seepage into structure, it is only to prevent build up of water pressure against wall.

LGC Geotechnical, Inc.	***FIGURE 3*** ***Basement Subterranean Structure Backfill/Subdrain Detail***	*PROJECT NAME*	*Cape Point - La Paz Village*
		PROJECT NO.	*22023-01*
		ENG. / GEOL.	*BTZ / KBC*
		SCALE	*Not to Scale*
		DATE	*May 2023*



LGC Geotechnical, Inc.

FIGURE 4
Retaining Wall Backfill Detail

PROJECT NAME	Cape Point - La Paz Village
PROJECT NO.	22023-01
ENG. / GEOL.	BTZ / KBC
SCALE	Not to Scale
DATE	May 2023

Appendix A
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APPENDIX A

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Appendix B
Field Exploration Logs

Geotechnical Boring Log Borehole HS-1

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~479' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							@ 0' - 3" Asphalt Concrete, 3" Aggregate Base	EI SO4
			R-1	7 27 37	107.8	24.4	CL	@ 2.5' - Sandy CLAY: olive gray, very moist, hard	
475									
	5	B-1	SPT-1	3 5 10		22.7	ML	@ 5' - Sandy SILT: olive gray, very moist, very stiff	-#200
			R-2	6 15 18	98.1	26.8	CL-ML	@ 7.5' - Silty CLAY: olive gray, very moist, very stiff	DS
470									
	10		SPT-2	4 7 10		21.8	CL	@ 10' - Sandy CLAY: olive gray, very moist, very stiff	-#200 AL
465									
	15		R-3	10 23 33	103.1	23.0	ML	@ 15' - SILT: olive gray, very moist, hard	CN
460									
	20		SPT-3	7 12 18		22.6	CL	@ 20' - Sandy CLAY: olive, very moist, hard	-#200
455									
	25		R-4	12 27 47	103.4	22.8		@ 25' - CLAY: olive gray, very moist, hard	
450									
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
SO4	SULFATE CONTENT
-#200	% PASSING # 200 SIEVE

Last Edited: 5/1/2023

Geotechnical Boring Log Borehole HS-1

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~479' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	30		SPT-4	8 18 43		18.9	SC	@ 30' - Clayey SAND: olive, very moist, very dense	-#200
445									
	35		R-5	47 50/5"	109.5	4.2	SM	@ 35' - Silty SAND: very light brown, slightly moist, very dense	
440									
	40		SPT-5	13 34 48		10.6	SM	@ 40' - Silty SAND: gray, moist, very dense	-#200
435									
	45		R-6	30 50/5"	96.5	3.9		@ 45' - Silty SAND: grayish brown, slightly moist, very dense	
430									
	50		SPT-6	14 26 40		4.3		@ 50' - Silty SAND: olive yellow, slightly moist, very dense	
425									
	55		R-7	50/5"	102.6	5.8		@ 55' - Silty SAND: light yellowish gray, slightly moist, very dense	
420									
	60								

LGC Geotechnical, Inc.

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S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-1

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~479' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	60		SPT-7	11 21 36		22.6	ML	@ 60' - Sandy SILT: grayish brown, very moist, hard	
415	65							Total Depth = 61.5' Groundwater Not Encountered Backfilled with Cuttings and Capped with AC Aquaphalt on 4/27/2023	
410	70								
405	75								
400	80								
395	85								
390	90								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-2

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~477' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							@ 0' - 3" Asphalt Concrete, 4" Aggregate Base	
475			SPT-1	3 5 10		24.6	CL	@ 2.5' - CLAY: gray, very moist, very stiff	
	5	B-1	R-1	8 18 31	103.2	22.5	ML	@ 5' - Sandy SILT: gray, very moist, hard	
470			SPT-2	3 7 12		23.7	CL	@ 7.5' - CLAY: gray, very moist, very stiff	
	10		R-2	7 18 27	99.7	24.8		@ 10' - CLAY: Olive gray, very moist, hard	AL CN
465									
	15		SPT-3	7 27 35		19.7	ML	@ 15' - Sandy SILT: grayish brown, very moist, hard	
460									
	20		R-3	13 27 40	103.7	21.9		@ 20' - Sandy SILT: pale brown, very moist, hard	
455									
	25		SPT-4	4 6 13		23.3	CL	@ 25' - CLAY: grayish brown, very moist, very stiff	
450									
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
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▽	GROUNDWATER TABLE

TEST TYPES:

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MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/1/2023

Geotechnical Boring Log Borehole HS-2

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~477' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
445	30		R-4	10 34 50/5"	106.7	18.9	SM	@ 30' - Silty SAND: grayish brown, very moist, very dense	
440	35		SPT-5	16 30 23		18.6	SC	@ 35' - Clayey SAND: grayish brown, very moist, very dense	
435	40		R-5	16 50/5"	103.9	21.0	ML	@ 40' - Sandy SILT: olive, very moist, hard	
430	45		SPT-6	15 34 24		11.2	SC	@ 45' - Clayey SAND: light yellowish brown, moist, very dense	
425	50		R-6	35 50/4"	95.6	4.4	SM	@ 50' - Silty SAND: grayish yellow, slightly moist, very dense	
420	55		SPT-7	50/5"		9.7	GC	@ 55' - Clayey Gravel with SAND: olive brown, moist, very dense	
	60								

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SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
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▽	GROUNDWATER TABLE

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MD	MAXIMUM DENSITY
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EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-2

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~477' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	60		R-7	15 32 50/5"	100.3	23.7	CL-ML	@ 60' - Silty CLAY: olive brown, very moist, very stiff	
415								Total Depth = 61.4' Groundwater Not Encountered Caving: Hole Measured Approximately 37' After Removal of the Augers Backfilled with Cuttings and Capped with AC Aquaphalt on 4/27/2023	
	65								
410									
	70								
405									
	75								
400									
	80								
395									
	85								
390									
	90								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

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EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-3

Date: 4/27/2023	**Drilling Company:** 2R Drilling
Project Name: Cape Point - La Paz Village	**Type of Rig:** Truck Mounted Rig
Project Number: 22023-01	**Drop:** 30" **Hole Diameter:** 6"
Elevation of Top of Hole: ~476' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 1 of 3

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
475	0							@ 0' - 4" Asphalt Concrete, 3" Aggregate Base	
			R-1	14 21 29	102.4	22.2	CL	@ 2.5' - Sandy CLAY: olive, very moist, hard	
	5	B-1	SPT-1	3 8 14		23.4		@ 5' - Sandy CLAY: olive, very moist, very stiff	-#200
470			R-2	13 25 32	104.6	21.9	ML	@ 7.5' - Sandy SILT: olive gray, very moist, hard	
	10		SPT-2	4 8 12		22.4		@ 10' - Sandy SILT: olive, very moist, very stiff	-#200
465									
	15		R-3	11 23 45	104.9	21.6	CL	@ 15' - CLAY: olive gray, very moist, hard	AL CN
460									
	20		SPT-3	5 15 26		18.6		@ 20' - Sandy CLAY: brownish gray, very moist, hard	
455									
	25		R-4	22 50/5"	111.7	16.3	SM	@ 25' - Silty SAND: brownish gray, very moist, very dense	
450									
	30								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/1/2023

Geotechnical Boring Log Borehole HS-3

Date: 4/27/2023	**Drilling Company:** 2R Drilling
Project Name: Cape Point - La Paz Village	**Type of Rig:** Truck Mounted Rig
Project Number: 22023-01	**Drop:** 30" **Hole Diameter:** 6"
Elevation of Top of Hole: ~476' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 2 of 3

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
445	30		SPT-4	11 26 30		10.3	SM	@ 30' - Silty SAND: grayish brown, moist, very dense	
440	35		R-5	40 50/5"	90.3	6.0		@ 35' - Silty SAND: yellowish brown, slightly moist, very dense	
435	40		SPT-5	13 14 24		22.1	ML	@ 40' - Silt with SAND: olive gray, very moist, hard	
430	45		R-6	15 50/5"	100.5	24.4	CL-SM	@ 45' - CLAY transitioning to Silty SAND: grayish brown, very moist, hard/very dense	
425	50		SPT-6	15 17 19		20.9	SC	@ 50' - Clayey SAND: brown, very moist, dense	
420	55		R-7	19 30 48	100.7	24.5	ML	@ 55' - Sandy SILT: grayish brown, very moist, hard	
	60								

LGC Geotechnical, Inc.

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CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-3

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~476' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
415	60		SPT-7	11 15 18		22.6	ML	@ 60' - Sandy SILT: grayish brown, very moist, hard	
410	65							Total Depth = 61.5' Groundwater Not Encountered Caving: Hole Measured Approximately 37' After Removal of the Augers Backfilled with Cuttings and Capped with AC Aquaphalt on 4/27/2023	
405	70								
400	75								
395	80								
390	85								
	90								

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THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

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	GROUNDWATER TABLE

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MD	MAXIMUM DENSITY
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S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-4

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~473' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							@ 0' - 4" Asphalt Concrete, 3" Aggregate Base	EI CR
470			SPT-1	3 5 7		24.4	CL	@ 2.5' - Sandy CLAY: grayish brown, very moist, stiff	
	5	B-1	R-1	7 13 19	102.7	22.3		@ 5' - CLAY: olive gray, very moist, very stiff	AL CN
465			SPT-2	3 6 8		24.7		@ 7.5' - Sandy CLAY: grayish brown, very moist, very stiff	
	10		R-2	7 18 25	99.7	25.4	CL-ML	@ 10' - Silty CLAY: olive gray, very moist, hard	CN
460									
	15		SPT-3	5 7 10		25.4	CL	@ 15' - CLAY: gray, very moist, hard	
455									
	20		R-3	5 23 37	101.1	24.4		@ 20' - CLAY: gray, very moist, hard	
450									
	25		SPT-4	5 13 18		21.7	ML	@ 25' - Sandy SILT: grayish brown, very moist, hard	
445									
	30								

LGC Geotechnical, Inc.

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B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
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SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

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DS	DIRECT SHEAR
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S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Last Edited: 5/1/2023

Geotechnical Boring Log Borehole HS-4

Date: 4/27/2023	**Drilling Company:** 2R Drilling
Project Name: Cape Point - La Paz Village	**Type of Rig:** Truck Mounted Rig
Project Number: 22023-01	**Drop:** 30" **Hole Diameter:** 6"
Elevation of Top of Hole: ~473' MSL	**Drive Weight:** 140 pounds
Hole Location: See Geotechnical Map	Page 2 of 3

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	30		R-4	18 50/5"	103.4	10.6	SM	@ 30' - Silty SAND: light brown, moist, very dense	
440									
	35		SPT-5	12 20 50/5"		17.5	SC	@ 35' - Clayey SAND: yellowish brown, moist, very dense	
435									
	40		R-5	35 50/5"	110.5	3.9	SP-SC	@ 40' - SAND with Clay: yellowish brown, slightly moist, very dense	
430									
	45		SPT-6	15 40 50/5"		8.5		@ 45' - SAND with Clay: yellowish brown, moist, very dense	
425									
	50		R-6	50/5"	126.0	2.0	SP-SM	@ 50' - SAND with Silt: light yellowish brown, slightly moist, very dense	
420									
	55		SPT-7	50/5"		3.3		@ 55' - SAND with Silt: pale brown, slightly moist, very dense	
415									
	60								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-4

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~473' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	60		R-7	50/5"	91.3	11.0	SM	@ 60' - Silty SAND: grayish brown, moist, very dense	
410								Total Depth = 60.4' Groundwater Not Encountered Caving: Hole Measured Approximately 37' After Removal of the Augers Backfilled with Cuttings and Capped with AC Aquaphalt on 4/27/2023	
	65								
405									
	70								
400									
	75								
395									
	80								
390									
	85								
385									
	90								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Appendix C
Laboratory Test Results

APPENDIX C

Laboratory Test Results

The laboratory testing program was directed towards providing quantitative data relating to the relevant engineering properties of the soils. Samples considered representative of site conditions were tested in general accordance with American Society for Testing and Materials (ASTM) procedure and/or California Test Methods (CTM), where applicable. The following summary is a brief outline of the test type and a table summarizing the test results.

Moisture and Density Determination Tests: Moisture content (ASTM D2216) and dry density determinations (ASTM D2937) were performed on driven samples obtained from the test borings. The results of these tests are presented in the boring logs.

Atterberg Limits: The liquid and plastic limits ("Atterberg Limits") were determined per ASTM D4318 for engineering classification of fine-grained material and presented in the table below. The USCS soil classification indicated in the table below is based on the portion of sample passing the No. 40 sieve and may not necessarily be representative of the entire sample. The plots are provided in this Appendix.

Sample Location	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	USCS Soil Classification
HS-1 @ 10 ft	42	22	20	CL
HS-2 @ 10 ft	42	25	17	CL
HS-3 @ 15 ft	42	23	19	CL
HS-4 @ 5 ft	44	22	22	CL

Grain Size Distribution/Fines Content: Representative samples were dried, weighed, and soaked in water until individual soil particles were separated (per ASTM D421) and then washed on a No. 200 sieve (ASTM D1140). Where applicable, the portion retained on the No. 200 sieve was dried and then sieved on a U.S. Standard brass sieve set in accordance with ASTM D6913 (sieve).

Sample Location	Description	% Passing # 200 Sieve
HS-1 @ 5 ft	Sandy Silt	70
HS-1 @ 10 ft	Sandy Clay	67
HS-1 @ 20 ft	Sandy Clay	55
HS-1 @ 30 ft	Clayey Sand	41
HS-1 @ 40 ft	Silty Sand	14
HS-3 @ 5 ft	Sandy Clay	61
HS-3 @ 10 ft	Sandy Silt	55

Laboratory Test Results

Expansion Index: The expansion potential of selected representative samples was evaluated by the Expansion Index Test per ASTM D4829. The results are presented in the table below.

Sample Location	Expansion Index	Expansion Potential*
HS-1 @ 0-5 ft	64	Medium
HS-4 @ 0-5 ft	68	Medium

* Per ASTM D4829

Direct Shear: A direct shear test was performed on a driven samples, which were soaked for a minimum of 24 hours prior to testing. The samples were tested under various normal loads using a motor-driven, strain-controlled, direct-shear testing apparatus (ASTM D3080). The plot is provided in this Appendix.

Consolidation: Consolidation tests were performed per ASTM D2435. Samples (2.4 inches in diameter and 1 inch in height) were placed in a consolidometer and increasing loads were applied. The samples were allowed to consolidate under "double drainage" and total deformation for each loading step was recorded. The percent consolidation for each load step was recorded as the ratio of the amount of vertical compression to the original sample height. The consolidation pressure curves are provided in this Appendix.

Soluble Sulfates: The soluble sulfate contents of selected samples were determined by standard geochemical methods (CTM 417). The test results are presented in the table below.

Sample Location	Sulfate Content (ppm)	Sulfate Content (%)
HS-1 @ 0-5 ft	753	0.08
HS-4 @ 0-5 ft	95	0.01

Chloride Content: Chloride content was tested per CTM 422. The results are presented below.

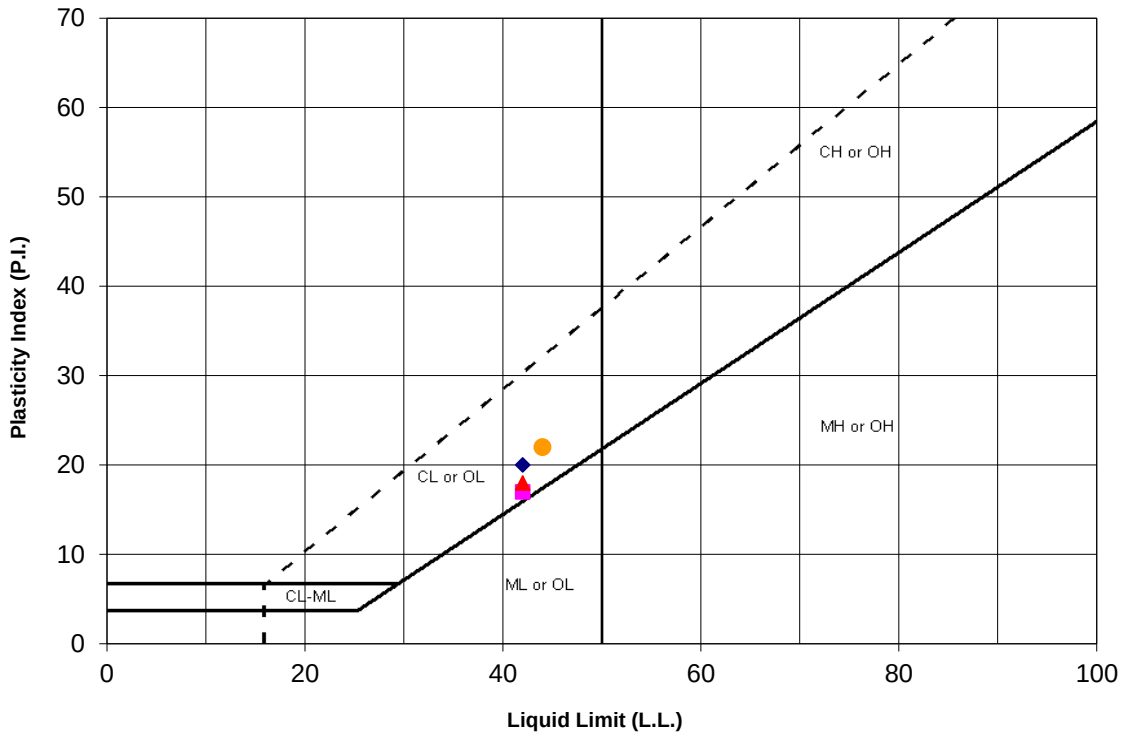
Sample Location	Chloride Content (ppm)
HS-4 @ 0-5 ft	80

Laboratory Test Results

Minimum Resistivity and pH Tests: Minimum resistivity and pH tests were performed in general accordance with CTM 643 and standard geochemical methods. The results are presented in the table below.

Sample Location	pH	Minimum Resistivity (ohm-cm)
HS-4 @ 0-5 ft	7.3	1,840

PLASTICITY CHART - CLASSIFICATION OF FINE-GRAINED SOILS



Symbol	Location.:	Sample No.:	Depth (ft)	Passing No. 200 Sieve (%)	Liquid Limit (%) LL	Plastic Limit (%) PL	Plasticity Index (%) PI	USCS
◆	HS-1	SPT-2	10'	67	42	22	20	CL
■	HS-2	R-2	10'	-	42	25	17	CL
▲	HS-3	R-3	15'	-	42	23	19	CL
●	HS-4	R-1	5'	-	44	22	22	CL

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ATTERBERG LIMITS
(ASTM D 4318)

Project Number: 22023-01
Date: May-23

La Paz Village, Laguna Hills

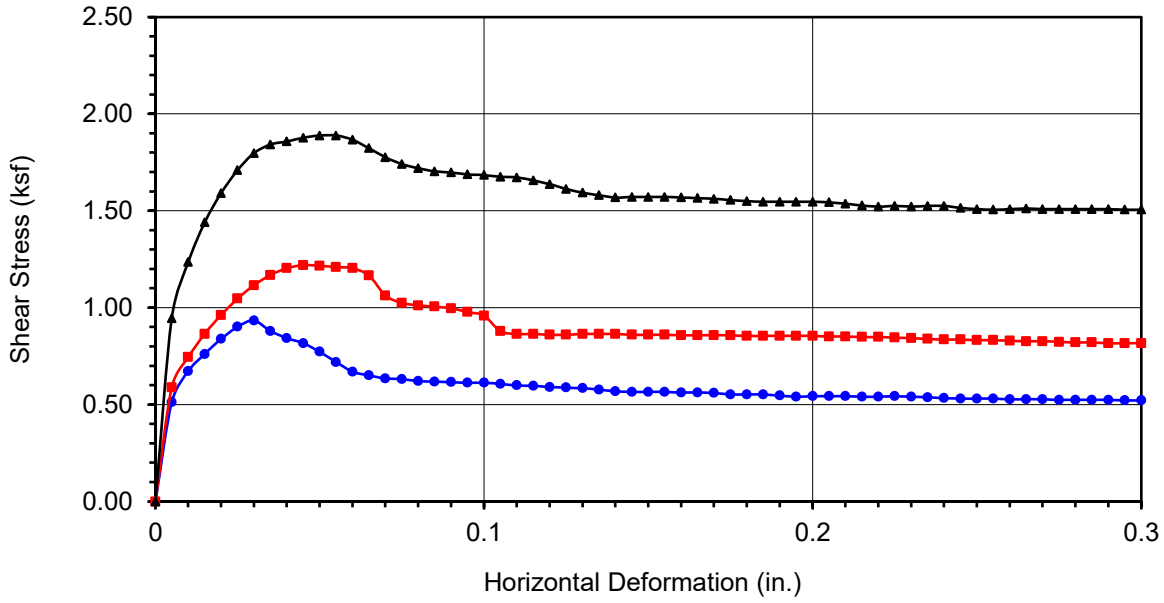
Location	Sample No.	Depth (ft)	Molding Moisture Content (%)	Initial Dry Density (pcf)	Final Moisture Content (%)	Expansion Index	Expansion Classification[1]
HS-1	B-1	0-5'	12.6	100.4	27.8	64	Medium
HS-4	B-1	0-5'	12.9	100.3	27.9	68	Medium

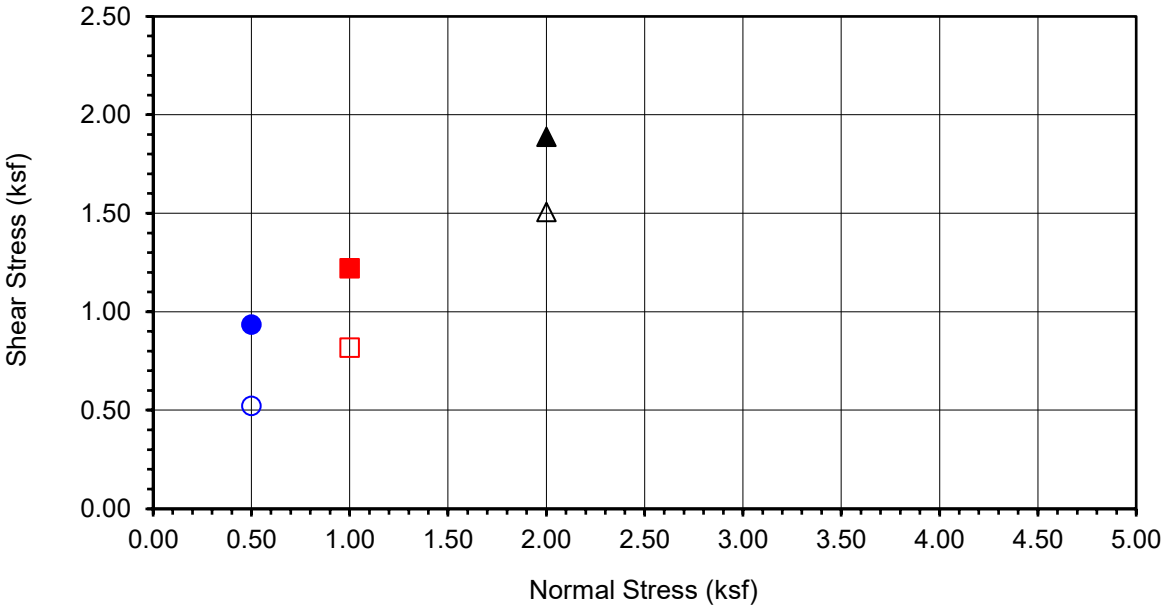
LGC Geotechnical, Inc.

EXPANSION INDEX
(ASTM D 4829)

Project Number: 22023-01
Date: May-23

La Paz Village, Laguna Hills





Boring No.	**HS-1**
Sample No.	**R-2**
Depth (ft)	**7.5**
Sample Type:	
Ring	
Soil Identification:	
Olive gray silty clay (CL-ML)	

Normal Stress (kip/ft²)	0.500	1.000	2.000
Peak Shear Stress (kip/ft²)	● 0.934	■ 1.220	▲ 1.889
Shear Stress @ End of Test (ksf)	○ 0.522	□ 0.817	△ 1.506
Deformation Rate (in./min.)	0.0017	0.0017	0.0017
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	26.76	26.76	26.76
Dry Density (pcf)	97.5	98.3	98.5
Saturation (%)	99.0	101.0	101.5
Soil Height Before Shearing (in.)	1.0012	0.9918	0.9821
Final Moisture Content (%)	30.5	29.6	28.9

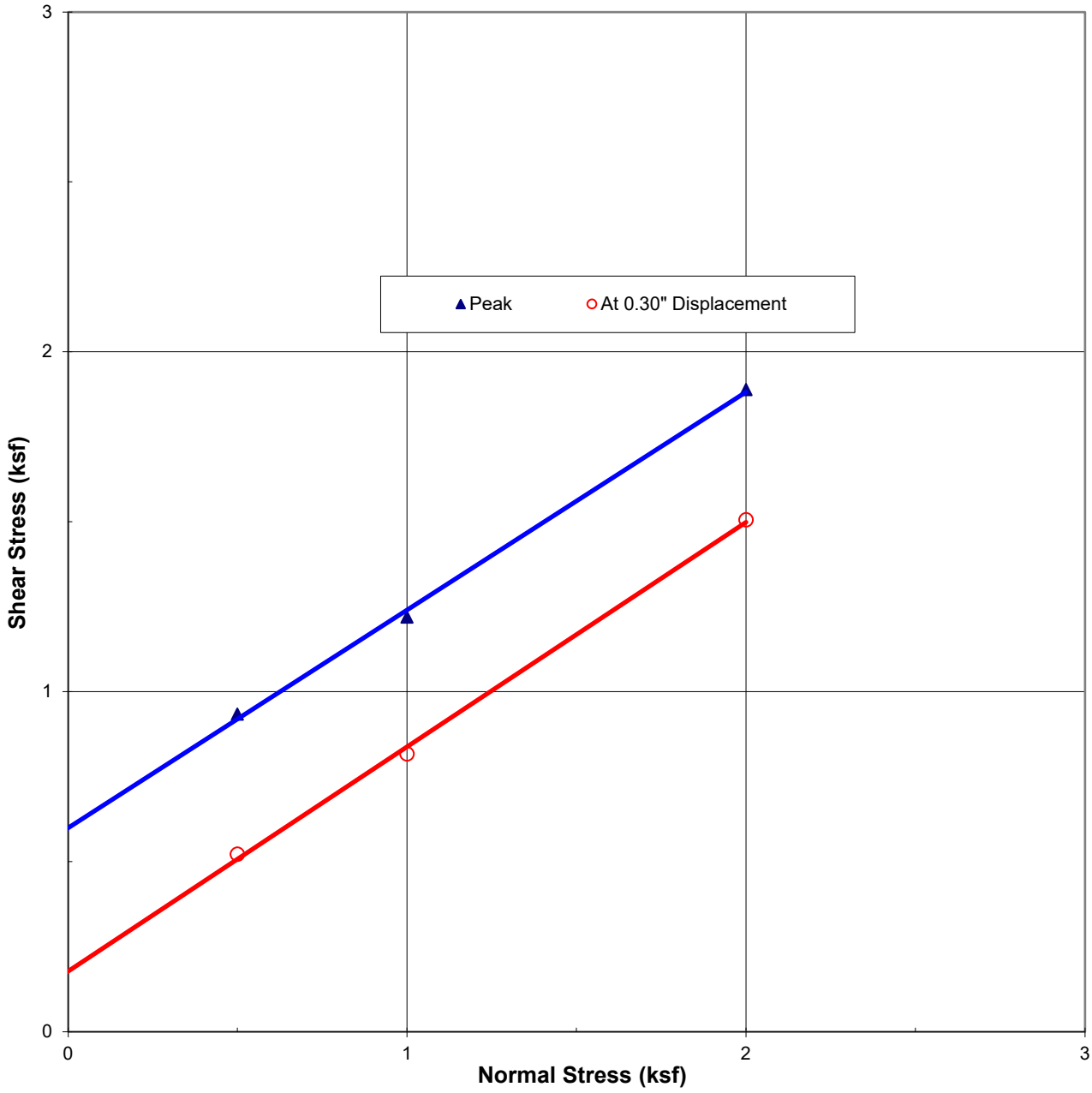
DIRECT SHEAR TEST RESULTS

Consolidated Drained - ASTM D 3080

Project No.: 22023-01

La Paz Village, Laguna Hills

05-23



Tested Sample:
HS-1 at 7.5 ft

Peak:	At 0.30" Displacement:
32.7 Degrees	33.5 Degrees
0.60 ksf	0.18 ksf

LGC Geotechnical, Inc.

DIRECT SHEAR PLOT

Project Number: 22023-01
Date: May-23

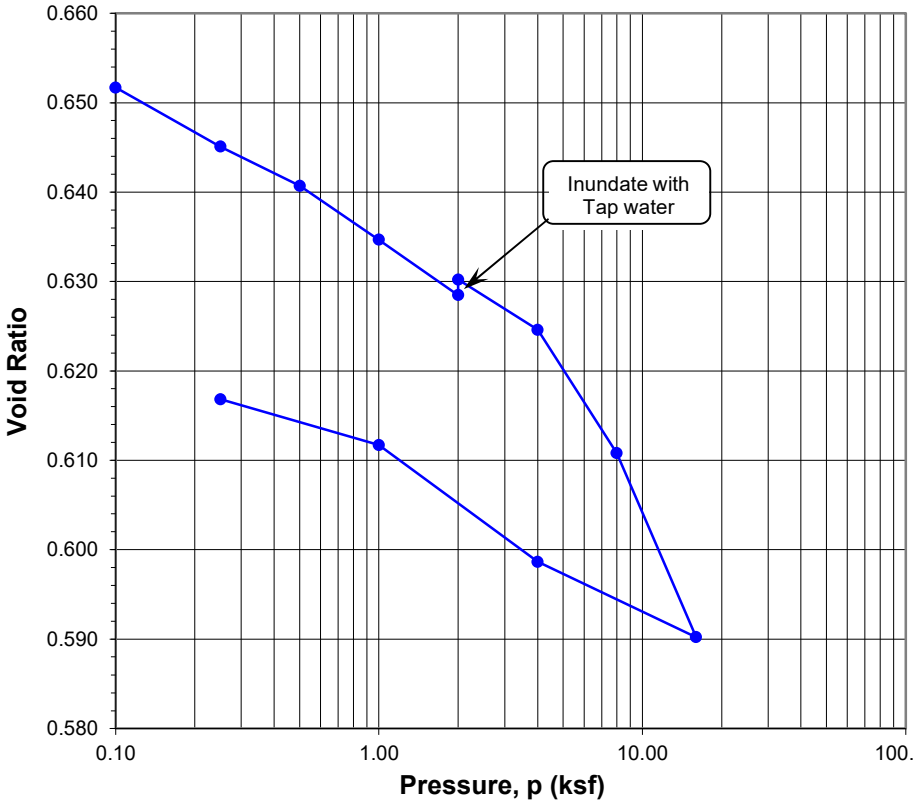
La Paz Village, Laguna Hills

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/03/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-1	Depth (ft.): 15.0	
Sample No.:	R-3	Sample Type: Ring	
Soil Identification:	Olive gray silt (ML)		

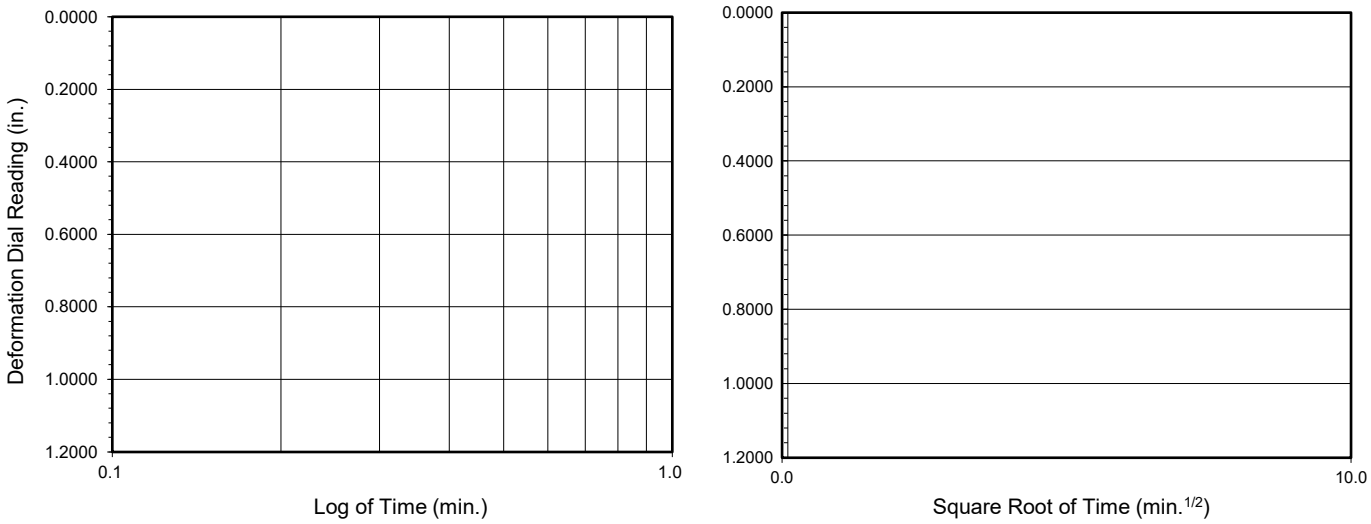
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	197.80
Weight of Ring (g):	45.24
Height after consol. (in.):	0.9784
Before Test	
Wt. of Wet Sample+Cont. (g):	190.43
Wt. of Dry Sample+Cont. (g):	165.19
Weight of Container (g):	55.55
Initial Moisture Content (%)	23.0
Initial Dry Density (pcf)	103.1
Initial Saturation (%):	96
Initial Vertical Reading (in.)	0.0131
After Test	
Wt. of Wet Sample+Cont. (g):	236.86
Wt. of Dry Sample+Cont. (g):	208.85
Weight of Container (g):	39.50
Final Moisture Content (%)	22.57
Final Dry Density (pcf):	105.5
Final Saturation (%):	100
Final Vertical Reading (in.)	0.0388
Specific Gravity (assumed):	2.73
Water Density (pcf):	62.43

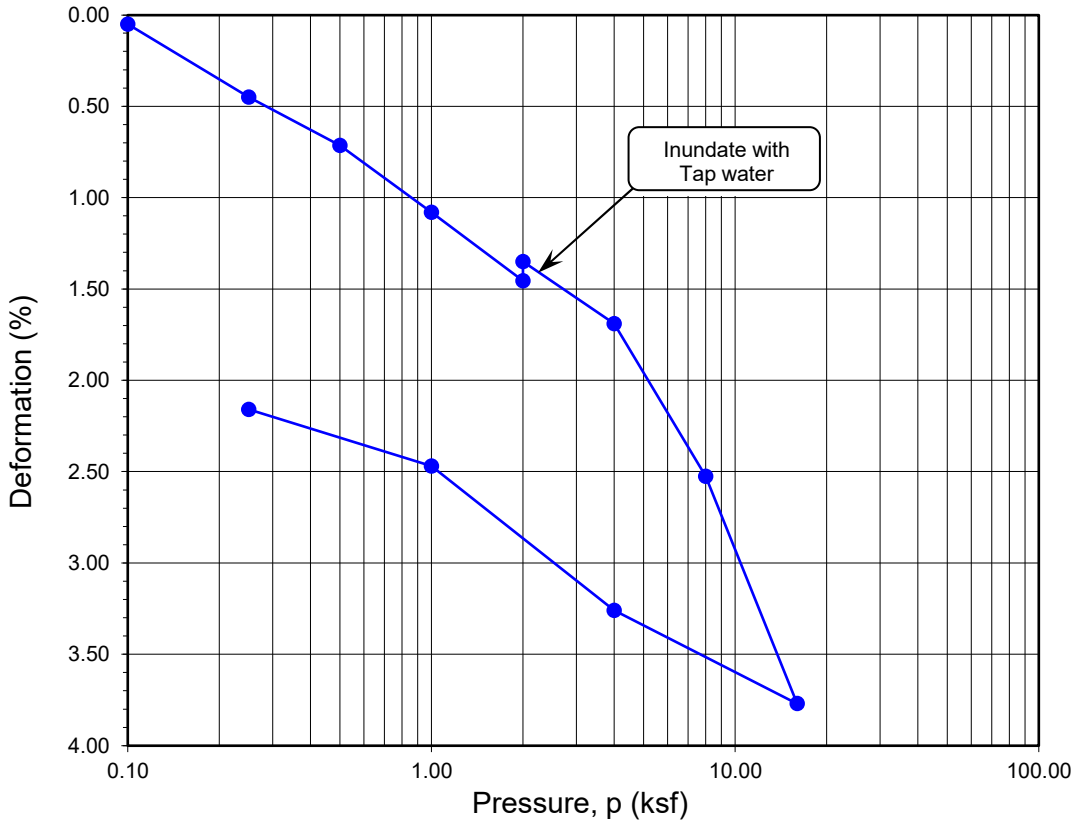


Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.0136	0.9995	0.00	0.05	0.652	0.05
0.25	0.0181	0.9950	0.05	0.50	0.645	0.45
0.50	0.0215	0.9917	0.12	0.83	0.641	0.71
1.00	0.0261	0.9870	0.22	1.30	0.635	1.08
2.00	0.0312	0.9820	0.35	1.81	0.628	1.46
2.00	0.0301	0.9830	0.35	1.70	0.630	1.35
4.00	0.0349	0.9782	0.49	2.18	0.625	1.69
8.00	0.0449	0.9683	0.65	3.17	0.611	2.52
16.00	0.0590	0.9541	0.82	4.59	0.590	3.77
4.00	0.0525	0.9606	0.68	3.94	0.599	3.26
1.00	0.0430	0.9701	0.52	2.99	0.612	2.47
0.25	0.0388	0.9743	0.41	2.57	0.617	2.16

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings





Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-1	**R-3**	**15**	**23.0**	**22.6**	**103.1**	**105.5**	**0.653**	**0.617**	**96**	**100**

Soil Identification: Olive gray silt (ML)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

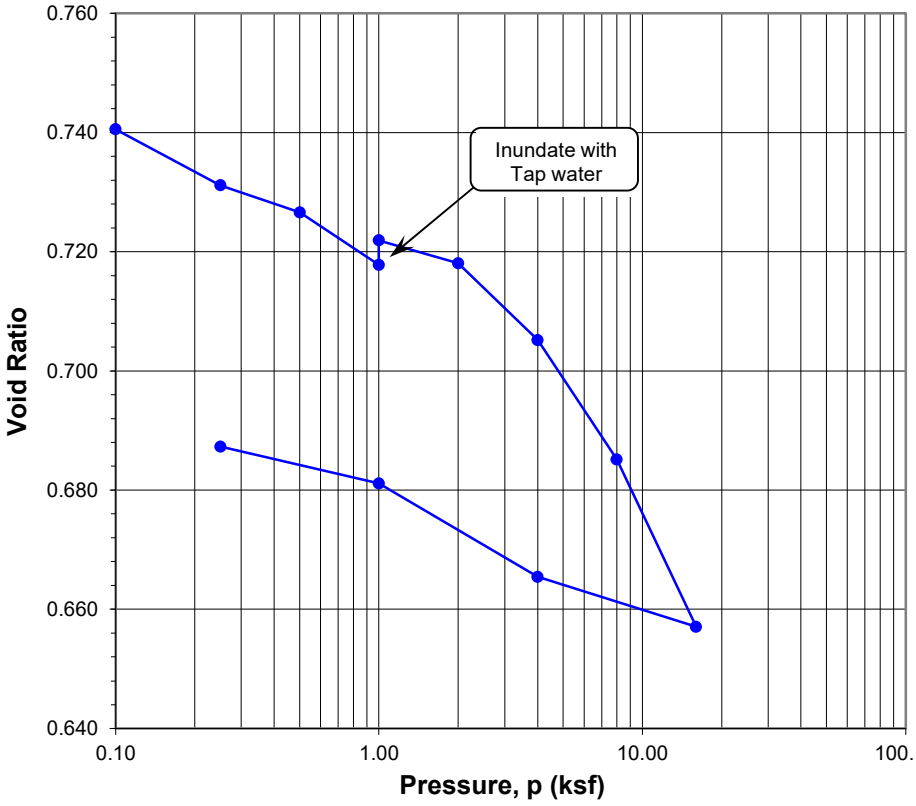
05-23

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/04/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-2	Depth (ft.): 10.0	
Sample No.:	R-2	Sample Type: Ring	
Soil Identification:	Olive gray clay (CL)		

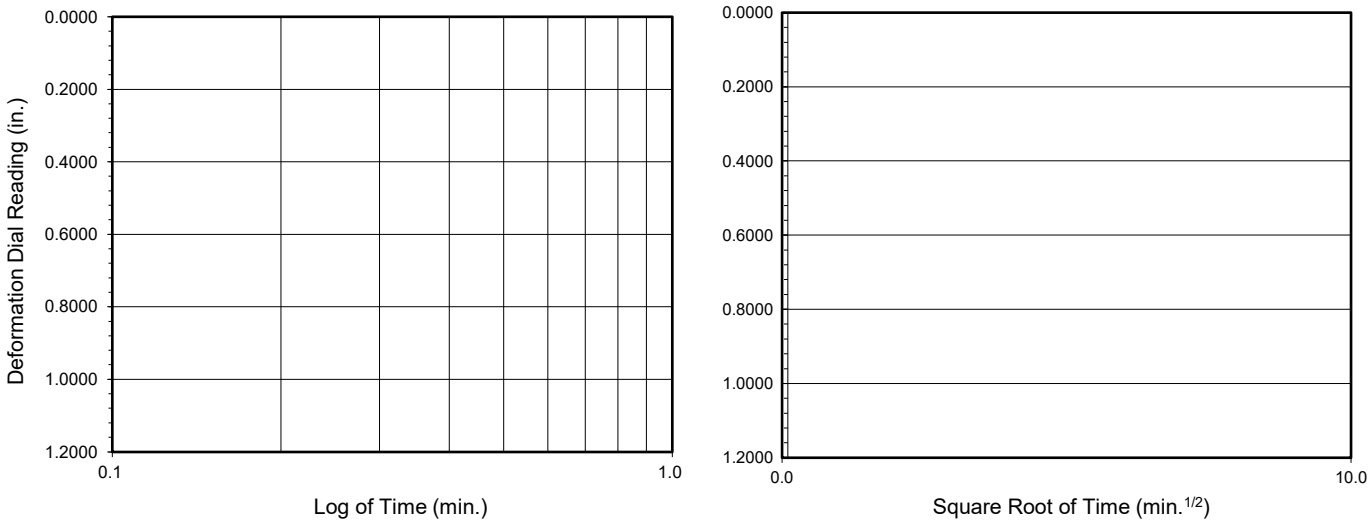
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	198.25
Weight of Ring (g):	47.23
Height after consol. (in.):	0.9684
Before Test	
Wt. of Wet Sample+Cont. (g):	179.29
Wt. of Dry Sample+Cont. (g):	155.25
Weight of Container (g):	58.12
Initial Moisture Content (%)	24.8
Initial Dry Density (pcf)	100.7
Initial Saturation (%):	94
Initial Vertical Reading (in.)	0.0379
After Test	
Wt. of Wet Sample+Cont. (g):	252.56
Wt. of Dry Sample+Cont. (g):	222.31
Weight of Container (g):	55.53
Final Moisture Content (%)	25.30
Final Dry Density (pcf):	102.7
Final Saturation (%):	100
Final Vertical Reading (in.)	0.0724
Specific Gravity (assumed):	2.81
Water Density (pcf):	62.43

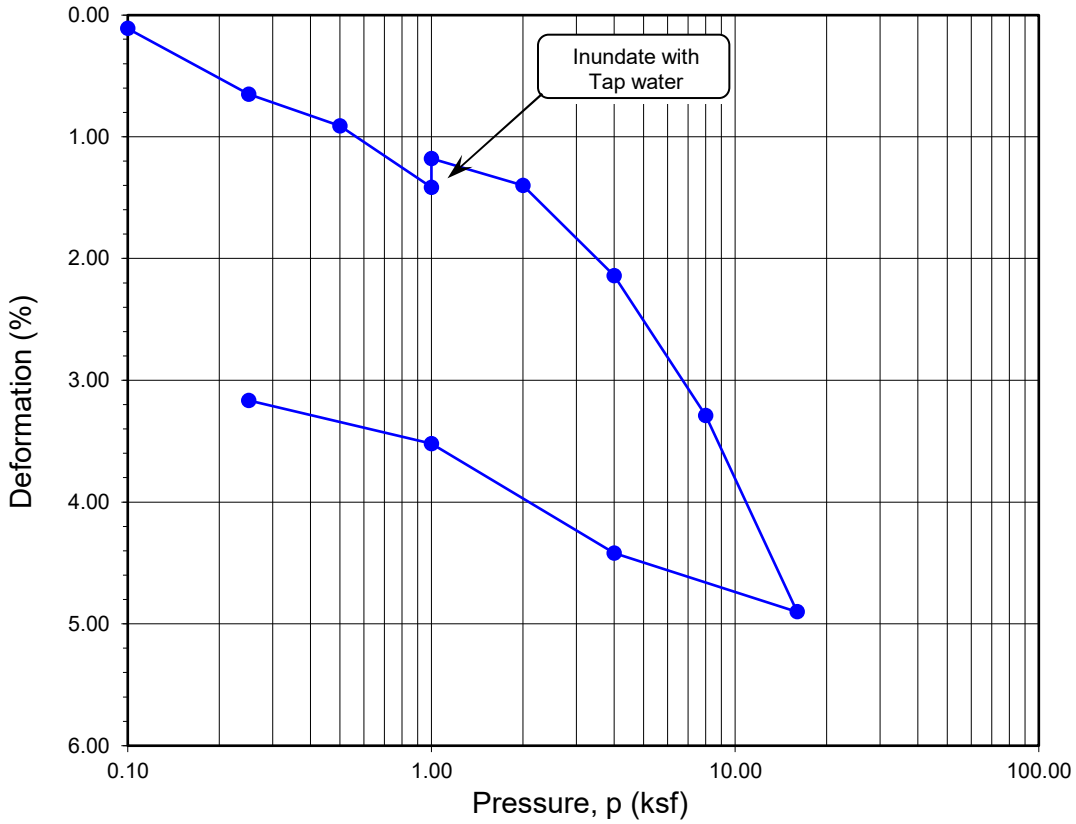


Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.0390	0.9989	0.00	0.11	0.741	0.11
0.25	0.0448	0.9931	0.04	0.69	0.731	0.65
0.50	0.0479	0.9900	0.09	1.00	0.727	0.91
1.00	0.0536	0.9844	0.15	1.56	0.718	1.41
1.00	0.0512	0.9867	0.15	1.33	0.722	1.18
2.00	0.0544	0.9835	0.25	1.65	0.718	1.40
4.00	0.0630	0.9749	0.37	2.51	0.705	2.14
8.00	0.0757	0.9622	0.49	3.78	0.685	3.29
16.00	0.0934	0.9445	0.65	5.55	0.657	4.90
4.00	0.0872	0.9507	0.51	4.93	0.665	4.42
1.00	0.0770	0.9609	0.39	3.91	0.681	3.52
0.25	0.0724	0.9656	0.28	3.45	0.687	3.17

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings





Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-2	**R-2**	**10**	**24.8**	**25.3**	**100.7**	**102.7**	**0.742**	**0.687**	**94**	**100**

Soil Identification: Olive gray clay (CL)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

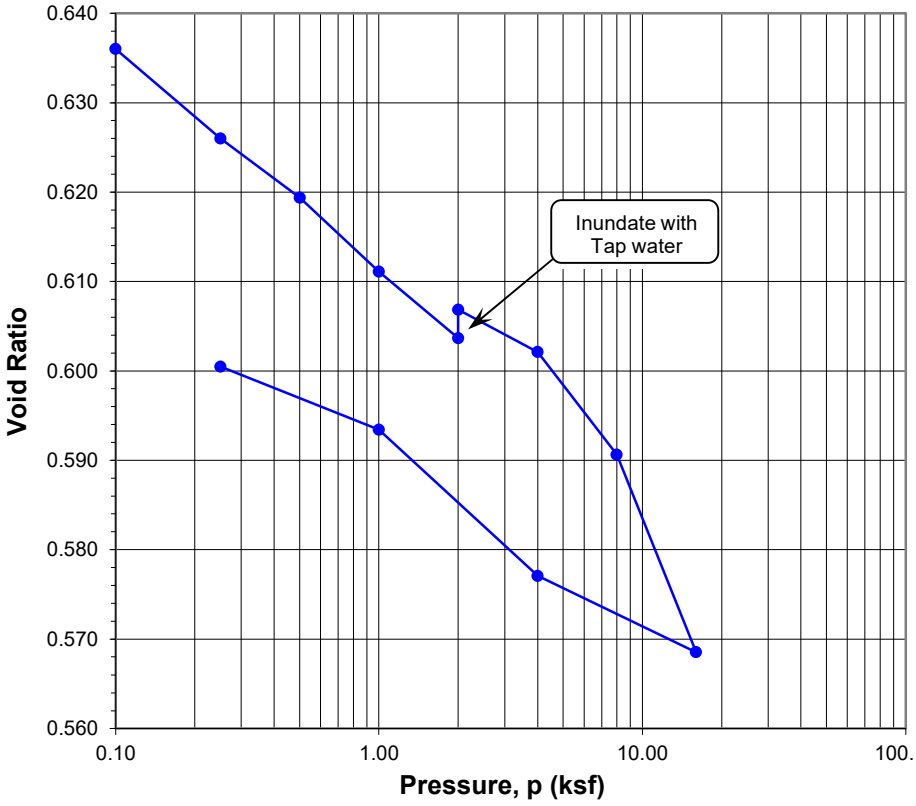
05-23

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/03/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-3	Depth (ft.): 15.0	
Sample No.:	R-3	Sample Type: Ring	
Soil Identification:	Olive gray clay (CL)		

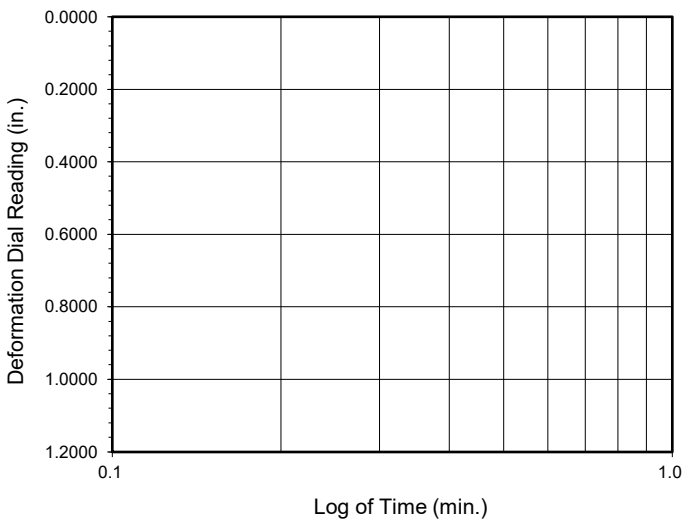
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	198.44
Weight of Ring (g):	45.18
Height after consol. (in.):	0.9775
Before Test	
Wt. of Wet Sample+Cont. (g):	175.80
Wt. of Dry Sample+Cont. (g):	154.75
Weight of Container (g):	57.10
Initial Moisture Content (%)	21.6
Initial Dry Density (pcf)	104.9
Initial Saturation (%):	93
Initial Vertical Reading (in.)	0.0411
After Test	
Wt. of Wet Sample+Cont. (g):	256.65
Wt. of Dry Sample+Cont. (g):	228.97
Weight of Container (g):	58.12
Final Moisture Content (%)	22.03
Final Dry Density (pcf):	106.9
Final Saturation (%):	100
Final Vertical Reading (in.)	0.0670
Specific Gravity (assumed):	2.75
Water Density (pcf):	62.43

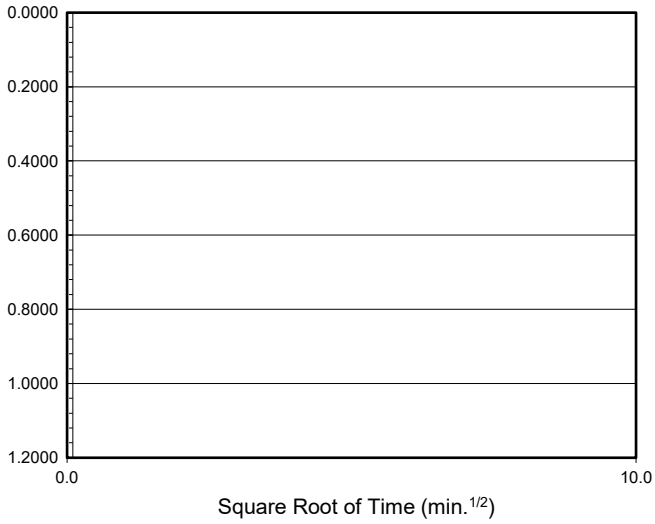


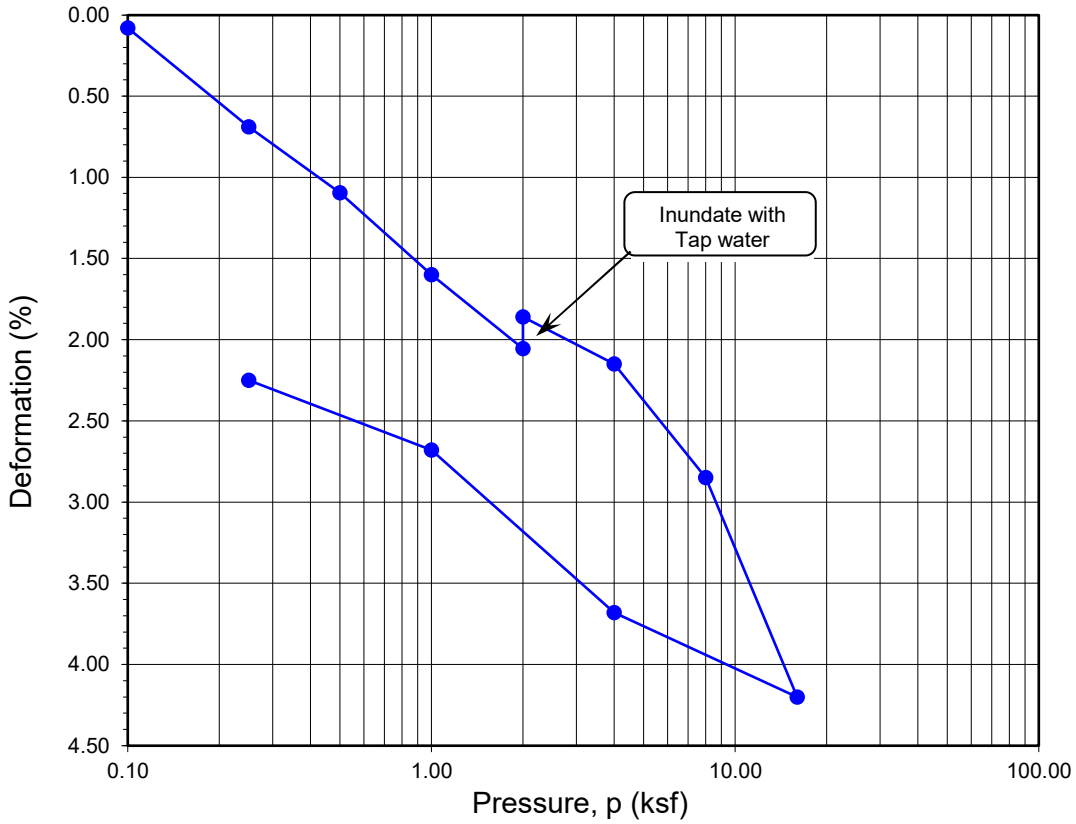
Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.0419	0.9992	0.00	0.08	0.636	0.08
0.25	0.0484	0.9927	0.04	0.73	0.626	0.69
0.50	0.0530	0.9882	0.09	1.19	0.619	1.10
1.00	0.0587	0.9824	0.16	1.76	0.611	1.60
2.00	0.0641	0.9771	0.24	2.30	0.604	2.06
2.00	0.0621	0.9790	0.24	2.10	0.607	1.86
4.00	0.0659	0.9752	0.33	2.48	0.602	2.15
8.00	0.0741	0.9670	0.45	3.30	0.591	2.85
16.00	0.0888	0.9523	0.57	4.77	0.569	4.20
4.00	0.0826	0.9585	0.47	4.15	0.577	3.68
1.00	0.0719	0.9692	0.40	3.08	0.593	2.68
0.25	0.0670	0.9741	0.34	2.59	0.600	2.25

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings







Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-3	**R-3**	**15**	**21.6**	**22.0**	**104.9**	**106.9**	**0.637**	**0.600**	**93**	**100**

Soil Identification: Olive gray clay (CL)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

05-23

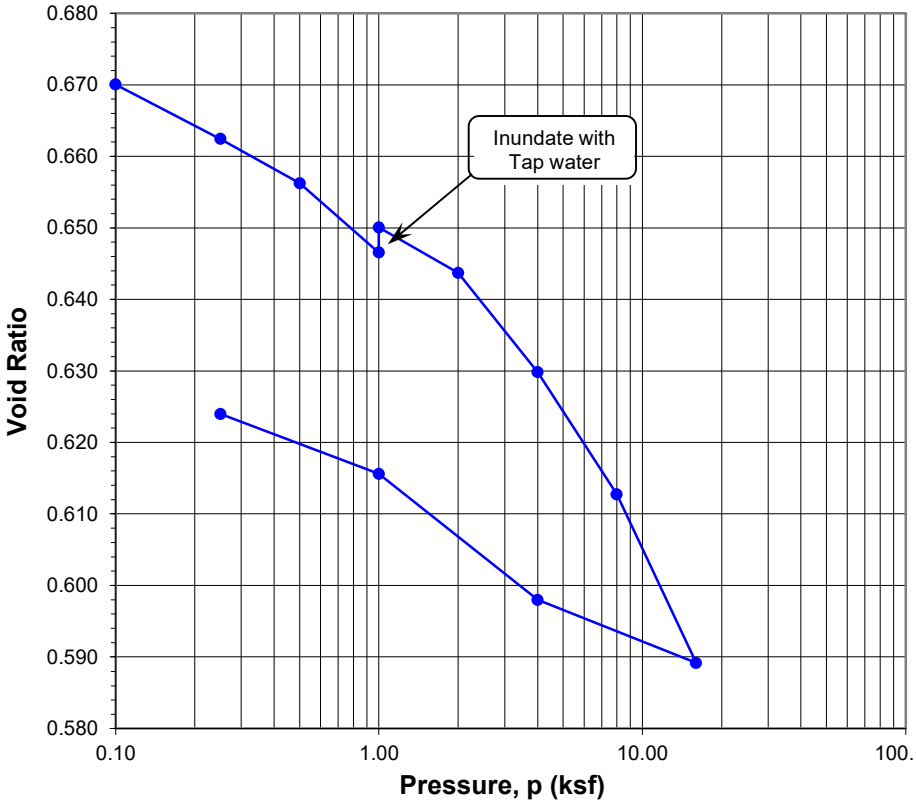
ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name: La Paz Village, Laguna Hills
Project No.: 22023-01
Boring No.: HS-4
Sample No.: R-1
Soil Identification: Olive gray clay (CL)

Tested By: GB/JD Date: 05/04/23
Checked By: J. Ward Date: 05/16/23
Depth (ft.): 5.0
Sample Type: Ring

Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	196.07
Weight of Ring (g):	45.05
Height after consol. (in.):	0.9711
Before Test	
Wt. of Wet Sample+Cont. (g):	184.12
Wt. of Dry Sample+Cont. (g):	157.71
Weight of Container (g):	39.49
Initial Moisture Content (%)	22.3
Initial Dry Density (pcf)	102.7
Initial Saturation (%):	91
Initial Vertical Reading (in.)	0.1156
After Test	
Wt. of Wet Sample+Cont. (g):	232.43
Wt. of Dry Sample+Cont. (g):	203.99
Weight of Container (g):	36.57
Final Moisture Content (%)	23.24
Final Dry Density (pcf):	104.8
Final Saturation (%):	100
Final Vertical Reading (in.)	0.1476
Specific Gravity (assumed):	2.75
Water Density (pcf):	62.43

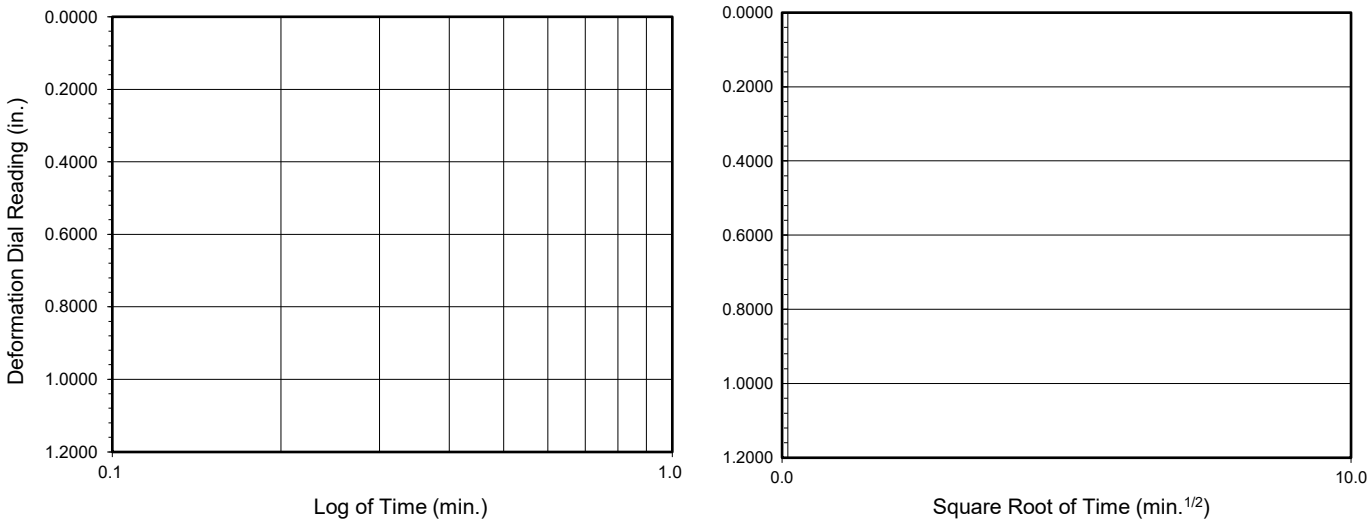


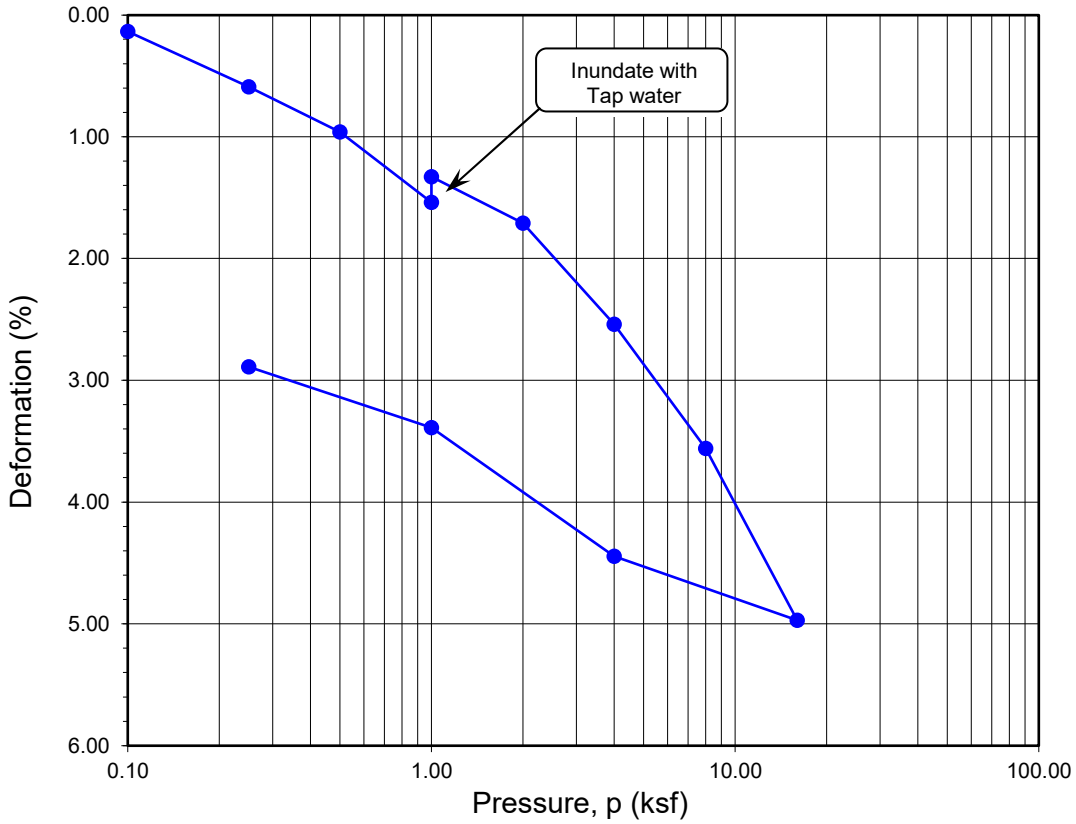
Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deforma-tion (%)
0.10	0.1170	0.9987	0.00	0.13	0.670	0.13
0.25	0.1220	0.9936	0.05	0.64	0.662	0.59
0.50	0.1263	0.9893	0.11	1.07	0.656	0.96
1.00	0.1329	0.9827	0.19	1.73	0.647	1.54
1.00	0.1308	0.9848	0.19	1.52	0.650	1.33
2.00	0.1356	0.9800	0.29	2.00	0.644	1.71
4.00	0.1453	0.9703	0.43	2.97	0.630	2.54
8.00	0.1570	0.9586	0.58	4.14	0.613	3.56
16.00	0.1729	0.9427	0.76	5.73	0.589	4.97
4.00	0.1659	0.9498	0.58	5.03	0.598	4.45
1.00	0.1536	0.9620	0.41	3.80	0.616	3.39
0.25	0.1476	0.9680	0.31	3.20	0.624	2.89

Time Readings

Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings





Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-4	**R-1**	**5**	**22.3**	**23.2**	**102.7**	**104.8**	**0.672**	**0.624**	**91**	**100**

Soil Identification: Olive gray clay (CL)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

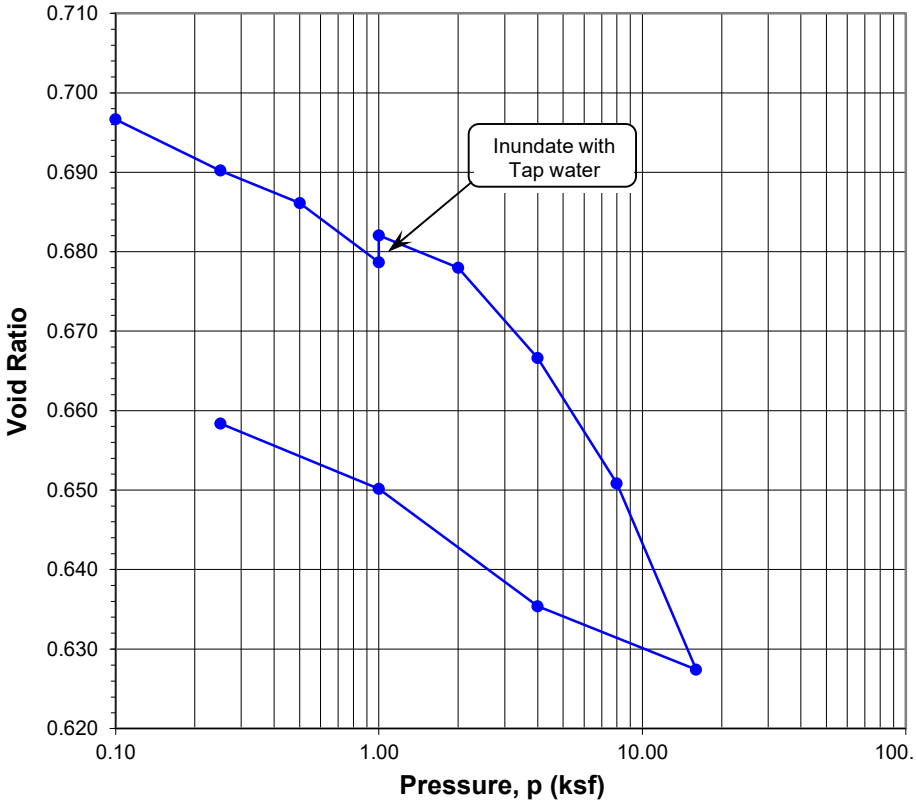
05-23

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/04/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-4	Depth (ft.): 10.0	
Sample No.:	R-2	Sample Type: Ring	
Soil Identification:	Olive gray silty clay (CL-ML)		

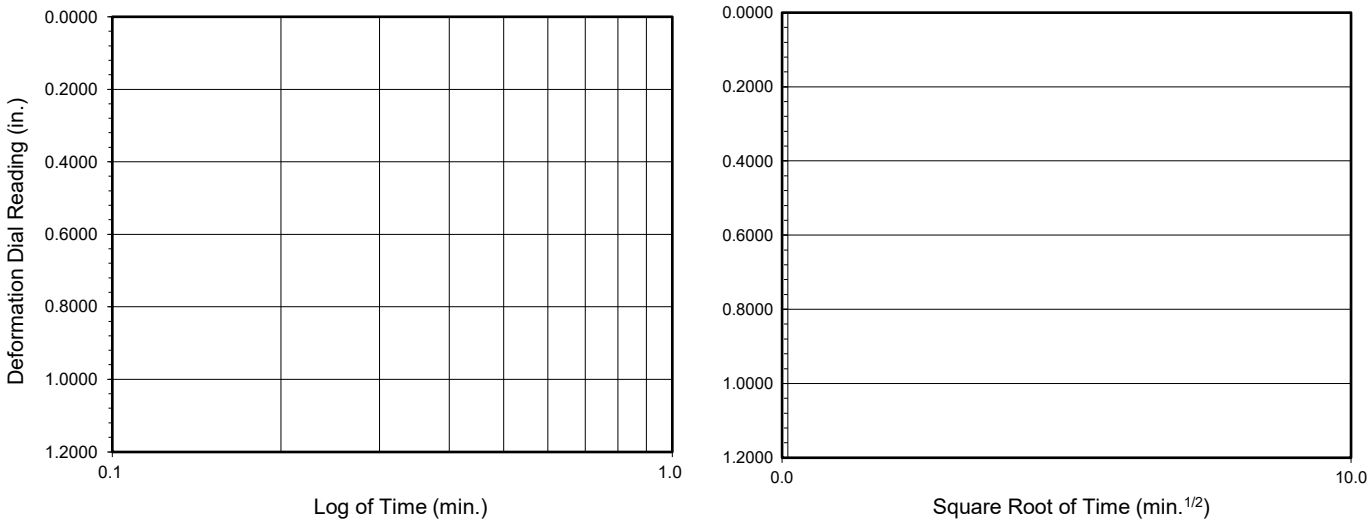
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	195.13
Weight of Ring (g):	44.76
Height after consol. (in.):	0.9773
Before Test	
Wt. of Wet Sample+Cont. (g):	190.53
Wt. of Dry Sample+Cont. (g):	163.25
Weight of Container (g):	56.00
Initial Moisture Content (%)	25.4
Initial Dry Density (pcf)	99.7
Initial Saturation (%):	99
Initial Vertical Reading (in.)	0.1193
After Test	
Wt. of Wet Sample+Cont. (g):	251.90
Wt. of Dry Sample+Cont. (g):	223.24
Weight of Container (g):	57.11
Final Moisture Content (%)	23.61
Final Dry Density (pcf):	103.3
Final Saturation (%):	100
Final Vertical Reading (in.)	0.1449
Specific Gravity (assumed):	2.71
Water Density (pcf):	62.43

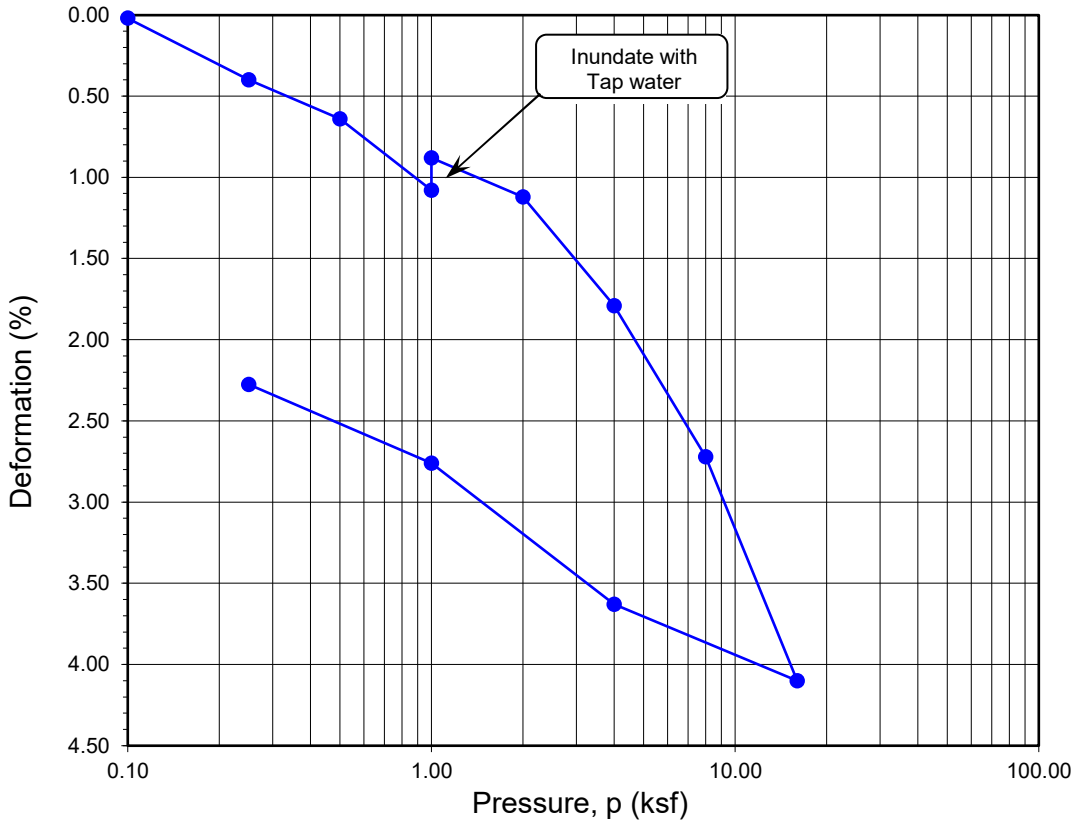


Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.1195	0.9998	0.00	0.02	0.697	0.02
0.25	0.1237	0.9956	0.04	0.44	0.690	0.40
0.50	0.1266	0.9927	0.09	0.73	0.686	0.64
1.00	0.1317	0.9876	0.16	1.24	0.679	1.08
1.00	0.1297	0.9896	0.16	1.04	0.682	0.88
2.00	0.1330	0.9863	0.25	1.37	0.678	1.12
4.00	0.1410	0.9783	0.38	2.17	0.667	1.79
8.00	0.1516	0.9677	0.51	3.23	0.651	2.72
16.00	0.1669	0.9524	0.66	4.76	0.627	4.10
4.00	0.1608	0.9585	0.52	4.15	0.635	3.63
1.00	0.1507	0.9686	0.38	3.14	0.650	2.76
0.25	0.1449	0.9745	0.28	2.56	0.658	2.28

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings





Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-4	**R-2**	**10**	**25.4**	**23.6**	**99.7**	**103.3**	**0.697**	**0.658**	**99**	**100**

Soil Identification: Olive gray silty clay (CL-ML)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

05-23

TESTS for SULFATE CONTENT
CHLORIDE CONTENT and pH of SOILS

Project Name: La Paz Village, Laguna Hills Tested By : G. Berdy Date: 05/03/23

Project No. : 22023-01 Checked By: J. Ward Date: 05/16/23

Boring No.	HS-4			
Sample No.	B-1			
Sample Depth (ft)	0-5			
Soil Identification:	Olive CL			
Wet Weight of Soil + Container (g)	0.00			
Dry Weight of Soil + Container (g)	0.00			
Weight of Container (g)	1.00			
Moisture Content (%)	0.00			
Weight of Soaked Soil (g)	100.41			

SULFATE CONTENT, DOT California Test 417, Part II

Beaker No.	61			
Crucible No.	4			
Furnace Temperature (°C)	860			
Time In / Time Out	7:30/8:15			
Duration of Combustion (min)	45			
Wt. of Crucible + Residue (g)	21.6302			
Wt. of Crucible (g)	21.6279			
Wt. of Residue (g) (A)	0.0023			
PPM of Sulfate (A) x 41150	94.64			
PPM of Sulfate, Dry Weight Basis	**95**			

CHLORIDE CONTENT, DOT California Test 422

ml of Extract For Titration (B)	15			
ml of AgNO3 Soln. Used in Titration (C)	0.6			
PPM of Chloride (C -0.2) * 100 * 30 / B	80			
PPM of Chloride, Dry Wt. Basis	**80**			

pH TEST, DOT California Test 643

pH Value	**7.28**			
Temperature °C	20.6			

SOIL RESISTIVITY TEST

DOT CA TEST 643

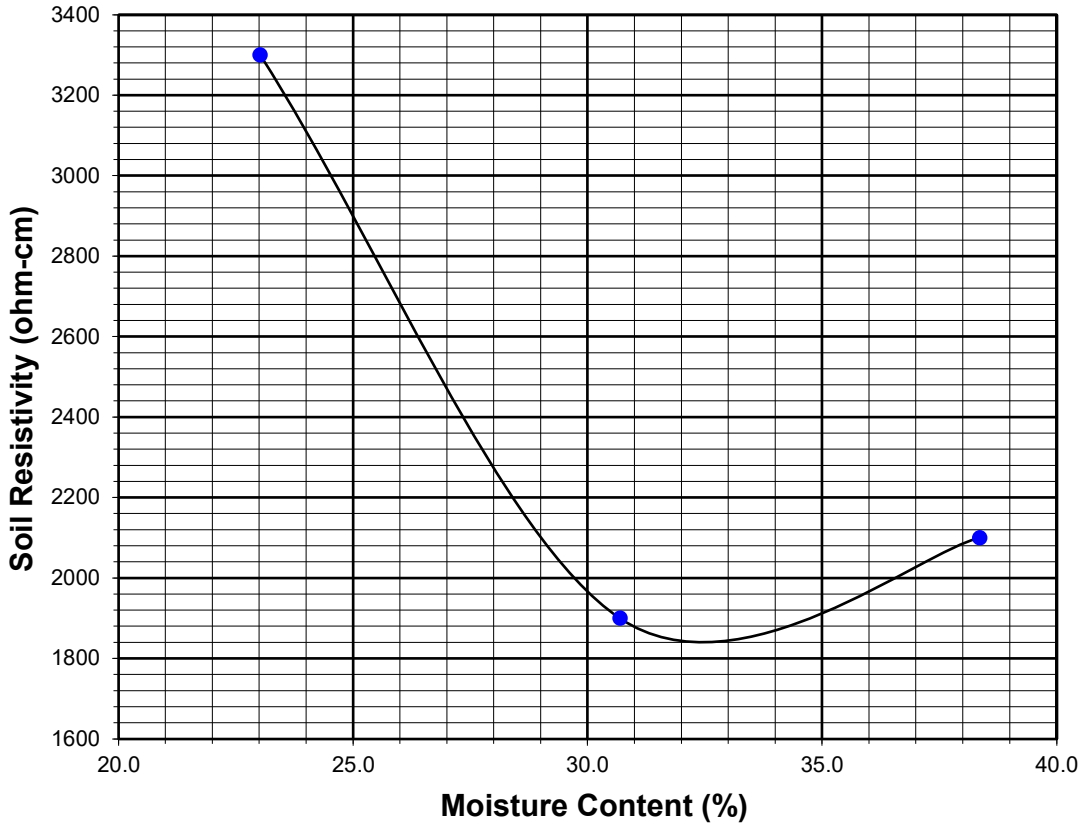
Project Name:	La Paz Village, Laguna Hills		Tested By :	G. Berdy	Date: 05/08/23
Project No. :	22023-01		Checked By:	J. Ward	Date: 05/16/23
Boring No.:	HS-4		Depth (ft.) :	0-5	
Sample No. :	B-1				
Soil Identification:*	Olive CL				

*California Test 643 requires soil specimens to consist only of portions of samples passing through the No. 8 US Standard Sieve before resistivity testing. Therefore, this test method may not be representative for coarser materials.

Specimen No.	Water Added (ml) (Wa)	Adjusted Moisture Content (MC)	Resistance Reading (ohm)	Soil Resistivity (ohm-cm)
1	30	23.02	3300	3300
2	40	30.69	1900	1900
3	50	38.36	2100	2100
4				
5				

Moisture Content (%) (MCi)	0.00
Wet Wt. of Soil + Cont. (g)	0.00
Dry Wt. of Soil + Cont. (g)	0.00
Wt. of Container (g)	1.00
Container No.	
Initial Soil Wt. (g) (Wt)	130.33
Box Constant	1.000
MC =(((1+Mci/100)x(Wa/Wt+1))-1)x100	

Min. Resistivity (ohm-cm)	Moisture Content (%)	Sulfate Content (ppm)	Chloride Content (ppm)	Soil pH	
				pH	Temp. (°C)
DOT CA Test 643		DOT CA Test 417 Part II	DOT CA Test 422	DOT CA Test 643	
1840	**32.5**	**95**	**80**	**7.28**	**20.6**



TESTS for SULFATE CONTENT
CHLORIDE CONTENT and pH of SOILS

Project Name: La Paz Village, Laguna Hills Tested By : G. Berdy Date: 05/03/23

Project No. : 22023-01 Checked By: J. Ward Date: 05/16/23

Boring No.	HS-1			
Sample No.	B-1			
Sample Depth (ft)	0-5			
Soil Identification:	Olive CL			
Wet Weight of Soil + Container (g)	0.00			
Dry Weight of Soil + Container (g)	0.00			
Weight of Container (g)	1.00			
Moisture Content (%)	0.00			
Weight of Soaked Soil (g)	100.34			

SULFATE CONTENT, DOT California Test 417, Part II

Beaker No.	4			
Crucible No.	2			
Furnace Temperature (°C)	860			
Time In / Time Out	7:30/8:15			
Duration of Combustion (min)	45			
Wt. of Crucible + Residue (g)	28.7368			
Wt. of Crucible (g)	28.7185			
Wt. of Residue (g) (A)	0.0183			
PPM of Sulfate (A) x 41150	753.04			
PPM of Sulfate, Dry Weight Basis	**753**			

CHLORIDE CONTENT, DOT California Test 422

ml of Extract For Titration (B)				
ml of AgNO3 Soln. Used in Titration (C)				
PPM of Chloride (C -0.2) * 100 * 30 / B				
PPM of Chloride, Dry Wt. Basis	**N/A**			

pH TEST, DOT California Test 643

pH Value	**N/A**			
Temperature °C				

Appendix D
General Earthwork & Grading Specifications

General Earthwork and Grading Specifications for Rough Grading

1.0 General

1.1 Intent

These General Earthwork and Grading Specifications are for the grading and earthwork shown on the approved grading plan(s) and/or indicated in the geotechnical report(s). These Specifications are a part of the recommendations contained in the geotechnical report(s). In case of conflict, the specific recommendations in the geotechnical report shall supersede these more general Specifications. Observations of the earthwork by the project Geotechnical Consultant during the course of grading may result in new or revised recommendations that could supersede these specifications or the recommendations in the geotechnical report(s).

1.2 The Geotechnical Consultant of Record

Prior to commencement of work, the owner shall employ a qualified Geotechnical Consultant of Record (Geotechnical Consultant). The Geotechnical Consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of the grading.

Prior to commencement of grading, the Geotechnical Consultant shall review the "work plan" prepared by the Earthwork Contractor (Contractor) and schedule sufficient personnel to perform the appropriate level of observation, mapping, and compaction testing.

During the grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to confirm that the attained level of compaction is being accomplished as specified. The Geotechnical Consultant shall provide the test results to the owner and the Contractor on a routine and frequent basis.

1.3 The Earthwork Contractor

The Earthwork Contractor (Contractor) shall be qualified, experienced, and knowledgeable in earthwork logistics, preparation and processing of ground to receive fill, moisture-conditioning and processing of fill, and compacting fill. The Contractor shall review and accept the plans, geotechnical report(s), and these Specifications prior to commencement of grading. The Contractor shall be solely responsible for performing the grading in accordance with the project plans and specifications. The Contractor shall prepare and submit to the owner and the Geotechnical Consultant a work plan that indicates the sequence of earthwork grading, the number of “equipment” of work and the estimated quantities of daily earthwork

contemplated for the site prior to commencement of grading. The Contractor shall inform the owner and the
Geotechnical Consultant of changes in work schedules and updates to the work plan at least 24 hours in advance of such changes so that appropriate personnel will be available for observation and testing. The Contractor shall not assume that the Geotechnical Consultant is aware of all grading operations.

The Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with the applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant, unsatisfactory conditions, such as unsuitable soil, improper moisture condition, inadequate compaction, insufficient buttress key size, adverse weather, etc., are resulting in a quality of work less than required in these specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified. It is the contractor's sole responsibility to provide proper fill compaction.

2.0 Preparation of Areas to be Filled

2.1 Clearing and Grubbing

Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and the Geotechnical Consultant.

The Geotechnical Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1 percent of organic materials (by volume). Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the Contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant, etc.) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fines and/or imprisonment, and shall not be allowed. The contractor is responsible for all hazardous waste relating to his work. The Geotechnical Consultant does not have expertise in this area. If hazardous waste is a concern, then the Client should acquire the services of a qualified environmental assessor.

2.2 Processing

Existing ground that has been declared satisfactory for support of fill by the Geotechnical Consultant shall be scarified to a minimum depth of 6 inches. Existing ground that is not satisfactory shall be over-excavated as specified in the following section. Scarification shall continue until soils are broken down and free of oversize material and the working surface is reasonably uniform, flat, and free of uneven features that would inhibit uniform compaction.

2.3 Over-excavation

In addition to removals and over-excavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured or otherwise unsuitable ground shall be over-excavated to competent ground as evaluated by the Geotechnical Consultant during grading.

2.4 Benching

Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), the ground shall be stepped or benched. Please see the Standard Details for a graphic illustration. The lowest bench or key shall be a minimum of 15 feet wide and at least 2 feet deep, into competent material as evaluated by the Geotechnical Consultant. Other benches shall be excavated a minimum height of 4 feet into competent material or as otherwise recommended by the Geotechnical Consultant. Fill placed on ground sloping flatter than 5:1 shall also be benched or otherwise over-excavated to provide a flat subgrade for the fill.

2.5 Evaluation/Acceptance of Fill Areas

All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

3.0 Fill Material

3.1 General

Material to be used as fill shall be essentially free of organic matter and other deleterious substances evaluated and accepted by the Geotechnical Consultant prior to placement. Soils of poor quality, such as those with unacceptable gradation, high expansion potential, or low strength shall be placed in areas acceptable to the Geotechnical Consultant or mixed with other soils to achieve satisfactory fill material.

3.2 Oversize

Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 8 inches, shall not be buried or placed in fill unless location, materials, and placement methods are specifically accepted by the Geotechnical Consultant. Placement operations shall be such that nesting of oversized material does not occur and such that oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 vertical feet of finish grade or within 2 feet of future utilities or underground construction.

3.3 Import

If importing of fill material is required for grading, proposed import material shall meet the requirements of the geotechnical consultant. The potential import source shall be given to the Geotechnical Consultant at least 48 hours (2 working days) before importing begins so that its suitability can be determined and appropriate tests performed.

4.0 Fill Placement and Compaction

4.1 Fill Layers

Approved fill material shall be placed in areas prepared to receive fill (per Section 3.0) in near-horizontal layers not exceeding 8 inches in loose thickness. The Geotechnical Consultant may accept thicker layers if testing indicates the grading procedures can adequately compact the thicker layers. Each layer shall be spread evenly and mixed thoroughly to attain relative uniformity of material and moisture throughout.

4.2 Fill Moisture Conditioning

Fill soils shall be watered, dried back, blended, and/or mixed, as necessary to attain a relatively uniform moisture content at or slightly over optimum. Maximum density and optimum soil moisture content tests shall be performed in accordance with the American Society of Testing and Materials (ASTM Test Method D1557).

4.3 Compaction of Fill

After each layer has been moisture-conditioned, mixed, and evenly spread, it shall be uniformly compacted to not less than 90 percent of maximum dry density (ASTM Test Method D1557). Compaction equipment shall be adequately sized and be either specifically designed for soil compaction or of proven reliability to efficiently achieve the specified level of compaction with uniformity.

4.4 Compaction of Fill Slopes

In addition to normal compaction procedures specified above, compaction of slopes shall be accomplished by backrolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results acceptable to the Geotechnical Consultant. Upon completion of grading, relative compaction of the fill, out to the slope face, shall be at least 90 percent of maximum density per ASTM Test Method D1557.

4.5 Compaction Testing

Field tests for moisture content and relative compaction of the fill soils shall be performed by the Geotechnical Consultant. Location and frequency of tests shall be at the Consultant's discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction (such as close to slope faces and at the fill/bedrock benches).

4.6 Frequency of Compaction Testing

Tests shall be taken at intervals not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of compacted fill soils embankment. In addition, as a guideline, at least one test shall be taken on slope faces for each 5,000 square feet of slope face and/or each 10 feet of vertical height of slope. The Contractor shall assure that fill construction is such that the testing schedule can be accomplished by the Geotechnical Consultant. The Contractor shall stop or slow down the earthwork construction if these minimum standards are not met.

4.7 Compaction Test Locations

The Geotechnical Consultant shall document the approximate elevation and horizontal coordinates of each test location. The Contractor shall coordinate with the project surveyor to assure that sufficient grade stakes are established so that the Geotechnical Consultant can determine the test locations with sufficient accuracy. At a minimum, two grade stakes within a horizontal distance of 100 feet and vertically less than
5 feet apart from potential test locations shall be provided.

5.0 Subdrain Installation

Subdrain systems shall be installed in accordance with the approved geotechnical report(s), the grading plan, and the Standard Details. The Geotechnical Consultant may recommend additional subdrains and/or changes in subdrain extent, location, grade, or material depending on conditions encountered during grading. All subdrains shall be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys.

6.0 Excavation

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

7.0 Trench Backfills

7.1 The Contractor shall follow all OHSA and Cal/OSHA requirements for safety of trench excavations.

7.2 All bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 (SE>30). The bedding shall be placed to 1 foot over

the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum of 90 percent of maximum from 1 foot above the top of the conduit to the surface.

7.3 The jetting of the bedding around the conduits shall be observed by the Geotechnical Consultant.

7.4 The Geotechnical Consultant shall test the trench backfill for relative compaction. At least one test should be made for every 300 feet of trench and 2 feet of fill.

7.5 Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.

Exhibit C

MNWD Engineering Feasibility Letter

moulton niguel water district

February 29, 2024

Sean Myers
smyers@proteallc.com

RE: Proposed Development located at La Paz Road 25260 Laguna Hills- La Paz Village Sr Housing (180 units)

Dear Customer:

Moulton Niguel Water District (MNWD) has investigated the proposed development at the above referenced location. A Will Serve Letter will be sent to the City of Laguna Hills, once Development plans have been reviewed and approved, and all required permitting steps are complete with MNWD Engineering. **This letter is not to be interpreted as MNWD's approval for a municipal Grading or Building permit.**

Moulton Niguel Water District will service the above-mentioned project for water, recycled, and wastewater service, and preliminary review suggests available water supply and sewer capacity to support the project. This project is completely within MNWD's boundaries. The availability of water service is subject to the suppliers of water to Moulton Niguel Water District continuing to honor their contractual obligation relative to the amount of water to be supplied. Moulton Niguel Water District can make no representations as to the future intention of said suppliers in this regard. This indication of MNWD's ability to serve the above-referenced project is conditional upon the following MNWD Permitting requirements:

Improvement Plans

Available capacity in the existing infrastructure will be determined once this development has received an Orange County Fire Authority (OCFA) Water Availability Form with required fire flows identified, and have this form submitted to the MNWD for processing. This will be used to assess whether water system upgrades/upsizing is required. **Water main upsizing and looping is anticipated for this location, sewer main upsizing is not anticipated for this location**. Additional items required for submittal from the developer or project manager are:

- **Recycled water shall be required for landscape irrigation. The development of the project is within an existing recycled water use site which spans over several different parcels/owners. Each owner will require a separate/dedicated irrigation meter. Each irrigation system will require a separate review and ultimately approval by the MNWD.**
- **The development impacts MNWD's existing 650 PZ water easement and facilities within the private property limits. Once new points of services are known, existing easements shall be quitclaimed and new easements shall be dedicated to the MNWD for operations and maintenance.**

BOARD OF DIRECTORS | Duane D. Cave PRESIDENT | Richard Fiore DIRECTOR | Donald Froelich DIRECTOR | Bill Moorhead DIRECTOR | Brian S. Probolsky VICE PRESIDENT | Diane Rifkin VICE PRESIDENT | Sherry Wanninger DIRECTOR

- **There are other existing customers served off the water easement as mentioned above. Outages to existing customers is not allowed and must be addressed prior to demolishing the existing water lines.**
- **Fire flow requirements need to be addressed for the existing customers and the future development.**
- **The proposed development will need to upsize the water main along McIntyre Street, between La Paz Road and a point of connection approximately 400-ft south of the intersection. The new water pipeline shall be a minimum 12-inch diameter along the abovementioned limits.**
- **Confirm how the development will drain sanitary sewer. The proposed project shall not impede on-site sewer flows from the neighboring parcels. Provide on the next submittal the on-site private sanitary sewer layout to confirm.**
- **Confirm if the proposed project will be constructing a communal kitchen and if so MNWD will need to review for FOG (Fats Oils & Grease) compliance.**
- Completed Application for Water/Sewer Service
- Complete Insurance and Bonding Requirements per MNWD requirements.
- Provide site plans showing locations of proposed potable water connections for domestic use and fire suppression, recycled water connections for dedicated irrigation use, wastewater connections, and grading over existing facilities.
- Engineer's Estimate – materials and construction cost for facilities to be built and dedicated to the MNWD. This will be used to determine Plancheck and Inspection fees, and used for construction performance bonding if required.
- The plumbing system water demand (fixture unit count or gallons-per-minute calculation) from this project's licensed plumber or utility engineer. This information is utilized to assure that meters are properly sized to support the plumbing systems at the property.
- Provide plumbing plans.
- The fire suppression/sprinkler system water demand (gallons-per-minute calculation) from this project's Fire Suppression/Sprinkler System designer.
- Backflow installation on fire suppression lines and domestic services.
- Easement documents, and Title Report if applicable (if any facilities to be dedicated to the MNWD will be located on private property). Easement Encroachment Agreement required if any surface improvements are proposed within the MNWD easement.
- Irrigation plans. The proposed project will utilize recycled water in the landscaping.
- Completion of an OCFA Water Availability Form, and Proof of OCFA Review and Approval.
- Any proposed pool/spa shall have no direct connection to the wastewater system.
- All plans to be submitted to MNWD via PDF format.

Fee Schedule

The fee schedule and applicable costs that may be required are as follows:

- Commercial, Residential, Irrigation

Meter Size	Water Capacity Fee	Wastewater Capacity Fee
¾”	$2,405	$1,597
1”	$2,405	$1,597
1.5”	$4,810	$3,195
2”	$7,695	$5,112
2.5”	$12,265	$8,147
3”	$16,834	$11,182
4”	$30,301	$20,128
6”	$67,335	$44,730
8”	$115,432	$76,680
10”	$182,767	$121,410

- Potable Irrigation- Residential Development $1,479 per 1000 sq. ft. irrigated Non-Residential Development $1,210 per 1000 sq, ft. irrigated
- Plan check and Inspection Fees- project will require an initial deposit outlined in Resolution 18-13.
- Construction Costs (both onsite and off-site improvements)
- The use of recycled water will be required for construction.

Fees are subject to change.

Record Drawings

As-Built Drawings of existing facilities will be provided once project design commences. Design Engineer or Project Manager may request these drawings on the District Website, at http://mnwd.com/engineering/.

MNWD will approve the plans after all remaining concerns have been addressed, easements are executed for facilities to be located on private property and after all applicable fees for this project are paid in full.

If you have any questions or require further assistance, please do not hesitate in contacting Sheldon Yu (SYu@mnwd.com) at your earliest convenience.

Regards,

MOULTON NIGUEL WATER DISTRICT

Mark H Mountford

Mark H. Mountford, P.E.
Engineering Manager

Exhibit D

Phase I Environmental Site Assessment

BBG

Third-party reports by a true third party

Phase I Environmental Site Assessment

La Paz Village

25250 La Paz Road
Laguna Hills, California 92653

BBG Project: 0521012916

Prepared For
Southco Properties c/o Boardwalk Development, Inc.
9810 Scripps Lake Dr, Suite D
San Diego, California 92131

Report Date
December 7, 2021

Prepared By
BBG Assessments, LLC
Locations Nationwide

BBG Main Contact
Richard P. Morgan | rmorgan@bbgres.com | 303.420.1052 x3328
Evans Howell | ehowell@bbgres.com |650.303.3856

VALUATION ADVISORY ASSESSMENT ZONING

Project Summary Table

BBG has prepared this Phase I ESA of the property located at 25250 La Paz Road, Laguna Hills, California (the "Property") at the request of Southco Properties c/o Boardwalk Development, Inc.. The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13.

Report Section		NFA	REC	CREC	HREC	de minimis	BER	Comment
6.2	Environmental Records Summary		✔					Former on-site dry cleaners with known contamination and possible VIC
7.13	Historical Use Summary		✔					See comment above
8.3	Visual Observations Summary	✔						
9.1	Asbestos Containing Materials (ACM)						✔	Based on date of construction, ACM may be present
9.2	Radon	✔						
9.3	Lead-Based Paint (LBP)						✔	Based on date of construction, LBP may be present
9.4	Drinking Water	✔						
9.5	Microbial Growth	✔						
9.6	Flood Zone and Wetlands	✔						

BBG

December 7, 2021

Southco Properties c/o Boardwalk Development, Inc.
9810 Scripps Lake Dr, Suite D
San Diego, California 92131

Re: Phase I Environmental Site Assessment of
La Paz Village
25250 La Paz Road
Laguna Hills, California 92653
BBG Project: 0521012916

To Whom It May Concern:

BBG Assessments, LLC (BBG) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property in accordance with the ASTM International (ASTM) E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and generally accepted industry standards.

This report was prepared solely for the use of Southco Properties c/o Boardwalk Development, Inc. (hereinafter referred to as "Client" or "User") and any party specifically referenced in Section 2.6 of this report. No other party shall have the right to rely on this report or the findings herein, without the prior written consent of BBG.

Please contact me at rmorgan@bbgres.com or 303.420.1052 x3328 should you have any questions or require additional information. Thank you for the opportunity to be of service.

Sincerely,
BBG ASSESSMENTS, LLC

Richard P. Morgan
Managing Director

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1.0 EXECUTIVE SUMMARY

1.1 Property Description

The Property consists of an irregular-shaped parcel of land totaling approximately 4.30 acres improved with five multitenant retail buildings totaling 40,658 square feet (NRA). The buildings, which were constructed circa 1972 to 2014, are of masonry and stucco exterior wall construction with a combination of low-slope, built-up and clay tile roofing systems. The buildings are constructed on reinforced concrete slab-on-grade foundation systems and do not contain habitable sub-grade areas. Additional improvements include paved drive aisles and parking areas, concrete sidewalks, and landscaped areas. At the time of the assessment, the Property was developed for use as a retail shopping center.

A Property Location Map, Property Layout Map and photographs of the Property are appended to this report.

1.2 Findings, Opinions and Conclusions

BBG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 25250 La Paz Road, Laguna Hills, California, the Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of RECs/CRECs in connection with the Property except for the following:

- The Property, addressed as 25260 La Paz Road, was identified on the DRYCLEANER, Cleanup Program Sites (CPS-SLIC) and EDR Hist Cleaner databases. Super Cleaners, Yes Cleaners, La Paz Cleaners and OC Cleaners were identified on the DRYCLEANER databases. Boardwalk Development (Super Cleaners) was identified on the DRYCLEANER and CPS-SLIC databases. La Paz Cleaners was identified on the EDR Hist Cleaner database. According to street directory and property management records, these dry cleaners occupied Suite M in the west end of Building 25260 from the 1970s to 2017. EDR records indicate that perchlorethylene (perc) dry cleaning solvent was used and that a vapor recovery unit was employed to recover solvent for reuse from the ventilation system. BBG was provided a Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised) dated October 30, 1996, and

prepared by Ninyo & Moore. According to this report PCE, a dry cleaning solvent, was released to the subsurface at this tenant space on the Property; PCE was detected in soil at concentrations that range up to 840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet below ground surface (bgs); the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; and the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality. Ninyo & Moore recommended that the results of the investigation be presented to the San Diego region of the Regional Water Quality Control Board (RWQCB) for consideration and evaluation of the need for soil remediation. The EDR database report identifies the former Super Cleaners as a SLIC site with a file (Phase II) opened in 1996 with a closed status; however, the state's GeoTracker website (https://geotracker.waterboards.ca.gov/map/) does not depict this facility. It has not been confirmed if the RWQCB issued closure to the case. Regardless, the results of the PCE impacts to soil are high and widespread and there may be a vapor intrusion concern (VIC). Additionally, this dry cleaner likely used perc subsequent to the investigation until 2006 when petroleum-based solvents were noted to be used. Based on the known soil contamination with a possible VIC, this is considered a REC to the Property.

This assessment has revealed no evidence of de minimis conditions.

The assessment has revealed no evidence of HRECs in connection with the Property.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Property.

This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations.

This assessment has revealed no evidence of BERs relating to ASTM non-scope considerations, except for the following:

- ACM may be present based on the date of construction. The suspect materials observed were in good condition.

- LBP may be present based on the date of construction. The painted surfaces observed were in good condition.

1.3 Recommendations

BBG recommends a vapor intrusion assessment to determine if historical on-site operations have impacted the Property.

ACM typically do not release measurable amounts of asbestos fibers unless the materials are disturbed or damaged. Based on the condition of the materials observed BBG recommends that these materials be managed under an asbestos operations and maintenance (O&M) program until such time as renovation or demolition activities necessitate their abatement, or analytical testing proves the material to be non-ACM. The O&M program should follow the USEPA Guidance Document: *Managing Asbestos in Place – A Building Owner's Guide to Operation and Maintenance Programs for Asbestos-Containing Materials.* The objective of the O&M program is to implement a practical management approach to controlling ACM at the Property, by monitoring its condition, controlling any activities that might impact the ACM, and responding promptly should the material be damaged.

NESHAP regulations require sampling of potential ACM prior to any renovation or demolition activities likely to disturb the material, regardless of the date of construction. If such activities are planned, an asbestos survey of the entire facility, or the portion slated for the renovation or demolition activities, is warranted prior to initiating these activities. No survey was conducted as part of this assessment. The survey should be conducted by a licensed firm and should include an assessment of all suspect ACM including those which are not normally accessible. Any material found to be ACM should be handled in accordance with applicable regulations.

Given the good condition of the painted surfaces and the non-residential usage of the Property, no further action or study with regard to LBP at the Property is recommended at this time. The paint should, however, be sampled prior to any actions likely to impact the painted surfaces, such as sanding, scraping or heat-gun removal; otherwise the paint should be assumed to be LBP. Any proven or assumed LBP should be removed and handled in a

controlled manner in accordance with applicable regulations. State and local regulations may apply to LBP in association with building demolition or renovation and in association with worker or occupant protection.

BBG recognizes that there may be various options for dealing with the conditions identified. The options provided by BBG are not necessarily the only acceptable alternatives for dealing with a particular concern. Factors such as planned changes to property use, planned renovations, capital restraints or other variables may change what would be considered the most appropriate or prudent alternative. BBG provides these options solely as guidance for further action.

2.0 INTRODUCTION

2.1 Purpose

The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13.

The term REC is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

The term CREC is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

The term HREC is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls."

The term de minimis condition is defined as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs."

The term Business Environmental Risk (BER) is defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated as defined by ASTM.

2.2 Scope of Work

The ESA was conducted in accordance with ASTM E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Standard Practice), the scope of work provided by the Client, and generally accepted industry standards, and is designed to meet the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) pursuant to 40 Code of Federal Regulations (CFR) Part 312.

Additionally, BBG addressed certain ASTM non-scope considerations. These non-scope considerations include asbestos-containing materials (ACM), radon, lead-based paint (LBP), microbial growth, drinking water quality, flood zones, and wetlands.

A more detailed scope of work is provided in Section 13.

2.3 Significant Assumptions

- BBG assumes the Property has been correctly identified by the User, designated representative of the User, property owner or operator, and/or the designated representative of the property owner or operator.

- BBG assumes that the User, designated representative of the User, property owner or operator, and/or the designated representative of the property owner or operator used good faith in answering questions about and providing information for the Property.

- BBG assumes the direction of groundwater is consistent with the contours depicted on the United States Geological Survey (USGS) topographic map covering the Property, unless otherwise specified by actual well data for the Property or properties in the area, or BBG's experience and knowledge of the area.

2.4 Limiting Conditions

- The scope of work completed was designed solely to meet the needs of BBG's Client. BBG shall not be liable for any unintended usage of this report by another party. Additionally, based on the ASTM Standard Practice, the ESA is only valid if completed within 180 days of an acquisition or the transaction necessitating the ESA, unless updated in accordance with terms outlined within the Standard Practice.

- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. This ESA was designed to reduce but not eliminate uncertainty regarding the existence of such conditions in a manner that recognizes reasonable limits of time and cost. BBG has completed this ESA in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

- An ESA is intended to be a non-intrusive investigation and generally does not include sampling or testing of air, soil, water, or building materials. No destructive testing was completed and concealed areas, such as behind walls or within machinery, were not accessed. Any testing, including that for ACM, LBP and radon, is designed solely to meet the needs of the Client, not to meet any local, state or federal regulations and should not be utilized as such. Any test results obtained are for the personal use of Client only and are not intended for submittal to any regulatory agency.

- Information needed to complete the ESA is based on personal interviews, government records, published resources, and various historical documents. Accuracy and completeness of information varies among information sources and is often inaccurate or incomplete. An environmental professional is not required by the ASTM Standard Practice to verify independently the information provided but may rely on information provided unless the environmental professional has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained by or otherwise actually known to the environmental professional.

- BBG shall have no on-going obligation to obtain and include information that was not reasonably ascertainable, practically reviewable, or provided to BBG in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.

- An ESA includes some information that may be relevant to regulatory compliance, but is not intended and shall not be construed as a compliance audit and cannot be considered a verification of regulatory compliance. Depending on its past, present or future intended use, the property under review may or may not be subject to regulation and permitting under environmental and health and safety laws, such as, but not limited to,

the Clean Air Act, the Clean Water Act, the Solid Waste Disposal Act, the Occupational Safety and Health Act, and other federal, state and local regulations. BBG assumes no responsibility or liability respecting regulatory permitting or compliance issues.

2.5 Special Terms and Conditions

There are no special terms and conditions associated with this ESA.

2.6 Reliance

This investigation was conducted on behalf of and for the exclusive use of Southco Properties c/o Boardwalk Development, Inc. (Client). This report, and the findings contained herein, shall not, in whole or part, be disseminated or conveyed to or used by any other party without the prior written consent of BBG. Any unauthorized party using or relying upon the Report shall be liable to BBG for equitable compensation and appropriate punitive damages, and shall be responsible to reimburse BBG for and indemnify, defend and hold BBG harmless from and against any and all costs, claims, liabilities, expenses, lost profits and damages arising as a direct or indirect result of such unauthorized use or reliance.

3.0 PROPERTY DESCRIPTION

3.1 Property Details

Property Size	4.30 acres
Property Size Source	Google Earth
Parcel ID Number(s)	620-211-18, 620-211-15, 620-211-9, 620-211-17
Parcel ID Source	Orange County Plat Map
Property Usage	Retail
Number of Buildings	Five
Date of Construction	1972 to 2014
Date of Construction Source	Aerial photographs and Phil Ladman, Property Manager
Building Size	40,658 square feet (NRA)
Building Size Source	Phil Ladman, Property Manager
Number of Units	25 retail suites
Legal Description	The legal description is included in the appendices.
Tenants	The Property is occupied by the following tenants: Tattoo parlor, yoga studio, optometrist, two nail salons, hair salon, natural living store, dentist, message studio, ballroom dance studio, gym, bakery, deli, five restaurants, convenience store, kitchen supply outlet

3.2 Utility and Service Providers

Electricity	San Diego Gas & Electric
Natural Gas	San Diego Gas & Electric
Potable Water	Moulton Niguel Water District
Sanitary Sewer	Moulton Niguel Water District
Stormwater	Moulton Niguel Water District

3.3 Adjoining Properties

The ASTM Standard Practice defines adjoining properties as "any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them." The following adjoining properties were noted.

Direction	Description
North	La Paz Road, across which are single-family residences
East	McIntyre Street, across which is a retail shopping center
South	Church and single-family residences
West	Orange County Board of Realtors

BBG's observations of the adjoining properties did not identify evidence that would indicate the potential presence of a REC, such as fueling facilities, dry cleaning operations, improperly stored or leaking drums, or significantly stained surfaces.

4.0 PHYSICAL SETTING

Information regarding topography, geology and hydrology are used to evaluate the likelihood of hazardous substances and petroleum products to migrate onto, within or from the Property. BBG attempted to determine the general physical setting of the Property using one or more of the physical setting sources outlined in Section 8.2.4 of the ASTM Standard Practice.

4.1 Topography

Property Elevation	Approximately 472 feet above mean sea level (MSL)
Topography	The Property is relatively flat with gentle descending gradient to the east. The areas surrounding the Property slope sharply to the east.
Source	Property elevation and topography are based on observations made during BBG's November 30, 2021 site visit and upon review of the applicable United States Geological Survey (USGS) topographic map. The relevant portion of the topographic map is appended to this report.

4.2 Surface Water Bodies

On-Site Water Bodies	There are no surface water bodies on or bordering the Property.
Nearest Surface Water Body	The nearest off-site surface water body is an unnamed drainage feature approximately 0.33-mile east of the Property.

4.3 Geology and Hydrology

Geology and Soils	Upper Pliocene marine geology; Alo clay soils
Source	Geologic Map of California, Santa Ana Sheet, 1965; http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm
Depth to Groundwater	Greater than 70 feet below grade
Anticipated Flow Direction	East
Basis of Flow Direction	The USEPA *Ground Water Handbook, Vol.1 Ground Water and Contamination*, September 1990, states that the water table typically conforms to surface topography. This means the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction may vary as a result of tide, rainfall, development, geologic characteristics, nearby surface water

	bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high-volume wells.

4.4 Minerals Exploration and Production

Oil and Gas Wells	No oil or gas wells or oil and gas production equipment were observed at the Property. No wells were depicted on the USGS topographic map. According to the California Geologic Energy Management Division's (CalGEM) online mapping application, there are no oil or gas wells on the Property.
Pipelines	No petroleum pipelines were observed on or adjoining the Property. No pipelines were depicted on the USGS topographic map. According to the National Pipeline Mapping System (NPMS) online map, there are no pipelines on the Property.
Mining Activities	No mining activities were observed on or adjoining the Property. No mining activities were depicted on the USGS topographic map.

5.1 User Provided Information

User provided information is intended to help identify the possibility of RECs in connection with the Property. According to the ASTM Standard Practice and EPA's AAI Rule, the following items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the following inquiries ultimately rests with the User, and providing the following information to the environmental professional would be prudent if such information is available. The AAI rule does not require submission of this information to the environmental professional.

User Provided Information	User Provided	Issue Identified	Comments
Recorded Land Title Records	No	N/A	User did not provide BBG the results of a search of recorded land title records for the purpose of identifying environmental liens filed or recorded against the Property or activity and use limitations (AULs) in place at the Property under federal, tribal, state or local law.
Specialized or Actual Knowledge or Experience	No	N/A	User did not inform BBG of specialized knowledge of conditions indicative of releases or threatened releases at the Subject Property or at adjoining properties which could impact the Subject Property. User did not inform BBG of actual knowledge of environmental liens or AULs encumbering the Subject Property or in connection with the Subject Property.
Significantly Lower Purchase Price	No	N/A	User did not provide information to BBG indicating the purchase price of the Subject Property was below the fair market price for a comparable property,

User Provided Information	User Provided	Issue Identified	Comments
			or that any difference in price was likely the result of the presence of hazardous substances or petroleum products.
Commonly Known or Reasonably Ascertainable Information	Yes	N/A	User informed BBG that a dry cleaning facility operated on the Property until March 2017.
Degree of Obviousness	No	N/A	User did not indicate any reason to suspect or have knowledge of the obvious presence or likely presence of releases or threatened releases at the Property.
Reason for Performing the Phase I ESA	No	No	User indicated the reason for conducting the ESA was to assist in their internal decision making process, and not to qualify for a landowner liability protection (LLP) to CERCLA liability.

5.2 Owners, Operators and/or Neighboring Properties

Key Site Manager

Key Site Manager	Phil Ladman, Property Manager
Telephone/Email	phil@boardwalkdevelopment.com
Pertinent Information	Mr. Ladman has been associated with the Property for 10 years. He stated that he had no records or recollection of any releases, likely releases or imminent threat of releases of hazardous substances or petroleum products at the Property. He was not aware of environmental liens filed against the Property or any AULs filed or recorded against the Property, or any past, threatened or pending lawsuits or administrative proceedings related to environmental issues. Mr. Ladman was not aware of underground storage tanks (USTs) or aboveground storage tanks (ASTs) on the Property, or of any concerns relating to water infiltration or microbial growth. BBG requested copies of any previous environmental assessments

	or asbestos containing materials (ACM), lead-based paint (LBP) or radon testing. No such documents were provided to BBG by Mr. Ladman. Mr. Ladman advised that he was not familiar with the historical uses other than retail shopping center.

5.3 Municipal/Government Agencies

Department Name	Orange County Fire Authority
Contact	Online information
Telephone/Email/Website	orangecounty.nextrequest.com
Pertinent Information	BBG facilitated a California Public Records Act Request for fire department files pertaining to USTs, ASTs, reported incidents of hazardous material releases, or other similar circumstances that could be of environmental concern at the Property. A response has not been received as of the date of this report. Based on the other information obtained during this assessment, the lack of a response is not considered significant in the identification of RECs associated with the Property.

Department Name	Orange County Development Services
Contact	Online information
Telephone/Email/Website	orangecounty.nextrequest.com
Pertinent Information	BBG facilitated a California Public Records Act Request to obtain obtain certificates of occupancy, permits for the installation or removal of tanks, or other similar circumstances that could be of environmental concern at the Property. The department responded that it maintains no relevant records and directed BBG to the individual utility providers.

Department Name	Orange County Public Health Services
Contact	Online information
Telephone/Email/Website	orangecounty.nextrequest.com
Pertinent Information	BBG facilitated a California Public Records Act Request for health department files pertaining to USTs, ASTs, reported incidents of hazardous material releases, or other similar circumstances that

	could be of environmental concern at the Property. The Environmental Health Department provided records pertaining to hazardous materials inspections of the former dry cleaner facility on the Property, and also permitting materials associated with the Verizon Wireless cellular telephone antenna facility on the second floor of the 25260 La Paz Road address. With regard to the former dry cleaner, this tenant was located at the west end of Building 25260 in Suite M. According to an Inspection Report dated January 21, 2015, hazardous waste inside the tenant space was properly stored, labeled and dated. No violations were noted at that time. According to an Inspection Report dated February 5, 2018, the dry cleaner facility was closed and no hazardous waste was left onsite. With regard to the Verizon Wireless cellular telephone antenna facility, lead-acid batteries are associated with this facility and no violations or enforcement actions have been taken against the facility.

Department Name	California Department of Toxic Substance Control (DTSC)
Contact	Daniel Knight
Telephone/Email/Website	Daniel.Knight@dtsc.ca.gov
Pertinent Information	BBG facilitated a California Public Records Act Request for files pertaining to USTs, ASTs, reported incidents of hazardous material releases, or other similar circumstances that could be of environmental concern at the Property. A response has not been received as of the date of this report. Based on the other information obtained during this assessment, the lack of a response is not considered significant in the identification of RECs associated with the Property.

Department Name	California Regional Water Quality Control Board
Contact	Online information
Telephone/Email/Website	rb9_records@waterboards.ca.gov
Pertinent Information	BBG facilitated an e-mail request to obtain copies of any documents associated with Boardwalk Development Inc at 25260 east La Paz Road identified on the Property. This facility was identified as a Cleanup Program Site (CPS)-Spills, Leaks, Investigations, and

	Cleanups (SLIC) site. A response has not been received as of the date of this report. Based on the other information obtained during this assessment, the lack of a response is not considered significant in the identification of RECs associated with the Property.

6.0 ENVIRONMENTAL RECORDS

BBG obtained a commercially-available regulatory records database report containing the standard environmental record sources identified in ASTM 1527-13 as well as any additional environmental record source determined to be: 1) reasonably ascertainable; 2) sufficiently useful, accurate and complete; and 3) generally obtained, pursuant to local good commercial or customary practice in initial ESAs in the type of commercial real estate transaction involved. A detailed description of the records reviewed and a listing of all of the identified sites are appended to this report. Accuracy and completeness of record information varies among information sources and is often inaccurate or incomplete. BBG cannot warrant the accuracy of the information, but has made reasonable efforts to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which BBG has actual knowledge. BBG reviewed the environmental record sources to identify sites involved in the storage, use, generation, disposal, or release of petroleum products and/or hazardous substance and has evaluated the potential for releases at the Property or the migration of contaminants onto the Property from off-site sources via soil, groundwater, or vapor. The potential for a vapor encroachment condition (VEC) will be evaluated following ASTM E2600-15 Standard guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

6.1 Environmental Records Sources

Anticipated groundwater flow direction: East

The groundwater flow direction is used to determine whether sites are located up-, cross- or down-gradient of the Property, which provides an indication of their potential to impact the Property.

Environmental Record Sources	Approximate Minimum Search Distance	Property Listings	Off-Site Properties
Federal NPL	1.0 mile	No	No
Federal Delisted NPL	0.5 mile	No	No
Federal SEMS/CERCLIS	0.5 mile	No	No
Federal SEMS Archive/CERCLIS NFRAP	0.5 mile	No	No
Federal RCRA CORRACTS	1.0 mile	No	No

Environmental Record Sources	Approximate Minimum Search Distance	Property Listings	Off-Site Properties
Federal RCRA TSD	0.5 mile	No	No
Federal RCRA generators	Property and adjoining	No	Yes
Federal institutional/engineering controls	Property only	No	No
Federal ERNS	Property only	No	Not Applicable
State and tribal-equivalent NPL	1.0 mile	No	No
State and tribal-equivalent CERCLIS	0.5 mile	No	Yes
State and tribal landfill and solid waste	0.5 mile	No	No
State and tribal leaking storage tanks	0.5 mile	No	Yes
State and tribal registered storage tanks	Property and adjoining	No	Yes
State and tribal institutional/engineering controls	Property only	No	No
State and tribal voluntary cleanup	0.5 mile	No	No
State and tribal Brownfield	0.5 mile	No	No
Additional environmental record sources	Various	Yes	Yes
EDR exclusive records	Various	Yes	No

Property

The Property, addressed as 25260 La Paz Road, was identified on the DRYCLEANER, Cleanup Program Sites (CPS-SLIC) and EDR Hist Cleaner databases. Super Cleaners, Yes Cleaners, La Paz Cleaners and OC Cleaners were identified on the DRYCLEANER databases. Boardwalk Development (Super Cleaners) was identified on the DRYCLEANER and CPS-SLIC databases. La Paz Cleaners was identified on the EDR Hist Cleaner database. According to street directory and property management records, these dry cleaners occupied Suite M in the west end of Building 25260 from the 1970s to 2017. EDR records indicate that perc dry cleaning solvent was used and that a vapor recovery unit was employed to recover solvent for reuse from the ventilation system. BBG

was provided a Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised) dated October 30, 1996, and prepared by Ninyo & Moore. According to this report PCE, a dry cleaning solvent, was released to the subsurface at this tenant space on the Property; PCE was detected in soil at concentrations that range up to 840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet bgs; the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; and the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality. Ninyo & Moore recommended that the results of the investigation be presented to the San Diego region of the RWQCB for consideration and evaluation of the need for soil remediation. The EDR database report identifies the former Super Cleaners as a SLIC site with a file (Phase II) opened in 1996 with a closed status; however, the state's GeoTracker website (https://geotracker.waterboards.ca.gov/map/) does not depict this facility. The RWQCB may have issued closure to the case. Regardless, the results of the PCE impacts to soil are high and widespread and there may be a VIC. Additionally, this dry cleaner likely used perc subsequent to the investigation until 2006 when petroleum-based solvents were noted to be used. Based on the known soil contamination with a possible VIC, this is considered a REC to the Property.

Adjoining Properties

The following adjoining properties were noted:

- The site located at 25216 Pike Road was identified to the north across La Paz Road under the name Richard Sarner. This site was listed on the Resource Conservation and Recovery Act non-generator (RCRA-NonGen) database. RCRA-NonGen sites are facilities that no longer generate hazardous wastes. No violations are noted for the facility. No visual indications of concern were noted during the reconnaissance. Based on the lack of noted violations or enforcement actions, lack of visual indication of

concern noted during the reconnaissance and the fact the facility is not listed on a database of sites with suspected or confirmed releases, this facility is not considered a REC in connection with the Property and additional file review is not warranted.

- The site located at 25292 McIntyre Street was identified to the east across McIntyre Street under the names Ace Cleaners, Tropical Den Cleaner and Royale Cleaners. This site is bulding is located over 175 feet east-southeast and topographically down-gradient of the Property. No violations are noted for the facilities. No visual indications of concern were noted during the reconnaissance. Based on the distance and down-gradient location, lack of noted violations or enforcement actions, and the fact the facilities are not listed on a database of sites with suspected or confirmed releases, these facilities are not considered a REC in connection with the Property and additional file review is not warranted.

Other Properties Warranting Discussion

While the regulatory records database report provided a list of identified sites using the radii established by the ASTM Standard, most sites do not pose a concern due to distance, groundwater gradient, nature of the listing, information provided in the database or a combination thereof. BBG reviewed the listed sites and determined no sites of concern were noted.

6.2 Environmental Records Summary

The Property, addressed as 25260 La Paz Road, was identified on the DRYCLEANER, Cleanup Program Sites (CPS-SLIC) and EDR Hist Cleaner databases. Super Cleaners, Yes Cleaners, La Paz Cleaners and OC Cleaners were identified on the DRYCLEANER databases. Boardwalk Development (Super Cleaners) was identified on the DRYCLEANER and CPS-SLIC databases. La Paz Cleaners was identified on the EDR Hist Cleaner database. According to street directory and property management records, these dry cleaners occupied Suite M in the west end of Building 25260 from the 1970s to 2017. EDR records indicate that perc dry cleaning solvent was used and that a vapor recovery unit was employed to recover solvent for reuse from the ventilation system. BBG was provided a Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised) dated October 30, 1996, and prepared by Ninyo & Moore. According to this report PCE, a dry cleaning solvent, was released to the subsurface at this tenant space on the Property; PCE was detected in soil at concentrations that range up to

840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet bgs; the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; and the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality. Ninyo & Moore recommended that the results of the investigation be presented to the San Diego region of the RWQCB for consideration and evaluation of the need for soil remediation. The EDR database report identifies the former Super Cleaners as a SLIC site with a file (Phase II) opened in 1996 with a closed status; however, the state's GeoTracker website (https://geotracker.waterboards.ca.gov/map/) does not depict this facility. The RWQCB may have issued closure to the case. Regardless, the results of the PCE impacts to soil are high and widespread and there may be a VIC. Additionally, this dry cleaner likely used perc subsequent to the investigation until 2006 when petroleum-based solvents were noted to be used. Based on the known soil contamination with a possible VIC, this is considered a REC to the Property.

BBG did not identify environmental records indicating a release of hazardous substances or petroleum products from neighboring properties likely to migrate onto the Property via soil, groundwater or vapor pathways that would be considered a REC or a VEC in connection with the Property.

7.0 HISTORICAL USES

BBG attempted to develop a history of the previous uses of the Property and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Property. Efforts were made to identify the uses of the Property back to the Property's first use, or back to 1940, whichever is earlier. BBG relied upon the standard historical sources listed in Section 8.3.4 of the ASTM Standard Practice. Only the sources deemed both reasonably ascertainable and likely to be useful were used.

Historical Resources Reviewed		
Historical Resource	**Years Reviewed**	**Report Section**
Aerial Photographs	1938 - 2016	Section 7.1
Fire Insurance Maps	No Coverage	Section 7.2
Property Tax Files	2021	Section 7.3
Recorded Land Title Records	Not Provided	Section 7.4
Historical USGS Topographic Maps	Not Researched	Section 7.5
Local Street Directories	1973 - 2014	Section 7.6
Building Department Records	Not Available	Section 7.7
Zoning/Land Use Records	Not Researched	Section 7.8
Previous Assessment/ Reports	Not Provided	Section 7.9
Other Historical Sources	Not Researched	Section 7.10

7.1 Aerial Photographs

Aerial photographs, which are of a sufficient resolution to allow identification of development and activities of areas encompassing the Property, can be used in documenting the historical usage of a property. BBG reviewed the following aerial photographs, copies of which are included in Appendix 5:

Year(s)	Property Description	Adjoining Property Description
1938 1946 1949 1952 1963	Undeveloped	**North**: Undeveloped **East**: Undeveloped **South**: Undeveloped **West**: Undeveloped
1967	Scarification of land, apparently in anticipation of development; La Paz Road appears newly constructed	**North**: Scarification of land **East**: Undeveloped **South**: Undeveloped **West**: Undeveloped
1972	Single structure (present 25732 La Paz Rd) at northwest corner of Property	**North**: Residences north of La Paz Rd **East**: Grading underway **South**: Apparent foundation for present-day church **West**: Undeveloped; residences beyond
1974	At least three structures present consistent with present-day buildings (photo is indistinct)	**North**: Residences north of La Paz Rd **East**: Present-day retail center **South**: Apparent present-day church and residences **West**: Present-day office building and parking to rear
1980 1989 1990 1994 2002 2005 2009 2012 2016	Present-day structures all evident	**North**: Residences north of La Paz Rd **East**: Present-day retail center **South**: Present-day church and residences; church expansion to property line beginning in 2009 **West**: Present-day office building and parking to rear

7.2 Fire Insurance Maps

Historically maps were produced which showed the location and use of structures on a property at a given point in time. These maps were widely available for areas that were significantly developed during the late 1800s through the 1950s, though coverage exists

for some areas through the 1990s. BBG attempted to obtain historical maps from EDR, Inc. covering the Property. No historical Sanborn maps were identified. The “no coverage” notification is appended to this report.

7.3 Property Tax Files

Tax files are files kept for property tax purposes by the local jurisdiction where the property is located and may include records of past ownership, appraisals, maps, sketches, photographs. BBG reviewed the property tax files for the Property as available at the Orange County Treasurer website. Based on these records, the Property is taxed at an amount consistent with its retail use.

7.4 Recorded Land Title Records

Land title records are records of historical fee ownership, which may include leases, land contracts and AULs on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, often such records are kept by a municipal or county recorder or clerk. Such records may be obtained from title companies or directly from the local government agency. A chain-of-title was not provided to BBG for review.

7.5 Environmental Lien and Activity Use Limitations (AULs)

A review of available records and regulatory information cited in Section 6.0 did not identify environmental liens or AULs associated with the Property.

7.6 Historical USGS Topographic Maps

Historical topographic maps can indicate whether an area is undeveloped, lightly developed or heavily developed and can also indicate if roads, railroad tracks, quarrying operations or water bodies were previously or near a property. No historical topographic maps were reviewed as part of this assessment due to the sufficient prior use history obtained through the other standard historical sources.

7.7 Local Street Directories

Local street directories identify the name of the individual or company located at a given address. BBG ordered a local street directory search from EDR. The following local street directories were reviewed:

Year(s)	Property Description	Adjoining Property Description
1973	25732 La Paz Rd: Laguns Hlls Ins Agc; Mission Hills Rlty	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: No listing **South**: Listings on MacKenzie St were not included in street directory search **West**: No listing
1976	All on La Paz Rd: 25250 Angies Famous Pizza; Brig The 25252 Del Taco Rest No 34581 25254 Eastern Meat Co; Skinny Haven Rest 25260 Better Mouse Trap; Bumper Crop Produce; Carriage Pop Shop; Encore Fashions; Foushee Fred DDS; Knitty Gritty The; Laguna Hl Ins Agcy; Laguna Hl Pharmacy; LaPaz Cleaners; Margees Art Shoppe; Mission Hls Hr Fshn; Mission Wallcovrngs; Petes Bakery 25732 Mission Hills Rlty Seven 11 incorrectly listed as 25785 rather than 25758 La Paz Rd	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: No listing
1981	All on La Paz Rd: 25250 Brandes; Brig The 25252 Del Taco Rest 25254 Mission Hls Gourmet; Skinny Haven Rstrnt 25260 Angies Famous Pizza; Creative Images; Foushee Fred DDS; Health Fair The; Heidelberg Pstry Sh; Just Hair; Knitty Gritty The; Laguna Hls Pharmacy; Margees Art Shoppe; Mission Hls Laundry; Mission Wall Covngs; Nail Factory The; Nitty Gritty The; Oso Viejo Properties; Plaza Pool Supply; United Karate Stud 27732 Mission Hills Rlty	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Saddleback Vly Brd

Year(s)	Property Description	Adjoining Property Description
	Seven 11 incorrectly listed as 25785 rather than 25758 La Paz Rd	
1987	All on La Paz Rd: 25250 Brig Restaurant; The Brig 25252 Del Taco Rstrnt 25254 Mission Hlls Meats 25260 Angies Famous Pizza; Campus Photos; Creative Images; Foushee Fred DDS; Gypsy Moth Boutique; Health Fair The; Heidelberg Pastry; Knitty Gritty The; La Paz Cleaners; Laguna Hls Pharmacy; Lisas Hair Design; Nail Factory The; Nitty Gritty The; Orchid Florist; Scudders Amblnc Ofc; Silver Tanning Cntr; Toms Cheesesteak; Unitd Kenpo Karate; Video Cross Roads 25272 Bohunita Daniel; Daniels Custom Fshn 25732 Nail/Hair Suite The; Salon Beauty Supply Seven 11 incorrectly listed as 25785 rather than 25758 La Paz Rd	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Saddleback Vly Rltrs
1992	All on La Paz Rd: 25250 Micheles 25252 Del Taco Rstrnt 34 25254 Mission Hlls Meats; Panda Garden 25260 Adamo Charles P DC; Awakenings; Barnatt Capital; Commercl Rl Est; Creative Hair; Foushee Fred DDS; Gulf Systems; Health Fair The; Heidelberg Catering; Hot Line Nails; Laguna Hls Pharmacy; Leasing Ofc The; Major, Mark; Mission Mortgage; Roma D'italia; S C M Corp; Salon Impressions; Tile&Carpet Unltd; Turner, Nancy 25732 Hair Unique; Nail Paradise	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Saddleback Vly Rltrs

Year(s)	Property Description	Adjoining Property Description
1995	All on La Paz Rd: 25250 Cafe Micheles 25252 Del Taco 25254 Mission Hills Gourmet Meats 25260 Awakenings; Commercial Real Estate Network; Creative Hair; Eileens Skin Care; Fred Foushee DDS; Gulf Systems; Hair Design By Lu Lu; Health Fair; Heidelberg Pastry Shop; Hot Line Nails; Joseph P Preziosi DC; La Paz Chiropractic; La Paz Cleaners; Laguna Hills Pharmacy; Leasing Office; Mission Mortgage; Nancy Turner; Roma D'italia; Rugs From Afar; Saddleback Church Religious; Salon Impressions; Science Of Mind Ctr 25732 Bui, Mai; Hair Unique 25758 7 Eleven Food Store	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Saddleback Valley Board of Rltrs
2005	All on La Paz Rd: 25250 Elephant Bar Restaurant 25252 Del Taco No 34 25254 Mission Hills Gourmet Meats; Roma D'italia 25260 Awakenings; BCS Investments Inc; CBT Centers; Commercial Real Estate Network; Crystal Nails & Spa; DML Group; Heidelberg Pastry Shop; Helen Nail & Skincare; Inn at Deep Canyon; Khaliq, Ahmad; Kiki; La Paz Cleaners; MAS Consulting; Michelle, S; Reflection Imaging; Schloeglmann Inc; Yes Cleaners 25758 7 Eleven Food Stores No 13801; Neghpara Prakash	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Orange County Association Realtors
2010	All on La Paz Rd: 25250 Yamato Restaurant 25252 Hot Off the Grill 25254 Villa Roma Market & Deli	**North**: Listings on Pike Rd (residential) were not included in street directory search

Year(s)	Property Description	Adjoining Property Description
	25260 Awakenings; Curves; Dinnertime Made Easy; Disvel Center; Haircrafters; Hall Law Firm; Heidelberg Pastry Shop; Kappo Hana Co; La Paz Acupuncture & Herbal; La Paz Billing Svc; La Paz Spa; O C Cleaners; Package People; Patricios Great Hair; Premier Group; Schloeglmann, Klaus J; Schneider, Richard; Video Systems Svc Ctr 25732 Laguna Spa & Salon; Sally Beauty Supply 25758 7 Eleven	**East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Orange County Association Realtors
2014	All on La Paz Rd: 25252 Hot Off the Grill 25254 24 Hour Locksmith; Villa Roma Market & Deli; Villa Roma Restaurant 25260 Awakenings; Contreras, Oscar; Dishlatino; Farnaz Badie; Heidelberg Pastry Shop; Hernandez, Ana; Kappo Hana; Lundblad, Jennifer; Nails & Nails By Diana; O C Cleaners; OC Natural Health Center; Wall, Genevieve 25732 Laguna Spa & Salon 25758 7 Eleven	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Orange County Association of Realtors

7.8 Building Department Records

Building department records generally consist of local government records indicating permission of the local government to construct, alter, or demolish improvements on the property. Often building department records are located in the building department of a municipality or county. BBG facilitated a California Public Records Act Request to the Orange County Development Services to obtain obtain certificates of occupancy, permits for the installation or removal of tanks, or other similar circumstances that could be of environmental concern at the Property. The department responded that it maintains no relevant records and directed BBG to the individual utility providers.

7.9 Zoning/Land Use Records

Zoning or land use records generally consist of local government records indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. The records are often located in the planning department of a municipality or county. BBG did not review the zoning/land use records for the Property due to the sufficient prior use history obtained through the other standard historical sources.

7.10 Previous Assessment/Reports

BBG reviewed the following report summarized below:

- *Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised), Super Cleaners/Mission Hills Plaza, Laguna Hills, California*, dated October 30, 1996, prepared by Ninyo & Moore, on behalf of Boardwalk Development, Inc. According to this report PCE, a dry cleaning solvent, was released to the subsurface at the Property; PCE was detected in soil at concentrations that range up to 840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet bgs; the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality; there is a possibility that the San Diego region of the RWQCB may not require soil remediation at the site; if soil remediation is necessary, soil vapor extraction is the most feasible and lowest cost alternative; and the estimated cost of remediation, using soil vapor extraction, ranges from approximately $60,000 to $100,000.

  Based on the conclusions presented above, Ninyo & Moore made the recommendation that the results of the investigation be presented to the San Diego region of the RWQCB for consideration and evaluation of the need for soil remediation.

- *Phase I Environmental Site Assessment*, *Mission Hills Plaza*, *Laguna Hills*, *California*, dated April 1, 2011, prepared by A/E West Consultants Inc. (A/E West), on behalf of RiverSource Life Insurance Company. According to this report, the Property was vacant land from at least 1938 until the development of the current retail center improvements occurred in 1977. According to the report, review of the most recent Dry Cleaner Facilities list identified four tenants on the Property and/or adjoining properties. Three of the four listings were prior tenants, and are no longer at the Property. A/E west noted that the remaining listing, OC Cleaners, was located on the Property, and has been in operation at this site for five years, according to the Owner. The dry cleaning machine, manufactured by Firbimatic, reportedly utilized alternative cleaning solutions, not perchloroethylene. This particular machine reportedly utilized Hydrocarbon Class III solvent, considered to be non-hazardous. Based on its current status, and no violations reported, it was A/E West's opinion that this Dry Cleaning tenant is not considered to be an environmental concern. It should be noted that no previous environmental reports were provided to A/E West. A/E West concluded that no RECs were identified at the Property. A/E West recommended no additional investigation.

7.11 Other Historical Sources

Other historical sources include sources that are credible to a reasonable person and that identify past uses of the Property. This category includes, but is not limited to: miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, or records in the files and/or personal knowledge of the property owner and/or occupants. BBG did not review other historical sources for the Property based on prior use history obtained through the other standard historical sources.

7.12 Data Failure

Based on the information above, it is BBG's opinion that the following data failure, as defined in Section 8.3.2.3 of the ASTM guidelines, has occurred in attempting to document the historical uses of the Property:

- Some of the intervals between documented sources exceeded five years; however, based on the similar usage during the periods documented, this data failure is not considered a significant data gap.

It is BBG's opinion that the data failure did not affect the ability of the Environmental Professionals involved in the assessment to identify RECs in connection with the Property; therefore, it is not considered a significant data gap.

7.13 Historical Use Summary

The Property was undeveloped land from at least 1938 until 1972, when it was developed with buildings that culminated in the present-day retail center. The building on the northeast portion of the Property (Building 25250) was reportedly constructed in 2014. As noted in Section 6.1, multiple dry cleaners occupied Suite M of Building 25260 from the 1970 to 2017. The historical presence of dry cleaner facilities with known contamination on the Property (see Section 7.10) represents a REC.

The adjoining and surrounding properties have been used for residential, retail, office and church purposes contemporaneous with development of the Property.

8.0 PROPERTY RECONNAISSANCE AND INVESTIGATION

8.1 Methodology and Limiting Conditions

Assessor	Jeff Hullinger, Professional Associate
Date of Reconnaissance	November 30, 2021
Weather Conditions	Sunny with temperatures around 70 degrees Fahrenheit
Property Escort	Phil Ladman, Boardwalk Development, Inc.
Methodology	The property reconnaissance consisted of visual observations of the Subject Property and improvements, adjoining properties, as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Representative interior areas were observed as they were made safely accessible, unless described otherwise.
Areas Accessed	Five of the retail suites were unavailable for entry as a result of being outside of business hours or in one case ceased operations. All other suites were entered.
Inaccessible Areas	Aside from the above, no other areas were inaccessible during the assessment.
Other Limitations	No other significant limitations or physical obstructions were encountered during the Subject Property reconnaissance.

8.2 Visual Observations

Observation	Yes	No
Hazardous Substance and Petroleum Products in Connection with Identified Uses	✔	
Hazardous Substance and Petroleum Products in Connection with Unidentified Uses		✔
Drums and Containers of Unidentified Substance or Petroleum Products		✔
Aboveground and Underground Storage Tanks		✔
Strong, Pungent or Noxious Odors		✔

Observation	Yes	No
Pools of Liquids		✔
Electrical or Hydraulic Equipment likely to Contain Fluids		✔
Heating and Cooling Source	✔	
Interior Stains or Corrosion other than from Water		✔
Floor Drains, Sumps, Clarifiers and Oil/Water Separators	✔	
Pits, Ponds and Lagoons		✔
Exterior Stained Soils or Pavement		✔
Stressed Vegetation		✔
Onsite Solid Waste Disposal or Unknown Fill		✔
Wastewater	✔	
Wells		✔
Septic Systems and Cesspools		✔
Other		✔

Hazardous Substances and Petroleum Products in Connection with Identified Uses

BBG noted the following hazardous substances and petroleum products in connection with identified uses:

Material	Quantity/Location	Condition
Nail polish and remover	Nail salons; typical retail facility quantities	Good condition with no leaks, stains, or spills
Hair care (permanent wave) chemicals	Hair salon; typical retail facility quantities	Good condition with no leaks, stains, or spills
Lead-acid batteries (not physically observed)	Wireless equipment and antenna for cellular telephone service	Second floor; not physically observed

Heating and Cooling Source

Heating, ventilation and air conditioning (HVAC) are provided by natural gas and electric package systems. No evidence of past or present heating oil usage was identified.

Floor Drains, Sumps, Clarifiers and Oil/Water Separators

Standard interior sanitary drains were noted. The drains tie into the municipal sanitary system. No staining indicative of dumped materials was noted.

BBG was advised that grease traps are present at restaurant facilities. Grease traps are plumbing devices designed to intercept most fats, oils and grease before they enter a waste disposal system. Because the grease traps are only used to collect grease from the food service operations, they are not considered a REC.

Wastewater

No wastewater streams were noted or reported to BBG with the exception of sanitary wastewater and storm water discharges. Storm water flows off the Property and discharges to the municipal storm water system. Sanitary wastewater flows into the municipal sanitary sewer system.

8.3 Visual Observations Summary

No visual, olfactory or other observations were made during the property reconnaissance that would indicate a REC in connection with the Property.

9.0 ASTM NON-SCOPE CONSIDERATIONS

9.1 Asbestos Containing Materials (ACM)

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos was used in roofing shingles, ceiling and floor tiles, insulation products, asbestos cement products, and a host of other building materials. ACM is often classified as either friable or non-friable. Friable ACM, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM.

BBG conducted a limited visual screening for the presence of ACM at the Property. The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. For this assessment, materials listed in Appendix G of the USEPA Guidance Document: *Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials*, which were installed prior to 1989, are suspected of containing asbestos. It should be noted that, while less likely, asbestos may still be found in current building materials, particularly non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials.

This limited visual screening does not constitute an asbestos survey, during which all suspect ACM would have been identified and sampled. The possibility exists for ACM, not identified by this screening, to be present at the Property.

Based on the pre-1989 date of construction, it is possible that friable and non-friable ACM is present. Suspect materials observed during the property reconnaissance include vinyl flooring, vinyl flooring mastic, lay-in ceiling panels, roofing materials, wallboard and joint compound. The suspect materials were observed to be in good condition. The possible presence of ACM is considered a BER.

9.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The USEPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

A preliminary evaluation of the potential for concerns relating to radon was made using the USEPA Map of Radon Zones. The USEPA Map is based solely on averages in order to identify areas in the country with the potential for elevated indoor radon levels. Elevated levels of radon have been found in all radon zones. A finding that a property is located in a zone with predicted levels of radon below the USEPA action level does not mean a specific property does not have elevated levels of radon. The evaluation considered the location of the Property, previous test results, if available, type of construction and usage of the Property.

The Property is in Radon Zone 3, counties which have a predicted average indoor radon screening less than 2.0 pCi/L, which is below the USEPA action level of 4.0 pCi/L. The Property is not used for residential purposes. The USEPA action level applies only to residential properties and not to commercial properties. Based on the low regional averages and non-residential use, radon is not considered a BER.

9.3 Lead-Based Paint (LBP)

Lead was added to paint as a pigment, to speed drying, increase durability or to resist moisture. Although lead improves paint, it was found to pose a health hazard, particularly to children under the age of six, whose bodies are still developing. A paint is considered LBP if it contains lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight, or 5,000 parts per million (ppm) by weight.

A preliminary evaluation for the presence of LBP was conducted. The evaluation was based on the age of the improvements, the extent of renovations, property usage, and past analytical testing, if available. The Consumer Product Safety Commission banned the use of lead in paint in 1978, 16 CFR 1303. Most manufacturers, however, had ceased using lead well before this time. Paint applied after 1978 is not considered suspect LBP.

A comprehensive LBP survey was not conducted as part of this assessment. Conclusions are based on observations of representative areas only. A finding that LBP is not a significant concern cannot be interpreted as the building is free of LBP.

Based on the pre-1979 date of construction, it is possible LBP was used at the Property. The painted surfaces observed were in good condition. The Property is not used residentially. The possible presence of LBP is considered a BER.

9.4 Drinking Water

The potential for concerns relating to elevated levels of contaminants, particularly lead, was evaluated. The evaluation looked at the source of drinking water and analytical data, if available.

The Property receives its water from the Moulton Niguel Water District. Per the utility's 2020 Water Quality Report, the water that is supplied meets or exceeds the federal and state drinking water standards, including those for lead; therefore, drinking water quality is not considered a BER.

9.5 Microbial Growth

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Research on mold and health effects is ongoing.

BBG conducted a preliminary visual screening for readily observable microbial growth and conditions conducive to microbial growth at the Property. Observations were limited solely to the portions of the Property walked and the evaluation should not be construed as a comprehensive microbial growth survey for the property. No sampling was conducted and no assessment of areas behind walls or in any other way generally inaccessible was

performed. In addition, BBG interviewed property representatives regarding past or current water leaks, infiltration or ponding, tenant complaints of microbial growth or health problems, known current mold problems or other concerns relating to indoor air quality at the Property.

No visual or olfactory indications of microbial growth or water infiltration were noted during the property reconnaissance. According to Phil Ladman, there are no known areas of leaks or water infiltration at the Property and no known problems related to microbial growth. Microbial growth is not considered a BER.

9.6 Flood Zone and Wetlands

BBG attempted to determine if the Property was located in a flood hazard area or contained jurisdictional wetlands. This screening was based solely on a review of available FEMA Flood Insurance Rate Maps (FIRM) and the United States Fish and Wildlife Service National Wetlands Inventory (NWI) website. This screening should not be considered a formal flood hazard determination or wetlands delineation.

Based on information provided by FEMA, the Property is in Zone X Unshaded, defined as areas of minimal flood hazard.

No federally regulated wetlands are present on the Property, based on the NWI website.

9.7 ASTM Non-Scope Consideration Summary

ACM may be present based on the date of construction. The suspect materials observed were in good condition.

LBP may be present based on the date of construction. The painted surfaces observed were in good condition.

10.0 FINDINGS, OPINIONS, CONCLUSIONS AND RECOMMENDATIONS

10.1 Findings, Opinions and Conclusions

BBG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 25250 La Paz Road, Laguna Hills, California, the Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of RECs/CRECs in connection with the Property except for the following:

- The Property, addressed as 25260 La Paz Road, was identified on the DRYCLEANER, Cleanup Program Sites (CPS-SLIC) and EDR Hist Cleaner databases. Super Cleaners, Yes Cleaners, La Paz Cleaners and OC Cleaners were identified on the DRYCLEANER databases. Boardwalk Development (Super Cleaners) was identified on the DRYCLEANER and CPS-SLIC databases. La Paz Cleaners was identified on the EDR Hist Cleaner database. According to street directory and property management records, these dry cleaners occupied Suite M in the west end of Building 25260 from the 1970s to 2017. EDR records indicate that perchlorethylene (perc) dry cleaning solvent was used and that a vapor recovery unit was employed to recover solvent for reuse from the ventilation system. BBG was provided a Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised) dated October 30, 1996, and prepared by Ninyo & Moore. According to this report PCE, a dry cleaning solvent, was released to the subsurface at this tenant space on the Property; PCE was detected in soil at concentrations that range up to 840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet below ground surface (bgs); the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; and the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality. Ninyo & Moore recommended that the results of the investigation be presented to the San Diego

region of the Regional Water Quality Control Board (RWQCB) for consideration and evaluation of the need for soil remediation. The EDR database report identifies the former Super Cleaners as a SLIC site with a file (Phase II) opened in 1996 with a closed status; however, the state's GeoTracker website (https://geotracker.waterboards.ca.gov/map/) does not depict this facility. It has not been confirmed if the RWQCB issued closure to the case. Regardless, the results of the PCE impacts to soil are high and widespread and there may be a vapor intrusion concern (VIC). Additionally, this dry cleaner likely used perc subsequent to the investigation until 2006 when petroleum-based solvents were noted to be used. Based on the known soil contamination with a possible VIC, this is considered a REC to the Property.

This assessment has revealed no evidence of de minimis conditions.

The assessment has revealed no evidence of HRECs in connection with the Property.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Property.

This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations.

This assessment has revealed no evidence of BERs relating to ASTM non-scope considerations, except for the following:

- ACM may be present based on the date of construction. The suspect materials observed were in good condition.
- LBP may be present based on the date of construction. The painted surfaces observed were in good condition.

10.2 Recommendations

BBG recommends a vapor intrusion assessment to determine if historical on-site operations have impacted the Property.

ACM typically do not release measurable amounts of asbestos fibers unless the materials are disturbed or damaged. Based on the condition of the materials observed BBG recommends that these materials be managed under an asbestos operations and

maintenance (O&M) program until such time as renovation or demolition activities necessitate their abatement, or analytical testing proves the material to be non-ACM. The O&M program should follow the USEPA Guidance Document: *Managing Asbestos in Place – A Building Owner's Guide to Operation and Maintenance Programs for Asbestos-Containing Materials*. The objective of the O&M program is to implement a practical management approach to controlling ACM at the Property, by monitoring its condition, controlling any activities that might impact the ACM, and responding promptly should the material be damaged.

NESHAP regulations require sampling of potential ACM prior to any renovation or demolition activities likely to disturb the material, regardless of the date of construction. If such activities are planned, an asbestos survey of the entire facility, or the portion slated for the renovation or demolition activities, is warranted prior to initiating these activities. No survey was conducted as part of this assessment. The survey should be conducted by a licensed firm and should include an assessment of all suspect ACM including those which are not normally accessible. Any material found to be ACM should be handled in accordance with applicable regulations.

Given the good condition of the painted surfaces and the non-residential usage of the Property, no further action or study with regard to LBP at the Property is recommended at this time. The paint should, however, be sampled prior to any actions likely to impact the painted surfaces, such as sanding, scraping or heat-gun removal; otherwise the paint should be assumed to be LBP. Any proven or assumed LBP should be removed and handled in a controlled manner in accordance with applicable regulations. State and local regulations may apply to LBP in association with building demolition or renovation and in association with worker or occupant protection.

BBG recognizes that there may be various options for dealing with the conditions identified. The options provided by BBG are not necessarily the only acceptable alternatives for dealing with a particular concern. Factors such as planned changes to property use, planned renovations, capital restraints or other variables may change what would be considered the most appropriate or prudent alternative. BBG provides these options solely as guidance for further action.

11.0 DECLARATION OF ENVIRONMENTAL PROFESSIONAL

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Jeff Hullinger
Professional Associate, EP

Reviewed By:

Aaron Klenke
Director, EP

Client Manager:

Richard P. Morgan
Managing Director

12.0 DETAILED SCOPE OF WORK

This ESA was conducted in accordance with ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-13 (Standard), the All Appropriate Inquiries (AAI) Rule 40 CFR Part 312, and any additional requirements of Client.

The scope of services for this assessment included an evaluation of the following:

Physical characteristics – Consistent with Section 8.2.4 of the ASTM Standard Practice, a current USGS 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained (and only if it is reasonably ascertainable). One or more additional physical setting sources may be obtained in the discretion of the environmental professional. Because such sources provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of a site, discretionary physical setting sources shall be sought when deemed necessary by the environmental professional.

Environmental Records – Consistent with Section 8.2.1 of the ASTM Standard Practice, a review of the standard federal, state and tribal environmental records will be reviewed. Pursuant to Section 8.2.3 of the ASTM Standard Practice, additional local records and/or additional federal, state, or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate, and complete in light of the objective of the records review, and (3) are generally obtained, pursuant to local good commercial and customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved. If the property or any of the adjoining properties is identified on one or more of the standard environmental record sources, pertinent regulatory files and/or records associated with the listing will be reviewed provided the records are reasonably ascertainable and are available within a reasonable distance, cost and timeframe. If, in the environmental professional's opinion, such a review is not warranted, the environmental professional will provide an explanation within the report the justification for not conducting the regulatory file review.

Uses of the Property – Consistent with Section 8.3.2 of the ASTM Standard Practice, all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources in 8.3.4.1 through 8.3.4.8 as are necessary and both reasonably ascertainable

and likely to be useful. The term “developed use” includes agricultural uses and placement of fill dirt. The report shall describe all identified uses, justify the earliest date identified, and explain the reason for any gaps in the history of use. Review of standard historical sources at less than approximately five year intervals is not required by this practice (for example, if the property had one use in 1950 and another use in 1955, it is not required to check for a third use in the intervening period). If the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

Site Reconnaissance – Consistent with Sections 9.2.1 and 9.2.2 of the ASTM Standard Practice, on a visit to the property (the site visit), the property shall be visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed. The periphery of the property shall be visually and/or physically observed, as well as the periphery of all structures on the property, and the property shall be viewed from all adjacent public thoroughfares. If roads or paths with no apparent outlet are observed on the property, the use of the road or path shall be identified to determine whether it was likely to have been used as an avenue for disposal of hazardous substances or petroleum products. On the interior of structures on the property, accessible common areas expected to be used by occupants or the public (such as lobbies, hallways, utility rooms, recreation areas, etc.), maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, shall be visually and/or physically observed. It is not necessary to look under floors, above ceilings, or behind walls.

The ASTM Standard Practice recognizes that there may be environmental issues or conditions at a property that parties may wish to consider. These are considered ASTM Non-Scope Considerations. The following ASTM non-scope considerations were included:

Asbestos Containing Material (ACM) - The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. Appendix G of the USEPA Guidance Document: *Managing Asbestos in Place - A Building Owner’s Guide to Operations and Maintenance Programs for Asbestos-Containing Materials* (the Green Book) was used as a guide in identifying suspect materials and the definition of suspect ACM and presumed asbestos containing material is taken from 29 CFR Parts 1910, et al. *Occupational Exposure to Asbestos; Final Rule*. Only readily accessible building materials were observed. No destructive means were utilized to gain access to hidden or inaccessible areas such as pipe chases, wet columns, wall voids and ceiling cavities. The level of this preliminary assessment was not intended to comply

with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 CFR 61; the General Duty Clause, 29 USC 654, Section 5; or other federal, state or local regulation.

Radon – The potential for elevated levels of indoor radon was based on available analytical results, published regional average levels, the usage of the buildings, and the type of construction and mechanical systems present. This evaluation was not designed or intended to comply with any regulatory agency requirements. Sampling, if any, was conducted using short-term radon detectors. The results of such testing are intended solely as a screen and may not be indicative of long-term average radon levels.

Lead-Based Paint (LBP) – The potential for the presence of LBP at the property was based on available analytical data, the age of the improvements, dates of renovation, and the current and proposed usage of the property. This evaluation was not designed or intended to comply with survey requirements outlined in Housing and Urban Development (HUD) regulations or other federal, state or local regulation.

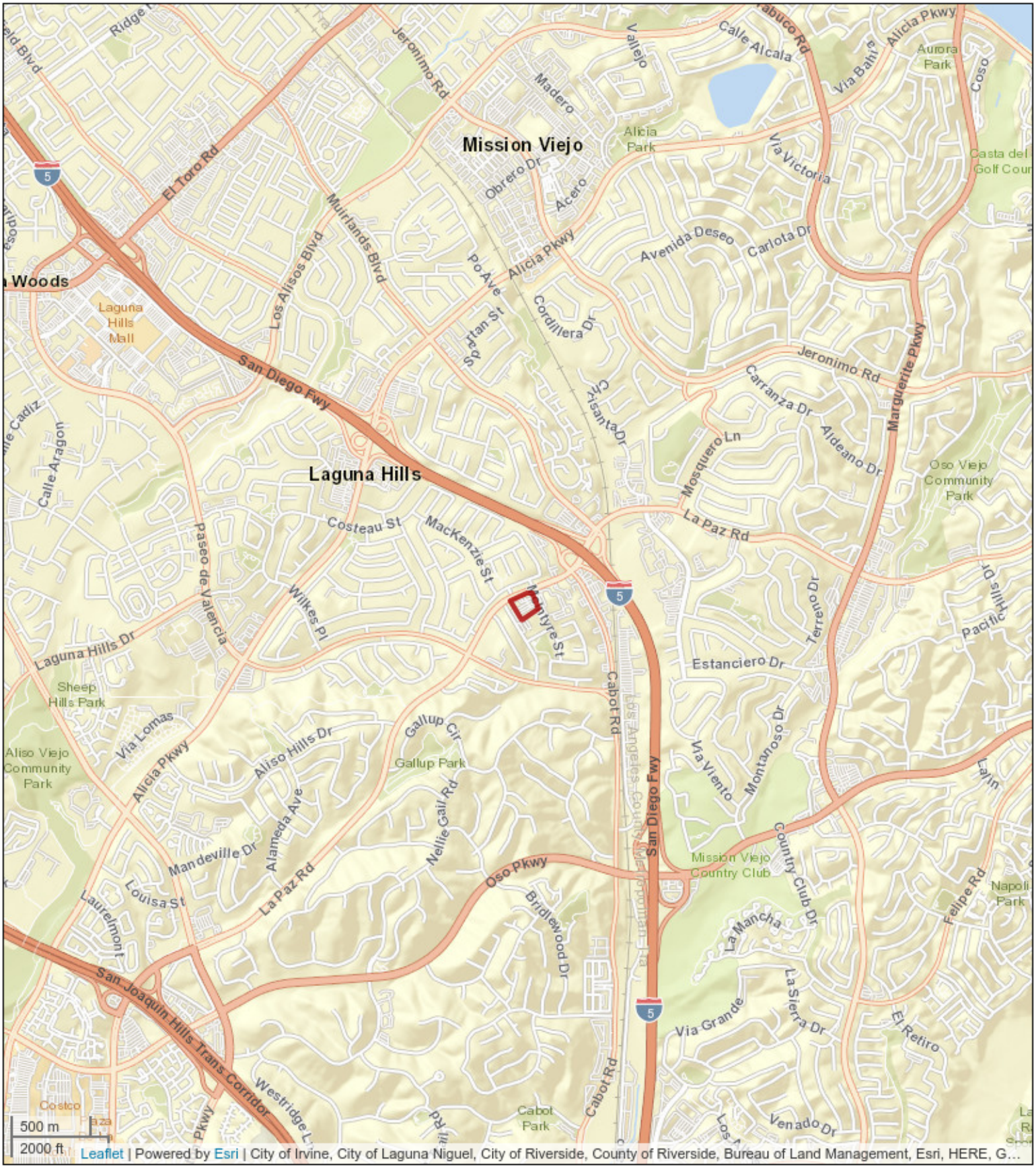
Lead in Drinking Water – The potential for elevated levels of lead in the drinking water at the property was based on available analytical data, a determination of the source of the drinking water supply and a review of publically available compliance data reports.

Microbial Growth – The potential for microbial growth at the property was based on visual observations for signs of water intrusion, water damage, and suspect mold growth and interviews with property representatives. These observations were limited to the areas walked and should not be considered a comprehensive survey of the Property. A finding in this report that “mold is not a significant concern” or “no significant mold was identified” should not be interpreted as the building is free of mold.

Flood Plains and Wetlands - Evaluation based solely on a review of available Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), or equivalent, and the United States Fish and Wildlife Service National Wetlands Inventory website. This screening should not be considered a formal flood hazard determination or wetlands delineation.

APPENDIX 1

Property Maps



Property Location

BBG

Property Layout

La Paz Village
25250 La Paz Road
Laguna Hills, California 92653
BBG Project No. 0521012916
Anticipated Groundwater Flow Direction: East

Topographic Map

APPENDIX 2

Photographs

1. Main entry signage

2. View of Property from La Paz Road

3. View east along south side of Property

4. Restaurant at northeast corner of Property

5. Fast food restaurant at north side of Property

6. South side of restaurant building at 25250 La Paz Road

7. Nail salon and convenience store immediately north of Villa Roma, 25732 La Paz Road

8. Villa Roma restaurant and deli at northwest corner of Property, 25254 La Paz Road

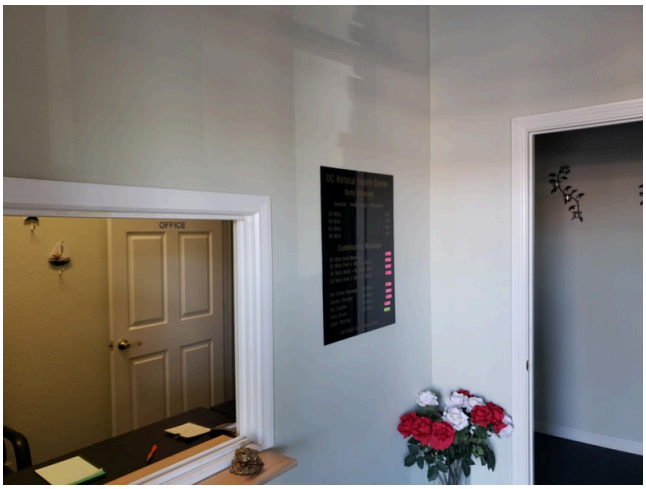
9. Portable storage unit used by Villa Roma

10. Entrance to Sushi Ramen House

11. Awakenings Center for Conscious Living

12. Optometrist office

13. Entry to dentist office



14. Entrance to massage center

15. Entry to ballroom dance studio

16. Entrance to hair salon

17. F45 gym at west end of main building

18. Entrance to yoga studio on second floor

19. Kitchen supply retail (closed)

20. Entrance to tattoo studio, second floor

21. Interior of Ironwood restaurant

22. North adjoining residential properties

23. East adjoining properties

24. South adjoining property

25. West adjoining property

26. West adjoining property from its south end

APPENDIX 3

Supporting Documentation

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

1. PROPERTY INFORMATION:

Property Name: La Paz Village Parcels 1 & 4		
Property Address: 25260, 25254, 25732 - 25758 La Paz Road		
City: Laguna Hills	State: CA	Zip: 92653
Appraisal District Parcel Number: 620-211-17 & 620-211-09		

2. COMPLETED BY

Signature	Date
Printed Name: Phillip S. LADMAN	Title: VICE PRESIDENT / AGENT

3. ASTM-REQUIRED INQUIRIES

Property Owner Name: Southco Properties, LP c/o BOARDWALK DEVELOPMENT, INC. Phone: (858) 444-9100 Fax: (858) 487-1099	
Key Site Manager (Site contact): Name: PhilLip LADMAN Phone: (858) 472-3342 Fax: (858) 487-1099	
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to BBG	☐ Yes ☒ No
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?	☐ Yes ☒ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	☐ Yes ☒ No
Are you aware of a reduction in the property value due to environmental issues?	☐ Yes ☒ No
Please attach explanation of all affirmative answers. T-Mobile has wireless equipment in & on the building including antenna & an equipment room. This is only at the 25260 Bldg.	

BBG

8) Please state reason for procuring this Phase 1 ESA:

☐ Qualify for Innocent Landowner defense to CERCLA Liability.

☐ Other: (state below)

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send if "yes")	☒ Yes ☐ No
Total Property Size Approx.	
Total number of buildings 3	
Total square footage of buildings 25260 – 22,780 s.f. 25254 – 6,000 s.f. 25732-25758 – 4,458 s.f.	
Date of construction	
Dates of significant renovation Approx 2011	
Waste water discharge ☒ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☒ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	
☐ Asbestos Survey/ O&M	

BBG

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Radon	
☐ Lead-based Paint	
☐ Lead in Water	
☐ Operations & Maintenance Plan(s)	
☐ Other	

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
1. Stored Chemicals	☐ Yes ☒ No	
2. Underground Storage Tanks	☒ Yes ☐ No	UNDERGROUND GREASE INTERCEPTOR
3. Aboveground Storage Tanks	☐ Yes ☒ No	
4. Spills or Releases	☐ Yes ☒ No	
5. Dump Areas/ Landfills	☐ Yes ☒ No	
6. Waste Treatment Systems	☐ Yes ☒ No	
7. Clarifies/ Separators	☐ Yes ☒ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☒ No	
9. Floor Drains/Sumps	☒ Yes ☐ No	FLOOR DRAINS
10. Stained Soil/ Impacted Vegetation	☐ Yes ☒ No	
11. On-site OWNED Electrical Transformers	☒ Yes ☐ No	TRANSFORMERS
12. Hydraulic lifts/ Elevators	☐ Yes ☒ No	
13. Dry Cleaning Operations	☐ Yes ☒ No	
14. Wetlands/ Flooding	☐ Yes ☒ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☒ No	
16. Environmental Cleanups	☐ Yes ☒ No	
17. Environmental Permits	☐ Yes ☒ No	If **yes**, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☒ No	
b) POTW (NPDES)	☐ Yes ☒ No	
c) Hazardous Waste Generator	☐ Yes ☒ No	
d) Air Quality	☐ Yes ☒ No	
e) Flammable Materials	☐ Yes ☒ No	
f) AST/UST	☐ Yes ☒ No	

BBG

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
g) Waste Manifest(s)	☐ Yes ☒ No	
h) Other	☐ Yes ☒ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	**Response**	**If yes, please describe**
Gasoline Stations	☐ Yes ☒ No	
Dry Cleaners	☒ Yes ☐ No	Dry Cleaner Suite 111 (approx. ~~1185sqft~~) left premises approx 3-2017
Industrial Uses	☐ Yes ☒ No	
Other	☐ Yes ☒ No	

"Exhibit A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Orange, City of Laguna Hills, and described as follows:

PARCEL A:

PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 93. PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A PEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

PARCEL B:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL I IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL I NORTH 30° 07' 13" WEST 239.00 FEET.

APN: 620-211-17

(End of Legal Description)

LEGAL DESCRIPTION

Real property in the City of Laguna Hills, County of Orange, State of California, described as follows:

PARCEL ONE:

PARCEL 1 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 37, PAGE 3 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

PARCEL TWO:

PARCEL A:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

PARCEL B:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30 07' 13" WEST 239.00 FEET.

APN: 620-211-09 (Parcel One) and 620-211-17 (Parcel Two)

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

1. PROPERTY INFORMATION:

Property Name: LA PAZ Village PAD (Parcel 2)		
Property Address: 25250 LA PAZ ROAD		
City: Laguna Hills	State: CA	Zip: 92653
Appraisal District Parcel Number: 620-211-18		

2. COMPLETED BY

Signature	Date
Printed Name: Phillip S. LADMAN	Title: VICE PRESIDENT, AGENT

3. ASTM-REQUIRED INQUIRIES

Property Owner: Mission Hills Plaza TRUST Name: c/o BOARDWALK DEVELOPMENT, INC Phone: (858)444-9700 Fax: (858) 487-1099	
Key Site Manager (Site contact): Name: Phillip LADMAN Phone: (858) 472-3342 Fax: (858) 487-1099	
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to BBG	☐ Yes ☒ No
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?	☐ Yes ☒ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	☐ Yes ☒ No
Are you aware of a reduction in the property value due to environmental issues?	☐ Yes ☒ No
Please attach explanation of all affirmative answers.	

BBG

8) Please state reason for procuring this Phase 1 ESA:

☐ Qualify for Innocent Landowner defense to CERCLA Liability.

☐ Other: (state below)

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send if "yes")	☒ Yes ☐ No
Total Property Size	
Total number of buildings 1	
Total square footage of buildings 6,120 S.F.	
Date of construction ± 2014	
Dates of significant renovation	
Waste water discharge ☒ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☒ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	
☐ Asbestos Survey/ O&M	

BBG

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Radon	
☐ Lead-based Paint	
☐ Lead in Water	
☐ Operations & Maintenance Plan(s)	
☐ Other	

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
1. Stored Chemicals	☐ Yes ☒ No	
2. Underground Storage Tanks	☒ Yes ☐ No	Grease Interceptor
3. Aboveground Storage Tanks	☐ Yes ☒ No	
4. Spills or Releases	☐ Yes ☒ No	
5. Dump Areas/ Landfills	☐ Yes ☒ No	
6. Waste Treatment Systems	☐ Yes ☒ No	
7. Clarifies/ Separators	☐ Yes ☒ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☒ No	
9. Floor Drains/Sumps	☒ Yes ☐ No	Floor Drains
10. Stained Soil/ Impacted Vegetation	☐ Yes ☒ No	
11. On-site OWNED Electrical Transformers	☒ Yes ☐ No	Transformers
12. Hydraulic lifts/ Elevators	☐ Yes ☒ No	
13. Dry Cleaning Operations	☐ Yes ☒ No	
14. Wetlands/ Flooding	☐ Yes ☒ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☒ No	
16. Environmental Cleanups	☐ Yes ☒ No	
17. Environmental Permits	☐ Yes ☒ No	If **yes**, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☒ No	
b) POTW (NPDES)	☐ Yes ☒ No	
c) Hazardous Waste Generator	☐ Yes ☒ No	
d) Air Quality	☐ Yes ☒ No	
e) Flammable Materials	☐ Yes ☒ No	
f) AST/UST	☐ Yes ☒ No	

BBG

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
g) Waste Manifest(s)	☐ Yes ☒ No	
h) Other	☐ Yes ☒ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	**Response**	**If yes, please describe**
Gasoline Stations	☐ Yes ☒ No	
Dry Cleaners	☐ Yes ☒ No	
Industrial Uses	☐ Yes ☒ No	
Other	☐ Yes ☒ No	

LEGAL DESCRIPTION

Real property in the City of Laguna Hills, County of Orange, State of California, described as follows:

PARCEL A:

PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

PARCEL B:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30° 07' 13" WEST 239.00 FEET.

APN: 620-211-18

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

1. PROPERTY INFORMATION:

Property Name: LA PAZ Village Parcel 3		
Property Address: 25252 La PAZ Road		
City: Laguna Hills	State: CA	Zip: 92653
Appraisal District Parcel Number: 620-211-15		

2. COMPLETED BY

Signature	Date
Printed Name: Phillip S. LADMAN	Title: Vice PRESIDENT, AGENT

3. ASTM-REQUIRED INQUIRIES

Property Owner: BEAR LAKE REALTY LTD, et al Name: C/O BOARDWALK DEVELOPMENT, INC Phone: (858) 444-9700 Fax: (858) 487-1099	
Key Site Manager (Site contact): Name: Phillip S. LADMAN Phone: (858) 472-3342 Fax: (858) 487-1099	
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to BBG	☐ Yes ☒ No
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?	☐ Yes ☒ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	☐ Yes ☒ No
Are you aware of a reduction in the property value due to environmental issues?	☐ Yes ☒ No
Please attach explanation of all affirmative answers.	

BBG

8) Please state reason for procuring this Phase 1 ESA:

☐ Qualify for Innocent Landowner defense to CERCLA Liability.

☐ Other: (state below)

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send if "yes")	☐ Yes ☒ No
Total Property Size	
Total number of buildings 1	
Total square footage of buildings 1,300 S.F.	
Date of construction	
Dates of significant renovation	
Waste water discharge ☒ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☒ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	
☐ Asbestos Survey/ O&M	

BBG

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Radon	
☐ Lead-based Paint	
☐ Lead in Water	
☐ Operations & Maintenance Plan(s)	
☐ Other	

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
1. Stored Chemicals	☐ Yes ☒ No	
2. Underground Storage Tanks	☐ Yes ☐ No	UNKNOWN
3. Aboveground Storage Tanks	☐ Yes ☒ No	
4. Spills or Releases	☐ Yes ☒ No	
5. Dump Areas/ Landfills	☐ Yes ☒ No	
6. Waste Treatment Systems	☐ Yes ☒ No	
7. Clarifies/ Separators	☐ Yes ☒ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☒ No	
9. Floor Drains/Sumps	☒ Yes ☐ No	Floor Drains
10. Stained Soil/ Impacted Vegetation	☐ Yes ☒ No	
11. On-site OWNED Electrical Transformers	☐ Yes ☐ No	UNKNOWN
12. Hydraulic lifts/ Elevators	☐ Yes ☒ No	
13. Dry Cleaning Operations	☐ Yes ☒ No	
14. Wetlands/ Flooding	☐ Yes ☒ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☒ No	
16. Environmental Cleanups	☐ Yes ☒ No	
17. Environmental Permits	☐ Yes ☒ No	If **yes**, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☒ No	
b) POTW (NPDES)	☐ Yes ☒ No	
c) Hazardous Waste Generator	☐ Yes ☒ No	
d) Air Quality	☐ Yes ☒ No	
e) Flammable Materials	☐ Yes ☒ No	
f) AST/UST	☐ Yes ☒ No	

BBG

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
g) Waste Manifest(s)	☐ Yes ☒ No	
h) Other	☐ Yes ☒ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	**Response**	**If yes, please describe**
Gasoline Stations	☐ Yes ☐ No	
Dry Cleaners	☐ Yes ☐ No	
Industrial Uses	☐ Yes ☐ No	
Other	☐ Yes ☐ No	

POR. E. 1/2, N.V2, SEC.2 T.7S., R.8W.

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. ©COPYRIGHT ORANGE COUNTY ASSESSOR

12 | 20 | 19

RICKENBACKER ROAD

MC INTYRE STREET

86' LA PAZ (MARCO POLO ROAD)

ROAD 36' 50'

1"=100'

P.M. 37-3 (9)

PAR. 3 (15)

PAR. 2 (18)

PAR. 1 (19) 1.181 AC.

P.M. 12-27

P.M. 93-50

211

PAR. 1 (17) 2.437AC.(C)

P.M. 151-34

STREET

2 POR. PAR. 1

212

P.M. 49-24

POR. PAR. 1 (1) 7.404 AC.

12

14

03

27

TRACT

LOT 1 (3) 2.502 AC.

NO. 7496

TRACT (11) (10)

SYCAMORE LANE

(12) (13) (14)

NO. 8225

MACKENZIE

MC INTYRE

60' 158' 121' 140.29' 408.11' 399.96' 115' 107.57' 123.16' 202.61' 430'

MARCH 1973

TRACT NO. 7496 M.M. 303-49,50
TRACT NO. 8225 M.M. 324-24,25,26
PARCEL MAP P.M. 49-24, 93-50, 151-34

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 620 PAGE 21
COUNTY OF ORANGE

Request #21-4963

☑ **CLOSED**

As of December 4, 2021, 12:41pm

Request Visibility: Unpublished

Details

25250 La Paz Rd Laguna Hills- NRF**SP**
25252 La Paz Rd Laguna Hills-NRF
25254 La Paz Rd Laguna Hills-NRF
25260 La Paz Rd Laguna Hills- PR0085996, PR0089531
25732 La Paz Rd Laguna Hills-NRF
I am conducting a Phase I environmental site assessment of the Property identified with the addresses 25250, 25252, 25254, 25260 and 25732 La Paz Road in Laguna Hills, California. As part of these assessments, I am required to conduct interviews and obtain records available at state and local agencies pertaining to the presence or likely presence of hazardous substances or petroleum at each subject Property. Such records may include, but are not limited to, documentation of fuel or chemical storage tanks, response to petroleum releases, and response to hazardous substance releases.

If you have no records relevant to identifying the presence or likely presence of hazardous substances or petroleum at any subject Property, I request a simple return email advising me of that fact, in which case no further contact will be necessary. Otherwise, I request the opportunity to interview your agency regarding the above information relative to the Property identified above. Please contact me, ideally by email at the above address or if necessary by text message or telephone, for a convenient time and appropriate representative of your agency for such an interview.

If you have any questions or need additional information regarding this request, please do not hesitate to contact me by email at jhullinger0409@gmail.com, or by phone or text message at (614) 205-1533. Thank you.

− Read less

Received

November 23, 2021 via web

Departments

Environmental Health

Requester

Jeff Hullinger
jhullinger0409@gmail.com
80473 Pebble Beach, La Quinta, CA 92253
6142051533
BBG

Documents

Public (pending)
(none)

Requester
10164477_Documents.pdf
PR0085996 01212015 A01.pdf
PR0085996 02052018 A01.pdf

Staff

Point of Contact
Suzanne Peralta

Timeline

Request Closed Public
Records provided and response has been made in accordance with the California Public Records Act.
December 2, 2021, 7:41am

Document(s) Released to Requester Public
10164477_Documents.pdf
PR0085996 01212015 A01.pdf
PR0085996 02052018 A01.pdf
December 2, 2021, 7:40am

External Message Requester + Staff

Attached, please find the information requested. The information was prepared in the ordinary course of the business concerned at or near the time of the act, condition, or event, which they depict.
If you have any question, please call this office at (714) 433-6015.

December 2, 2021, 7:40am by Suzanne Peralta , Office Assistant (Staff)

External Message Requester + Staff

The County is processing your request and will provide you with the status of your PRA request within 10 calendar days. If the 10th day is a weekend or holiday, the reply will be the next business day. A list of County Custodian of Records and Frequently Asked Questions can be found here.

November 23, 2021, 4:13pm

Department Assignment Public

Environmental Health

November 23, 2021, 4:13pm

Request Opened Public

Request received via web

November 23, 2021, 4:13pm

Verizon Wireless: Saddleback (CERSID: 10164477)

Facility Information **Accepted Oct 15, 2016**

Submitted on 6/14/2016 1:20:27 PM by *Steve Skanderson* of Verizon Wireless [Southern California] (Irvine, CA)
Submittal was ***Accepted*** on 10/15/2016 7:07:32 AM by Bri Dewey

- Business Activities
- Business Owner/Operator Identification

Hazardous Materials Inventory **Accepted Oct 15, 2016**

Submitted on 6/14/2016 1:20:27 PM by *Steve Skanderson* of Verizon Wireless [Southern California] (Irvine, CA)
Comments by Submitter: updated site maps.
Submittal was ***Accepted*** on 10/15/2016 7:08:13 AM by Bri Dewey

- Hazardous Material Inventory (1)
- Site Map (Official Use Only)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 62KB)
  - *Facility Map (Official Use Only)* (Adobe PDF, 52KB)

Site Identification

Verizon Wireless: Saddleback
25260 East La Paz Road, Suite 4B
Laguna Hills, CA 92653

County
Orange

CERS ID
10164477

EPA ID Number

Submittal Status

Submitted on 6/14/2016 by *Steve Skanderson* of Verizon Wireless [Southern California] (Irvine, CA)
Submittal was ***Accepted***; Processed on 10/15/2016 by *Bri Dewey* for Orange County Environmental Health

Hazardous Materials

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	**Yes**

Underground Storage Tank(s) (UST)

Does your facility own or operate underground storage tanks?	**No**

Hazardous Waste

Is your facility a Hazardous Waste Generator?	**No**
Does your facility treat hazardous waste on-site?	**No**
Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	**No**
Does your facility consolidate hazardous waste generated at a remote site?	**No**
Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	**No**
Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month greater than 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	**No**
Is your facility a Household Hazardous Waste (HHW) Collection site?	**No**

Excluded and/or Exempted Materials

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	**No**
Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	**No**
Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	**No**

Additional Information

No additional comments provided.

Facility/Site

Verizon Wireless: Saddleback
25260 East La Paz Road, Suite 4B
Laguna Hills, CA 92653

CERS ID
10164477

Submittal Status

Submitted on 6/14/2016 by *Steve Skanderson* of Verizon Wireless [Southern California] (Irvine, CA)
Submittal was ***Accepted***; Processed on 10/15/2016 by *Bri Dewey* for Orange County Environmental Health

Identification

Verizon Wireless

Operator Phone	Business Phone	Business Fax
(949) 286-7000	(949) 286-7000	

Beginning Date	Ending Date	
Dun & Bradstreet	**SIC Code**	**Primary NAICS**
108725003	4812	517210

Facility/Site Mailing Address

15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Primary Emergency Contact

Verizon Wireless Network Operations Center
Title
N/A

Business Phone	24-Hour Phone	Pager Number
(800) 264-6620	(800) 264-6620	

Owner

Verizon Wireless
(949) 286-7000
15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Secondary Emergency Contact

Verizon Wireless Environmental Compliance Hotline
Title
N/A

Business Phone	24-Hour Phone	Pager Number
(800) 386-9639	(800) 386-9639	N/A

Billing Contact

Environmental Compliance
(949) 286-7442 myrna.allende@verizonwireless.com
15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Environmental Contact

Environmental Compliance
(949) 286-7442 myrna.allende@verizonwireless.com
15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Name of Signer	Signer Title	Document Preparer
Myrna Allende	Regulatory Specialist	Steve Skanderson, Stantec

Additional Information

Locally-collected Fields

Some or all of the following fields may be required by your local regulator(s).

Property Owner

Phone

Mailing Address

,

Assessor Parcel Number (APN)

Number of Employees
0

Facility ID

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **Verizon Wireless [Southern California]**
Facility Name **Verizon Wireless: Saddleback**
25260 East La Paz Road, Suite 4B, Laguna Hills 92653

Chemical Location **Back-up batteries to power equipment**

CERS ID **10164477**
Facility ID
Status **Submitted** on 6/14/2016 1:20 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
DOT: 8 - Corrosives (Liquids and Solids) Corrosive	**Lead Acid Batteries** CAS No NA Map: 2	**Gallons** State Liquid Type Mixture	**80** Storage Container Other Days on Site: 365	**2.34**	80 Pressue Ambient Temperature Ambient	0 Waste Code	- Acute Health - Chronic health	Sulfuric Acid	40 %	✓	7664-93-9

MAP# 1

ANNOTATED SITE MAP

Prepared By:
Stantec
Stantec Consulting Services Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
www.stantec.com

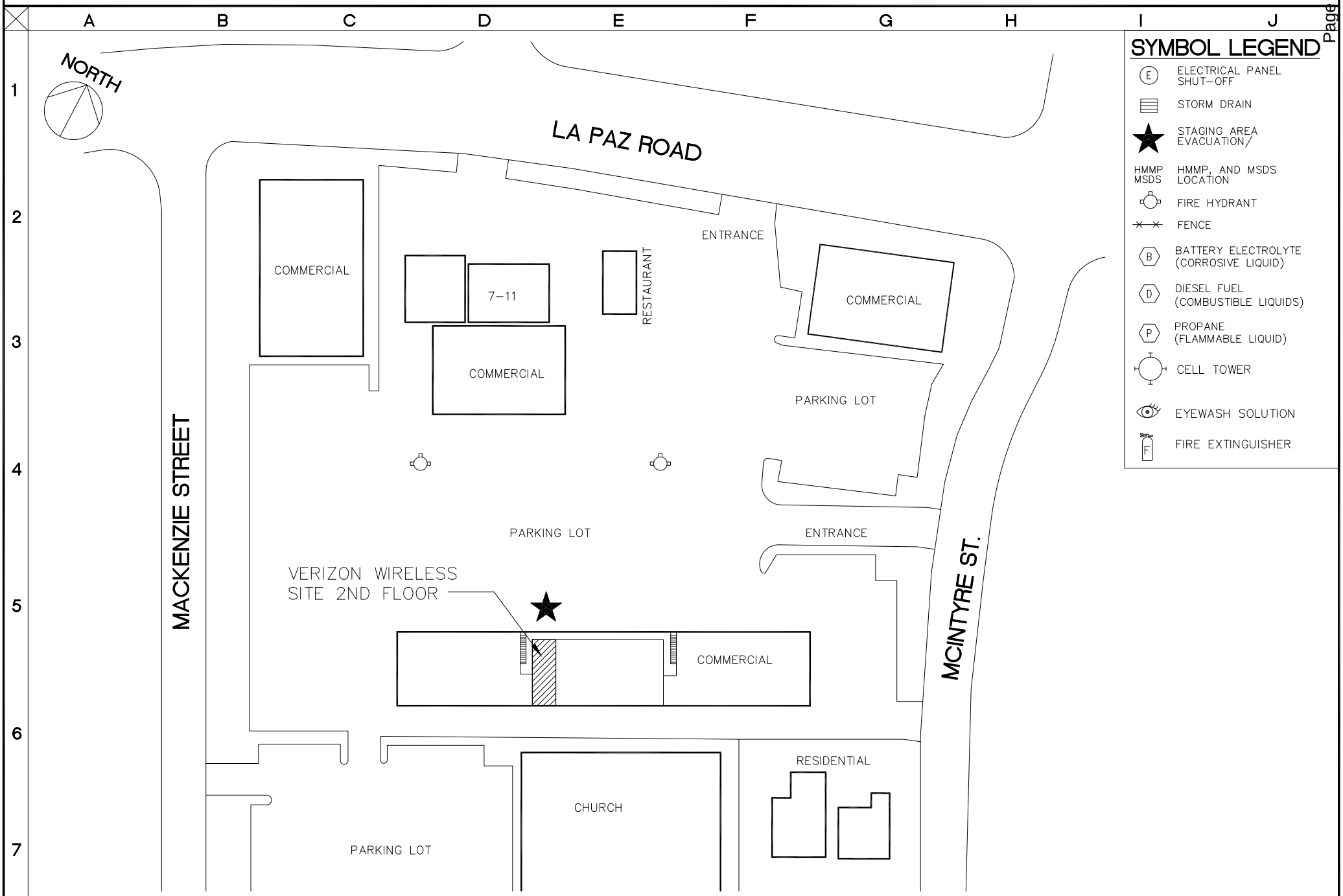
BUSINESS NAME VERIZON WIRELESS – SADDLEBACK

DATE 6/14/2016

BUSINESS ADDRESS 25260 E. LA PAZ RD, SUITE 4B LAGUNA HILLS

ZIP CODE 92653

DRAWING SCALE
NOT TO SCALE



MAP# 2

FACILITY MAP

Prepared By:
Stantec
Stantec Consulting Services Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
www.stantec.com

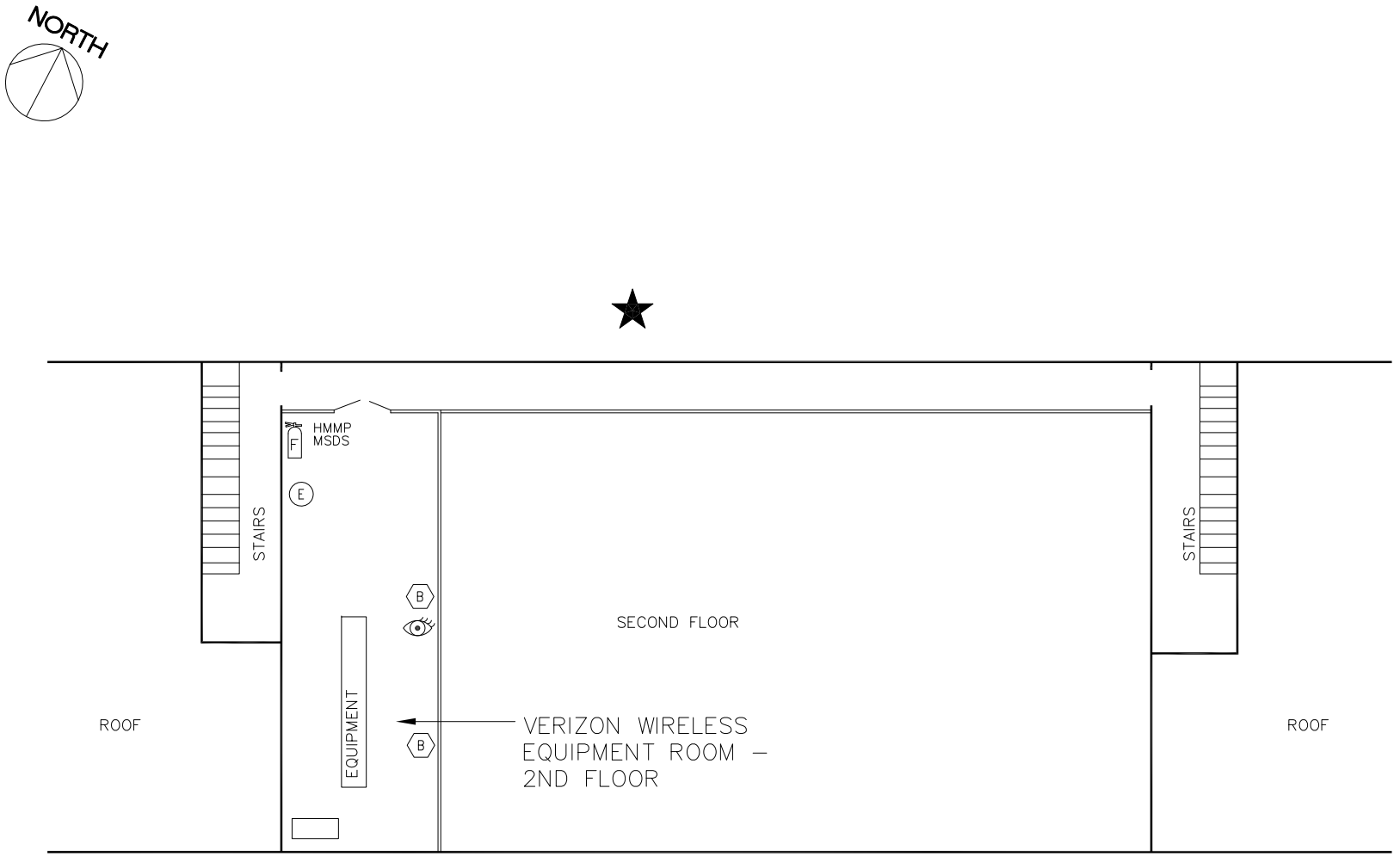
BUSINESS NAME VERIZON WIRELESS – SADDLEBACK

DATE 6/14/2016

BUSINESS ADDRESS 25260 E. LA PAZ RD, SUITE 4B LAGUNA HILLS

ZIP CODE 92653

DRAWING SCALE
NOT TO SCALE



SYMBOL LEGEND

- E — ELECTRICAL PANEL SHUT–OFF
- STORM DRAIN
- STAGING AREA EVACUATION/
- HMMP MSDS — HMMP, AND MSDS LOCATION
- FIRE HYDRANT
- FENCE
- B — BATTERY ELECTROLYTE (CORROSIVE LIQUID)
- D — DIESEL FUEL (COMBUSTIBLE LIQUIDS)
- P — PROPANE (FLAMMABLE LIQUID)
- CELL TOWER
- EYEWASH SOLUTION
- F — FIRE EXTINGUISHER

INSPECTION REPORT

County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0085996

OC CLEANERS
25260 LA PAZ RD STE M
LAGUNA HILLS, CA 92653

Record ID: FA0060932
Inspection Date: 01/21/2015
Reinspection Date:

Type of Facility: 5110-HAZARDOUS WASTE SPECIAL GENERATOR
Service: A01-**ROUTINE INSPECTION**

Lance Malis
HAZARDOUS WASTE SPECIALIST III
(714) 640-7122
lmalis@ochca.com

Mailing Address:
HEATHER KANG
25260 LA PAZ RD STE M
LAGUNA HILLS, CA 92653

Inspected perimeter of facility including the dumpster area.

Permission to inspect granted by Juan Carapia.

Hazardous waste properly stored, labeled and dated.

Documentation for hazardous waste pickup reviewed on site. Manifests kept on site for the past three years.

Hazardous waste emergency response sticker completed and posted on site.

No violations noted at this time.

* The latest pickup of hydrocarbon waste was in June of 2013. The 30 gallon hazardous waste drum is close to being full. Make sure this waste is picked up by a registered hazardous waste hauler within 180 days. Save disposal documentation for at least three years.

I declare that I have examined and received a copy of this inspection report.

Print Name and Title Juan M. Carapia

Signature _____ Date 01-21-15

INSPECTION REPORT

County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0085996

OC CLEANERS
25260 LA PAZ RD STE M
LAGUNA HILLS, CA 92653

Record ID: FA0060932
Inspection Date: 02/05/2018
Reinspection Date: N/A

Type of Facility: 5110-HAZARDOUS WASTE SPECIAL GENERATOR
Service: A01-**ROUTINE INSPECTION**

Mailing Address:
HEATHER KANG
25260 LA PAZ RD STE M
LAGUNA HILLS, CA 92653

Bri Dewey, REHS
HAZARDOUS MATERIALS SPECIALIST III
(657) 622-9434
6:30-9:00 a.m.
bdewey@ochca.com

THE ITEMS NOTED BELOW WERE OBSERVED DURING COURSE OF THE SITE VISIT. ANY VIOLATIONS OBSERVED MUST BE CORRECTED

OPENING COMMENTS

Onsite for inspection this date, the facility has been closed, and no hazardous waste is left onsite. The new facility does not generate hazardous waste. Submitted RUR for closure.

SIGNATURE(S) OF ACKNOWLEDGEMENT

NAME:
TITLE:

Signing for the receipt of the above report is not an admission of the facts of the violations set forth herein.

A message was sent to you regarding record request #21-5034:

December 3, 2021

Subject: Public Records Request

Dear Mr. Martindale:

This letter responds to the California Public Records Act request that you sent to OC Public Works. The request seeks the following records: Information pertaining to 25250-25260 La Paz Road in Laguna Hills. Utilities of interest include water, sanitary sewer, electric and natural gas.

OC Public Works staff have been unable to locate records responsive to your request. For possible responsive records please reach out to the City of Laguna Niguel and servicing utility companies using the link below.

https://www.ci.laguna-hills.ca.us/146/Submit

Sincerely,

Wendy Brown

Manager, Custodian of Records

OC Public Works

View Request 21-5034

https://orangecounty.nextrequest.com/requests/21-5034

Request #21-5034

OPEN

As of November 30, 2021, 5:13pm

Request Visibility: Unpublished

Details

I request any information the Department may have relative to the initial date of utility service availability at 25250-25260 La Paz Road in Laguna Hills. Utilities of interest include water, sanitary sewer, electric and natural gas.

Received

November 30, 2021 via web

Departments

OC Public Works

Requester

Jeff Hullinger

jhullinger0409@gmail.com

80473 Pebble Beach, La Quinta, CA 92253

6142051533

BBG

Documents

Public (pending)

(none)

Requester

(none)

Staff

Point of Contact

Wendy Brown

Timeline

External Message Requester + Staff

The County is processing your request and will provide you with the status of your PRA request within 10 calendar days. If the 10th day is a weekend or holiday, the reply will be the next business day. A list of County Custodian of Records and Frequently Asked Questions can be found here.

November 30, 2021, 5:13pm

Department Assignment Public

OC Public Works

November 30, 2021, 5:13pm

Request Opened Public

Request received via web

November 30, 2021, 5:13pm

October 30, 1996
Project No. 200870-02

Mr. Phillip Ladman
Boardwalk Development, Inc.
5405 Morehouse Drive, Suite 320
San Diego, California 92121

Subject: Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised)
Super Cleaners/Mission Hills Plaza
25260 East La Paz Road
Laguna Hills, California

Dear Mr. Ladman:

This letter report presents a summary of the findings of the expanded Phase II Environmental Site Assessment (ESA) and Remedial Investigation (RI) performed at the subject site on August 26, 1996. The work described in this report was performed in accordance with our proposal dated August 16, 1996.

BACKGROUND

At the request and authorization of Boardwalk Development, Inc. (Boardwalk), two phases of subsurface evaluation have previously been performed at the site by Ninyo & Moore on August 7 and 12, 1996. During the August 7 field work, five hand augered soil borings were advanced in the vicinity of the dry-cleaning equipment at the site. Soil samples were collected from the borings at depths of four and eight feet below the ground surface (bgs). The samples were subsequently analyzed for halogenated volatile organic compounds (HVOCs). Trichloroethylene (TCE) or tetrachloroethylene (PCE) was detected in at least one sample collected from each of the five borings. PCE was the primary compound detected. Concentrations of PCE ranged from 3.6 micrograms per kilogram (ug/kg) in boring B-3 to 84 ug/kg in boring B-5.

During the August 12 field work, three additional borings were advanced to further evaluate the presence and extent of PCE and TCE in the subsurface beneath the site. Two of the borings (B-7 and B-8) were angled beneath the southwest corner of the Super Cleaners facility, in the vicinity of the dry cleaning equipment, to depths of approximately 18 feet bgs to provide additional information on the lateral and vertical extent of contaminants. The third boring (B-6) was advanced vertically in the area southeast of the dry cleaning equipment (outside of the building) to provide information on the vertical extent of contaminants and to attempt to obtain a sample of groundwater, which was reported to be approximately 15 to 20 feet bgs. Boring B-6 was advanced to approximately 38 feet bgs. No groundwater was observed in the boring. At approximately 35 feet in depth, a dense sand was encountered that prevented further advancement by the direct-push method. The boring was terminated when the hydraulically driven direct-push sampling device could no longer penetrate the subsurface.

The results of the August 12 sampling indicated that PCE was present in the soil in the vicinity of the dry cleaning equipment. No TCE was detected in the samples collected from boring B-6, B-7 and B-8. The highest concentrations of PCE, ranging from 92 ug/kg in the 20 foot sample to 840 ug/kg in the 10 foot sample, were detected in boring B-8. In the deeper boring (B-6), concentrations of PCE decreased with depth from 64 ug/kg in the 5 foot sample to 14 ug/kg in the 30 foot sample. PCE was not detected in the sample collected 35 feet in boring B-6.

OBJECTIVES

The objectives of this ESA/RI phase of work were to further evaluate the lateral and vertical extent of PCE in the soil; to evaluate the possible presence of PCE in the groundwater beneath the site or the likelihood that groundwater may be affected; to evaluate the relative feasibility of soil vapor extraction as a remediation alternative; and to estimate possible soil remediation costs.

SCOPE OF SERVICES

Ninyo & Moore's scope of services included the following tasks:

Task 1 - Soil Sampling

A soil boring (B-9) was advanced to 70 feet bgs using a truck-mounted drilling rig equipped with a hollow stem auger to provide information on the vertical extent of PCE and to collect and analyze groundwater beneath the site. However, groundwater was not encountered and the boring depth was terminated at 71.5 feet bgs. The location of boring B-9 is illustrated on the attached Figure 1.

Four additional borings (B-10 through B-13) were advanced and sampled using a "geoprobe" hydraulic direct-push soil sampling rig. Boring B-11 and B-13 were angled beneath the south and east walls, respectively, to approximate depths of 18 feet bgs. Boring B-10 and B-12 were advanced vertically southwest and southeast of the building, respectively, to total depths of 20 feet bgs.

Soil samples were collected at five feet below the surface and at five foot depth intervals thereafter. Soil samples were logged in the field by a Ninyo & Moore geologist and submitted with appropriate chain-of-custody documentation to an on-site state-certified mobile laboratory. In addition, soil samples were screened in the field for volatile organic compounds (VOCs) using an organic vapor meter (OVM) equipped with a flame ionization detector.

The borings were backfilled with hydrated bentonite chips and resurfaced to match the existing pavement. Soil cuttings generated from drilling activities were containerized in 55-gallon drums and stored on site pending disposal.

Task 2 - Analytical Program

Twenty two selected soil samples (16 from the four soil probes and 6 from the deep boring) were analyzed for HVOCs by EPA test method 8010.

Task 3 - Remediation Feasibility Testing

In order to provide information on the relative effectiveness of soil vapor extraction, for remediation design and cost estimating purposes, three soil samples were be submitted to a geomechanical laboratory for air permeability testing. At the time of this writing, air permeability testing has not been completed.

RESULTS

As shown in the attached laboratory report and analytical summary table, Table 1, TCE was not detected in any of the soil samples collected from borings B-9 through B-13. PCE was detected in each of the samples collected from borings B-11 through B-13, with the exception of the samples collected at five feet bgs in borings B-10 and B-12 and at 20 feet bgs in B-12. The concentrations of PCE ranged from 2.5 ug/kg in boring B-11 at 5 feet bgs to 200 ug/kg in boring B-11 at 20 feet bgs.

Selected soil samples from the deep boring, B-9, were also analyzed. Samples selected for analysis included those collected from 25, 35, 40, 45, 55 and 60 feet bgs. PCE was detected in the samples collected at 25 and 35 feet at concentrations of 28 ug/kg and 3.8 ug/kg, respectively. PCE was not detected in the samples collected from 40, 45, 55 and 60 feet bgs.

Soil samples were screened in the field for volatile organic compounds (VOCs) using an organic vapor meter (OVM) equipped with a flame ionization detector. This method of field screening soil samples did not reveal detectable concentrations of VOC's in the soil. The OVM was used to sample air inside the building, specifically in the vicinity of the dry cleaning equipment. No detectable concentrations of VOC's were observed by the OVM near this equipment.

DISCUSSION OF RESULTS

As shown by the results of this and previous phases of subsurface assessment at the site, PCE, a dry cleaning solvent, has been released to the subsurface. Maximum concentrations of PCE detected at various depths are; 840 ug/kg at 10 feet bgs; 470 ug/kg at 15 feet bgs; and 200 ug/kg at

20 feet bgs. Concentrations of PCE generally decrease with depth to 3.8 ug/kg at 35 feet bgs in boring B-9. PCE was not detected in samples collected from 40, 45, 55 and 60 feet bgs. As shown in the attached Figure 2, the area of affected soil includes a roughly circular area with a diameter of approximately 40 feet.

The lithology at the site generally consists of silt from the ground surface to 34 feet bgs, sand from 34 to 46 feet bgs, silt from 46 to 49 feet bgs, sand from 49 to 55 feet bgs and clay from 55 to 71.5 feet bgs (see the attached boring log for boring B-9). No groundwater was encountered to the maximum depth drilled (71.5 feet).

Cleanup Level Assessment

Specific cleanup levels for PCE in unsaturated soil do not exist. In general, cleanup levels are determined on a case-by-case basis depending on various factors including, depth to groundwater, beneficial uses of the groundwater aquifer, soil and lithology types, ground cover and current and planned uses of the site.

In February 1995, the Los Angeles region of the Regional Water Quality Control Board (RWQCB) released to the public an interim guidance document to assist in the estimation of cleanup levels for various VOCs, including PCE, in the unsaturated soil zone (RWQCB, 1994). Although the site is located in the San Diego region of the RWQCB, this document is a useful tool to estimate cleanup levels for VOCs in soil for planning purposes and for evaluating likely agency cleanup requirements.

In this guidance document, cleanup levels are calculated from attenuation factors (AF) derived from equations based on chemical and physical parameters. The AF is a measure of the concentration of contaminants that can be retained in the soils above the water table and is a function of both distance above the water table and the lithology encountered between the contaminant and water.

Using the equations in the RWQCB document, the AF for PCE, with modifications due to distance to groundwater and lithology, were calculated for various depths beneath the site. Because groundwater was not encountered beneath the site to a depth of 71.5 feet, it was necessary to make an assumption for this value. In order to provide conservative estimates of cleanup levels, it was assumed that the depth to groundwater was 72 feet bgs, immediately below he total depth drilled at the site. It is likely that the actual depth to groundwater is somewhat deeper than this.

After the AF was calculated for the various depths, the cleanup levels were then calculated by multiplying the AF by the maximum contamination level (MCL) allowed for the compound in drinking water (5 ug/kg for PCE). The results of the cleanup level evaluation for PCE at various depths beneath the site is summarized in the following table. The maximum concentration of PCE detected at these depths is also presented for comparison.

DEPTH (feet)	ATTENUATION FACTOR (AF)	ESTIMATED CLEANUP LEVEL (ug/kg)	MAXIMUM CONCENTRATION (ug/kg)
10	79.7	399	840
15	70.8	354	470
20	48.7	244	200
35	35.2	176	3.8

As illustrated by the above table, the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels. However, the maximum concentrations of PCE at depths of 10 and 15 feet bgs are above the estimated cleanup levels. This suggests that some level of soil remediation may be required at the site. However, there are additional factors that lead Ninyo & Moore to believe that there is a possibility that the San Diego region of the RWQCB may not require remediation. These factors include; the fact that groundwater is likely deeper that 72 feet beneath the ground surface, the depth that the calculated cleanup levels are based on; that there is no groundwater aquifer of significant beneficial use beneath the site ; and that the clay layer observed from 55 to 71.5 feet

bgs is likely thicker than 16.5 feet (because the total thickness was not penetrated by the boring), these factors would effectively increase the estimated cleanup level for PCE for each depth interval. Further, based on these factors, it is the conclusion of Ninyo & Moore that the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality.

Remedial Alternatives

Although there is a possibility that the RWQCB may not require soil remediation at the site for the reasons discussed above, there is the possibility that some level of soil remediation may be required or desired. Therefore, this discussion of remedial alternatives is provided.

Three basic methods of remediation are commonly used for soil containing organic contaminants. These are, excavation and disposal, bioremediation and soil vapor extraction. Because the majority of the affected soil is located beneath the building at the site, the cost for excavation and disposal of the affected soil is prohibitive and outweighs the benefit. This is especially true since other feasible remediation alternatives are available at much lower cost.

The biodegradation (bioremediation) of PCE is performed by anaerobic bacteria (those that live in the absence of free oxygen). Because of this, there are no technically feasible methods to stimulate or enhance this natural process. Therefore, in-place bioremediation of PCE in the soil is not technically feasible.

Soil vapor extraction is a proven effective method, and one of the least costly processes, for removing VOCs from soil. One of the few limiting factors for soil vapor extraction is the air permeability of the soil to be remediated. The primary zone of affected soil at the site extends to a depth of approximately 20 feet bgs. As discussed previously, this zone of soil consists of silt. Although silt is a fine-grained soil with relatively low air permeability (as compared to sand or gravel), it is not so restrictive to air flow to make vapor extraction in-

feasible (such as clay). Therefore, soil vapor extraction is the most technically feasible and lowest cost alternative for the site, should soil remediation be necessary.

Remediation Cost Estimate

For several reasons, it is the judgment of Ninyo & Moore that a relatively simple and low cost soil vapor extraction system would be an effective remediation alternative for the site. These reasons are that the concentrations of PCE in the soil are relatively low (all less that 1 milligram per kilogram), that the volume of affected soil is relatively small (40 foot diameter by 20 feet deep), and that the difference between the concentrations of PCE in the soil and the likely cleanup level is low (i.e. only an approximately 50% reduction in concentration of PCE would be needed to remediate the site).

Based on this, we estimate that the vapor extraction system would consist of three to five vapor extraction wells, a low to moderate flow blower with associated piping and electrical, and a carbon adsorption vapor treatment system. Because specific site parameters, including soil air permeability and contaminant mass, have not been evaluated yet, the time for remediation and the volume of carbon needed can only be roughly estimated. Based on our experience, we estimate that remediation may be completed within four to eight months, and that three to five changes of carbon drums would be needed. Based on the soil vapor extraction system described above, we estimate that the cost of remediation, including design, installation, operation and confirmation sampling, would range from approximately $60,000 to $100,000.

CONCLUSIONS

Based on the results of the assessment presented above, Ninyo & Moore draws the following conclusions:

- PCE, a dry cleaning solvent, has been released to the subsurface at the site;
- PCE was detected in soil at concentrations that range up to 840 ug/kg;

- Groundwater was not encountered at the site to the total depth explored of 71.5 feet;
- The primary zone of affected soil extends to a depth of approximately 20 feet bgs;
- The maximum depth that PCE was detected in the soil is 35 feet bgs;
- PCE was not detected in samples collected from 40 to 60 feet bgs;
- The estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs;
- The maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels;
- The maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels;
- The residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality;
- There is a possibility that the San Diego region of the RWQCB may not require soil remediation at the site;
- If soil remediation is necessary, soil vapor extraction is the most feasible and lowest cost alternative; and
- The estimated cost of remediation, using soil vapor extraction, ranges from approximately $60,000 to $100,000.

RECOMMENDATION

Based on the conclusions presented above, Ninyo & Moore makes the recommendation that the results of this investigation be presented to the San Diego region of the RWQCB for consideration and evaluation of the need for soil remediation.

LIMITATIONS

The services outlined in this report have been conducted in a manner generally consistent with current regulatory guidelines. No other warranty, expressed or implied, is made regarding the professional opinions presented in this report. Ninyo & Moore's opinions are based on observed

conditions and on information obtained from third parties. It is likely that variations in soil conditions may exist which were beyond the scope of work.

The samples collected and chemically analyzed and the observations made are believed to be representative of the general area evaluated; however, conditions can vary significantly between sampling locations. The interpretations and opinions contained in this report are based on the results of laboratory tests and analyses intended to detect the presence and measure the concentration of certain chemical or physical constituents in samples collected from the site. The analyses have been conducted by an independent laboratory which is accredited by the EPA and/or certified by the State of California to conduct such analyses. Ninyo & Moore has no involvement in, or control over, such analyses and has no means of confirming the accuracy of laboratory results. Ninyo & Moore, therefore, disclaims any responsibility for inaccuracy in such laboratory results.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document. Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

Ninyo & Moore appreciates this opportunity to be of service to Boardwalk Development, Inc. If you have any questions regarding this report, please call.

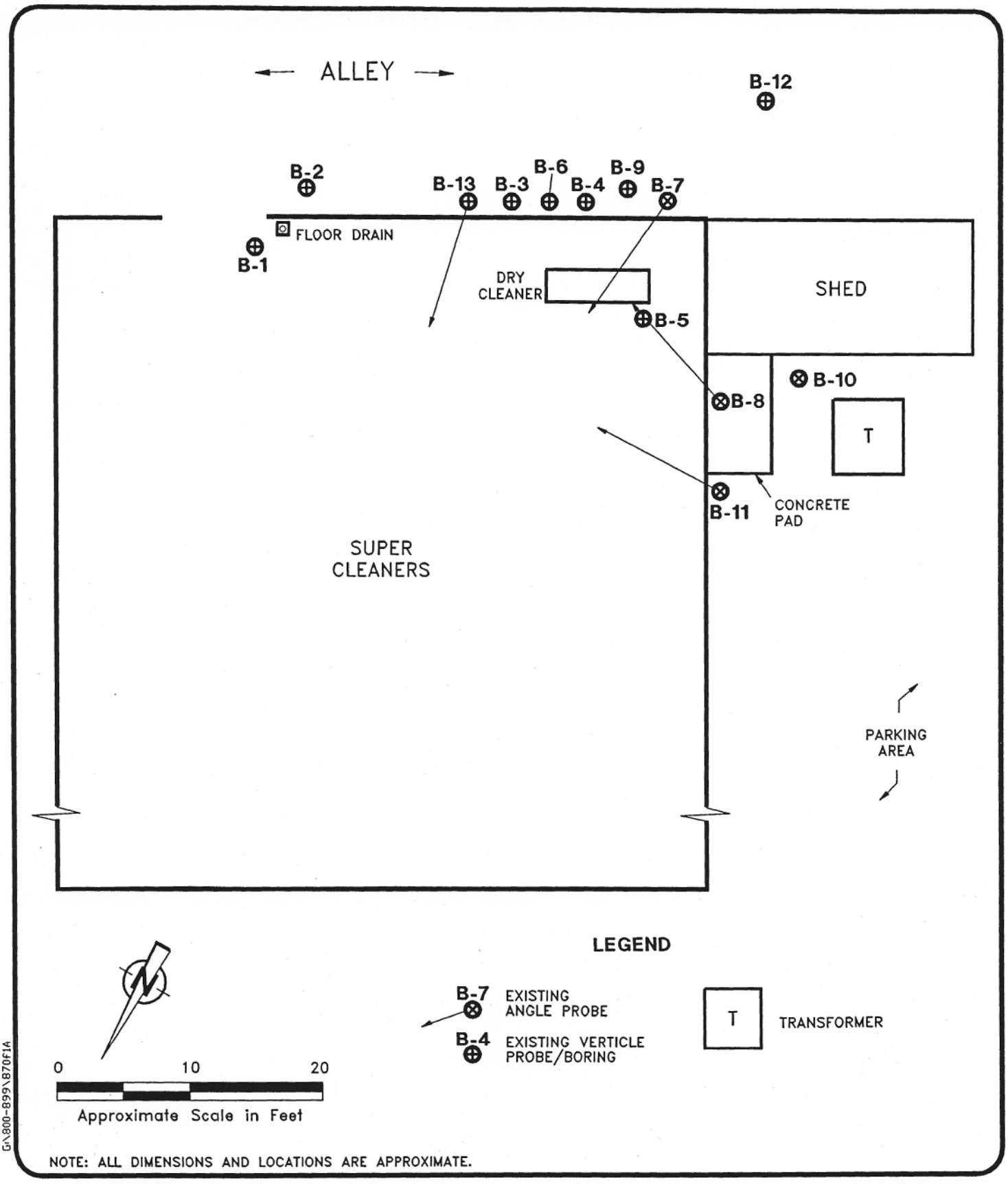
Sincerely,
NINYO & MOORE

Craig A. Metheny, REA 3186
Senior Project Environmental Geologist

David I. Shaler, RG 6370, REA 5351
Project Environmental Geologist

Attachments: Figure 1, Site Plan
Figure 2, Contour Map of PCE Concentrations in Soil
Table 1, Summary of Analytical Results
Laboratory Report
Boring Log of Boring B-9

Distribution: (1) Addressee
(1) Ms. Robin Tharp



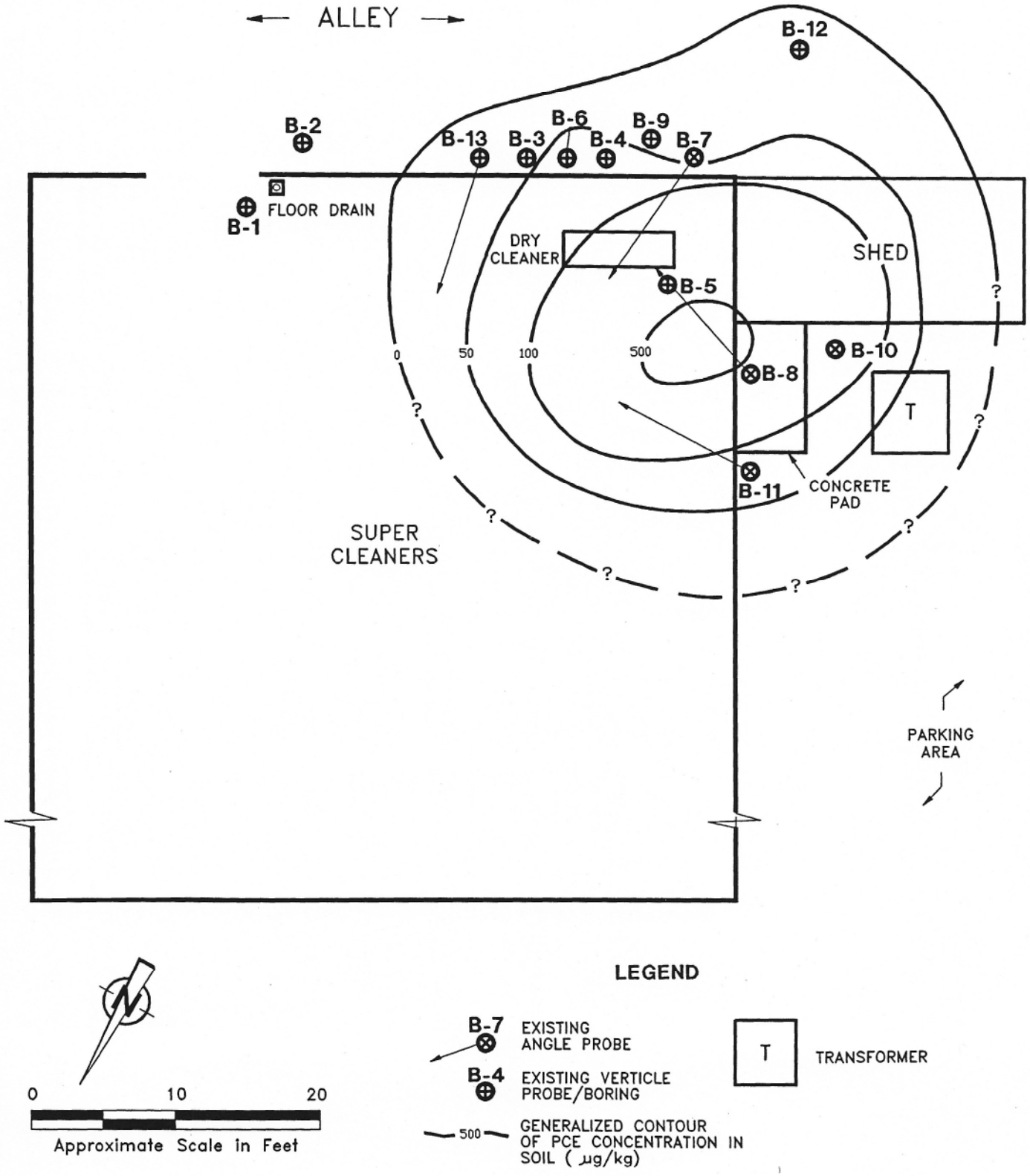
NOTE: ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE.

Ninyo & Moore

SITE PLAN

25260 E. LA PAZ ROAD
LAGUNA HILLS, CALIFORNIA

PROJECT NO.	DATE	FIGURE
200870-02	8/96	1



G\800-899\870f2

NOTE: ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE.

Ninyo & Moore

CONTOUR MAP OF PCE CONCENTRATIONS

25260 E. LA PAZ ROAD
LAGUNA HILLS, CALIFORNIA

PROJECT NO.	DATE	FIGURE
200870-02	8/96	2

TABLE 1

SUMMARY OF ANALYTICAL RESULTS

Sample No.	Depth (feet)	Date	TCE (µg/kg)	PCE (µg/kg)
B1	4	8/7/96	19	ND
B1	8	8/7/96	ND	ND
B2	4	8/7/96	13	ND
B2	8	8/7/96	ND	ND
B3	4	8/7/96	ND	ND
B3	8	8/7/96	ND	3.6
B4	4	8/7/96	ND	ND
B4	8	8/7/96	ND	5.5
B5	4	8/7/96	ND	84
B5	8	8/7/96	ND	34
B6	5	8/12/96	ND	64
B6	15	8/12/96	ND	60
B6	25	8/12/96	ND	18
B6	30	8/12/96	ND	14
B6	35	8/12/96	ND	ND
B7	10	8/12/96	ND	190
B7	15	8/12/96	ND	61
B7	20	8/12/96	ND	16
B8	10	8/12/96	ND	840
B8	15	8/12/96	ND	470
B8	20	8/12/96	ND	92

Sample No.	Depth (feet)	Date	TCE (µg/kg)	PCE (µg/kg)
B9	25	8/26/96	ND	28
B9	35	8/26/96	ND	3.8
B9	40	8/26/96	ND	ND
B9	45	8/26/96	ND	ND
B9	55	8/26/96	ND	ND
B9	60	8/26/96	ND	ND
B10	5	8/26/96	ND	ND
B10	10	8/26/96	ND	96
B10	15	8/26/96	ND	140
B10	20	8/26/96	ND	160
B11	5	8/26/96	ND	2.5
B11	10	8/26/96	ND	4.4
B11	15	8/26/96	ND	56
B11	20	8/26/96	ND	200
B12	5	8/26/96	ND	ND
B12	10	8/26/96	ND	11
B12	15	8/26/96	ND	15
B12	20	8/26/96	ND	ND
B13	5	8/26/96	ND	2.9
B13	10	8/26/96	ND	14
B13	15	8/26/96	ND	31
B13	20	8/26/96	ND	11

Notes:

TCE = Trichloroethylene
PCE = Tetrachloroethylene
µg/kg = Micrograms per kilogram
ND = None detected

Phase I Environmental Site Assessment

For

RiverSource Life Insurance Company

Mission Hills Plaza
25254, 25260, 25732 & 25758 La Paz Road
Laguna Hills, CA 92653
Comm. No. 2011-01-0019

April 1, 2011

A/E WEST CONSULTANTS INC.
25401 Cabot Road, Suite 118
Laguna Hills, CA 92653

(888) 488-8586 - Client Service
(949) 502-6250 - Telephone
(949) 502-6252 - Fax
www.ae-west.com

APPROVED FOR: RVS
DATE: 4-18-2011
BY:
BY:

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EXECUTIVE SUMMARY

General Description

The subject property, known as the Mission Hills Plaza, is located at 25254, 25260, 25732 and 25758 La Paz Road in the City of Laguna Hills, Orange County, California. The site consists of multiple generally rectangular-shaped land parcels containing a total of seven one-and two-story retail and office buildings currently configured for 22 tenants. However, only four of the buildings are included in this review. The 25260 La Paz Road retail/office building is configured for seventeen tenants, with two second-floor spaces for executive-office use. The three remaining buildings, 25254, 25732 and 25758 La Paz Road, are one-story retail structures configured for single tenants. The buildings are constructed with wood-framed exterior walls, roofs, canopy structures and interior walls. Open parking and loading areas are located in the central area of the property. Improvements to the site were completed between 1968 and 1977.

Database Records Summary

An environmental database search report, dated March 11, 2011, was provided to A/E West by Environmental Data Resources (EDR). A copy of the database report is attached, and includes a description of each database.

Criteria used to evaluate a listed property for potential environmental risk to the subject site includes separation distance, assumed ground water flow direction, comparison of current and historical activities, nature of the listing (i.e., routine waste handling *vs.* a documented spill), type and extent of contamination and/or violation recorded and identification of responsible parties.

Separation distance is typically used as a controlling factor when assessing environmental risk from potential off-site sources. Listed properties located more than 1/8-mile from the subject site are not likely to pose an environmental risk, unless a significant environmental impact to ground water has been caused at those locations. In addition, listed sites that are located cross or down gradient from the subject site are not likely to pose an environmental risk. A/E West's review of the database information indicated no sites identified as a credible environmental risk to the subject site.

Environmental Conclusions

Based on site observations, interviews and review of available documents and database records search, including local, state and federal database records regarding the subject property and surrounding properties, A/E West concludes that no Recognized Environmental Conditions (RECs) were identified at the subject site. A/E West recommends no additional investigation at this time.

ENVIRONMENTAL ASSESSMENT SUMMARY					
Report Section	Acceptable	HREC	REC	Description	Recommendations
Site Description	x				
Site History	x				
Site Observations	x				
Records Review	x				
Non-Scope Items	x				

Table Key (As applicable):

HREC – Historical Recognized Environmental Condition
REC – Recognized Environmental Condition
ACM – Asbestos-Containing Materials
UST/AST – Underground Storage Tank/Aboveground Storage Tank
PCBs – Polychlorinated Biphenyls
LBP – Lead-Based Paint
O&M – Operations and Maintenance Program
FOIA – Freedom of Information Act
GW – Ground Water

I. OBJECTIVE AND SCOPE

Objective

The purpose of this Phase I Environmental Site Assessment *(Phase I)* is to identify recognized environmental conditions that may have an impact on the subject site, using readily available sources of information, interviews and field observations.

Scope

This Report is a Phase I Environmental Site Assessment of the Mission Hills Plaza, located at 25254, 25260, 25732 and 25758 La Paz Road, Laguna Hills, Orange County, California, performed in general accordance with ASTM Designation E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and in accordance with the accepted agreement between the RiverSource Life Insurance Company (Client) and A/E West Consultants Inc. (Consultant). This Report is based on observations made during a walk-through survey of the subject property, readily available documents and public records pertaining to the subject property, information provided by interested parties, interviews with site operations personnel and observations of the adjacent properties.

A/E West Consultants Inc. declares that, to the best of its members' professional knowledge and belief, the definition of *Environmental Professional*, as defined in Section 312.10 of 40 CFR 312, has been met. In addition, the specific qualifications of its *Environmental Professionals* based on education, training and experience to assess a property of the nature, history and setting of the Mission Hills Plaza have been met. A/E West Consultants Inc. has developed and performed the all appropriate inquiries in conformance with the standards and practice set forth in 40 CFR Part 312.

Database searches were conducted following ASTM guidelines by E Data Resources (EDR). Such searches are generally limited to a radius of 1.0 mile from the subject site. Additionally, ASTM Non-Scope items are addressed in this Report, including Asbestos, Lead-Based Paint, Radon Gas, Wetlands, Lead in Drinking Water and Regulatory Compliance. Limited sampling for asbestos-containing materials, with subsequent testing by an outside vendor, was performed by A/E West.

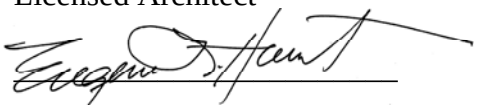
A/E West submitted a copy of a Site Assessment Questionnaire (Questionnaire) regarding the subject site to Mr. Phil Ladman, Vice President, Boardwalk Development, Inc. A/E West received responses from Mr. Ladman to the questions and information requested in the Questionnaire, dated March 29, 2011. A copy of the Questionnaire is attached to this Report.

Observation Date: March 17, 2011

Observation By: Kenneth W. Ledermann
Registered Environmental Assessor
Licensed Architect

Report Prepared By: Kenneth W. Ledermann
Registered Environmental Assessor
Licensed Architect

Report Reviewed By: Eugene L. Hunt
Registered Environmental Assessor
Licensed Architect



Site Contact Name: Mr. Phil Ladman, Vice President, Management and Development, Boardwalk Development, Inc., dba Southco Properties, LP

Contact Telephone: (858) 485-9300

Weather Conditions: Partly cloudy, 70 ^{o} F

Areas/Units Observed: A/E West observed the exterior drive, parking and loading areas; roofs; and interior tenant spaces.

Access Denied To: No readily accessible areas within the subject property were denied access to A/E West.

Documents Reviewed: No documents were available for review by A/E West.

Maintenance Work Orders Reviewed: No maintenance work orders were available for review by A/E West.

Interviews: Mr. Phil Ladman, Vice President, Management and Development, Boardwalk Development, Inc., dba Southco Properties, LP, (858) 485-9300

Mr. Frank Khan, Owner, OC Cleaners, (949) 770-0500

Staff personnel, City of Laguna Hills Planning Division, (714) 536-5721

Staff personnel, City of Laguna Hills Building Division, (714) 536-5241

Staff personnel, County of Orange Fire Authority, (714) 536-4111

Reliance:

This Report is for the exclusive use of and may be relied upon by the RiverSource Life Insurance Company and Cornerstone Realty Finance, and no parties or persons other than those identified as authorized users may use or rely on the information or opinions in this Report without the written consent of A/E West Consultants Inc.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

II. SITE AND AREA DESCRIPTION

Site Visit and Interviews

On March 17, 2011, Kenneth W. Ledermann, an environmental professional from A/E West, visited the subject site and reviewed the fixed facilities. The total site improvements consist of seven one-and two-story retail and office buildings currently configured for 22 tenants. However, only four of the buildings are included in this review. The 25260 La Paz Road retail/office building is configured for seventeen tenants, and the three remaining buildings, 25254, 25732 and 25758 La Paz Road, are one-story retail structures configured for single tenants. A/E West was accompanied during portions of the site visit by Mr. Philip Ladman, Vice President, Boardwalk Development, Inc. Mr. Ladman answered questions concerning the current use, operations and improvements at the subject site. According to the information provided, Mr. Ladman has been at the subject site for the past year, but is not familiar with the historical use of the property.

A/E West observed the interiors and contents of the buildings, common areas and storage areas, and noted operations and activities at the subject site. A/E West looked for suspect asbestos-containing building materials, stored chemicals, underground and aboveground storage tanks, unusual surface appearance, wetlands and other issues that may indicate environmental conditions at the subject site. A/E West noted the location of on-site electrical power transformers and storm drainage structures where these were encountered. A/E West observed sites adjoining the subject site and areas within the immediate vicinity of the subject site.

A/E West photographed selected features at or near the subject site to support this written Report. The photographs are identified, described and attached to this Report.

Subject Site

Description and Area

The Mission Hills Plaza is located at 25254, 25260, 25732 and 25758 La Paz Road in the City of Laguna Hills, Orange County, California. The subject site consists of two generally rectangular-shaped land parcels indicated to be 3.279 acres in size, according to a review of the Assessor's Parcel Map. A/E West considers the reported area to be reasonably accurate. The parcels contain landscaped areas along the street frontage, site and building frontages, and within parking islands. An asphalt-paved open parking area is located in the center of the site and accessible to all buildings. Site improvements reviewed for this Report include a one-story retail building and a two-story retail/office building, 25254 and 25260 La Paz Road, respectively, and one land parcel, addressed as 25732 and 25758 La Paz Road, with two build-to-suit buildings. Improvements to the site were originally constructed between 1968 and 1977.

Access, Circulation and Drainage

Access is taken from La Paz Road to the north and McIntyre Street to the east to the parking areas surrounding the subject buildings. Surface drainage is directed to drain inlets distributed throughout the paved areas.

Utilities and Services

Storm and sanitary sewer services are provided by the City of Laguna Hills. Water service is provided by the Moulton-Niguel Water District. Natural gas service is provided by the Southern California Gas Company. Electrical service is provided by the Southern California Edison Company from multiple pad-mounted transformers located within the development. Trash disposal is provided by the CR&R Disposal Service, under contract with the City of Laguna Hills, with dumpsters located at the parking areas.

Subject Buildings

Description and Area

The subject development, reviewed for this Report, consists of a one-story retail building and a two-story retail/office building, 25254 and 25260 La Paz Road, respectively, currently configured for a total of eighteen tenant spaces, including a second-floor area at the 25260 La Paz Road building for executive-office use. The remaining two buildings, a nail salon, 25732 La Paz Road, and a 7-11 market, 25758 La Paz Road, are build-to-suit structures with ground leases to the Ownership. The shell building improvements for all of the parcels are indicated to have been constructed between 1968 and 1977, with the 25254 La Paz Road building completed in 1975 and the 25260 La Paz Road building completed in 1977. Various tenant improvements have been completed since construction.

The net rentable area of the 25254 and 25260 La Paz Road buildings totals 25,356 square feet (sf), based on information provided by the Owner. These buildings are currently 81% occupied, with 6,510 sf of vacant space at the 25260 La Paz Road building. The ground-leased buildings, 25732 and 25758 La Paz Road, total 4,458 sf, and are 100% occupied.

Substructures and Superstructures

The foundation system at each building consists of continuous perimeter reinforced concrete spread footings, with an interior foundation system composed of isolated footings distributed throughout the underfloor area supporting pipe columns or bearing walls, which support the upper floors and roof structures. The exterior walls are typically wood framed. The roofs and second-floor area at the 25260 La Paz Road building are typically constructed with wood framing consisting of wood rafters and joists, or pre-fabricated truss-joists with plywood roof decks.

Exterior Finishes

The exterior wall finishes consist of exterior plaster and exterior grade paint. The wood-framed canopy structures over the front walkways are also finished with exterior-grade paint. The roofing at each building consists of a multi-layered, built-up system with a mineral-surfaced cap sheet. Roofing at the canopy structures consists of "S-shaped" concrete tile. Roof drainage is typically sloped to roof drains spaced around the roof perimeters, piped down through the building and exiting through the curb face to the adjoining drive and parking areas, or roof scuppers with downspouts carrying the drainage water to the adjoining paving. Overflow drains are also piped through the roof and connected to the roof drain piping or through parapets to the downspouts. Roof-mounted equipment consists of heating and cooling equipment, exhaust fans and vents.

Interior Construction and Finishes

Interior partitions consist of wood-framed walls finished with gypsum board and paint. The flooring at the tenant areas is typically carpet, tile and/or vinyl, depending on tenant requirements. Toilet room flooring is ceramic tile, sheet vinyl or vinyl tile, with ceramic tile or plastic laminate wainscoting.

Ceiling heights at the sales areas are approximately 10-feet high, or higher, and finished with suspended, lay-in acoustical tile. Ceilings at the toilet rooms are typically 8-feet high, and finished with gypsum board and paint.

Equipment

A/E West observed no elevators, lifts or other conveyance systems installed in the subject buildings. In addition, no built-in appliances were observed other than tenant-installed appliances and/or equipment.

Heating and Cooling Systems

Heating and cooling for the interior tenant spaces are provided by roof-mounted, package-type heating and cooling units with electric or gas heating and cooling, or electric heat pump units. Toilet rooms are vented through the roof.

No reports of indoor air quality (IAQ) measurements for the subject buildings have been taken, according to the Owner. A/E West did not observe any unsatisfactory ventilation conditions that would indicate poor indoor air quality issues.

Plumbing

Domestic water service is received from the municipal service located in the adjoining street. Water piping is copper, based on code requirements, and confirmed by site observations at the various water heaters located within the tenant spaces. Hot water is provided to the toilet rooms by an electric or natural gas hot water heater located in a janitor's closet, or in the

ceiling above the toilet rooms. The water heaters are rated between 15-20 gallons at the smaller tenant spaces, and 80-100 gallons at the restaurants. Hot water for laundry services at OC Cleaners is provided by a gas-fired, hot water boiler.

Electrical

The site has underground service to multiple, pad-mounted utility company transformers located near the buildings served. The service is rated at 600 amps, 120/208-volts, three-phase, four-wire to three and four units each at the inline stores, and offices at the 25260 La Paz Road building. Lighting within the retail areas is provided by recessed or suspended, fluorescent fixtures. Toilet room lighting consists of surface-mounted, fluorescent or incandescent fixtures.

Adjoining Properties

Properties immediately adjoining the subject site are listed in the following table. All adjoining properties are located in Laguna Hills, California.

Adjoining Properties			
Name/address	**Operation**	**Direction from Site**	**Concerns**
Single-Family Dwellings	Residential	North	None
South Orange County Association of Realtors 25552 La Paz Road	Headquarters, office	West	None
Single-Family Dwellings	Residential	South	None
Christ Community Church 25384 Mackenzie Street	Institutional	South	None
Courtyard Retail Center	Neighborhood Commercial Center	East	None

Because of the controlled surface drainage and the predominantly non-hazardous uses on these adjoining properties, they do not, in our opinion, pose a significant environmental concern to the subject site.

Vicinity

A/E West observed other properties located near the subject site for current uses or conditions that may be environmentally significant. None of the sites observed within the immediate vicinity of the subject site appeared to be engaged in any environmentally significant activities.

Topography and Hydrogeology

A/E West reviewed the most recent United States Geological Survey (USGS) topographic map, San Juan Capistrano, California Quadrangle, dated 1968 (photo-revised 1981), which indicates that the subject site is approximately 480 feet above mean sea level. A/E West observed that the general drainage flows in a westerly to northwesterly direction across the surface of the site. No substantial grade changes appear to have been made to the subject site when compared to the topography of surrounding sites. Copies of the topographic maps which cover the subject site are attached to this Report.

A/E West observed no soil-grading activities at the subject site.

Geology and Surficial Soils

The subject site is located in the coastal area of Orange County, with the component name indicated to be Alo. The soils in this area consist of stratified layers of sandy loam to sandy clay loam, with Class D hydrologic characteristics. Soils of this type typically have very slow infiltration rates, and are minimally drained with a high water table, or shallow to an impervious layer. The depth to the water table and bedrock is greater than 0 inches.

Regional Surface and Ground Water Flow

The regional surface water flows in a westerly to northwesterly direction toward waterways flowing to the Pacific Ocean. The depth to ground water is unknown.

Wetlands

A/E West did not observe ponded water, flowing water, saturated soils or hydrophytic vegetation at the subject site. Detailed delineation of wetlands is, however, beyond the scope of services for this Phase I Environmental Site Assessment.

III. SITE HISTORY

The following summarizes A/E West's review of readily available historical records, photographs, maps gathered from government agencies and commercial enterprises and previous reports regarding the subject site history and use. The historical sources reviewed by A/E West are listed below.

Interviews

Mr. Ladman has no direct knowledge regarding the subject site prior to construction of the current improvements. Review of available information, interview comments by others and aerial photographs confirm the site usage as open land prior to construction of the current improvements.

Building Department Records

The site and shell building improvements were originally constructed between 1968 and 1977. Permits indicate that 25254 La Paz Road building was approved for construction in December 1974, with final approval granted in August 1975, and the 25260 La Paz Road building was approved for construction in January 1975, with final approval granted in July 1977. The 25758 La Paz Road building was completed in 1968. Permits for the 25732 La Paz Road building were not available in the files reviewed by the Laguna Hills Building Division staff.

In addition, no Certificates of Occupancy for the shell buildings were found in the files reviewed by the Laguna Hills Building Division staff; only certificates for tenant improvement work have been issued by the City of Laguna Hills. Copies of the available certificates are attached to this Report.

Aerial Photograph Review

Aerial photographs are reviewed to identify past site use and areas of environmental concern on the subject site. A/E West reviewed aerial photographs, specific to the subject site and surrounding properties, for select years between 1938 and 2005, provided by EDR. Copies of the aerial photographs are attached to this Report.

Aerial Photograph Review

Year(s)	Subject Site	Surrounding Sites			
		North	West	South	East
1938 1946 1952	Open Land	Open Land	Open Land	Open Land	Open Land
1968	Graded Parcel	Open land and graded parcels	Graded Parcels	Open Land	Open Land

Aerial Photograph Review					
Year(s)	Subject Site	Surrounding Sites			
		North	West	South	East
1977	Neighborhood retail center as currently constructed	Residential development	Open Parcel	Church and residential development	Neighborhood retail center
1989 1994 2002 2005	As currently developed	As currently developed	As currently developed	As currently developed	As currently developed

Based on A/E West's interpretation of the available aerial photographs, the past site use is indicated to have been open land followed by graded portions of the site immediately prior to the construction of the current development. No evidence of long-term fill activity, surface scarring, staining or other issue of environmental concerns was identified by A/E West during the aerial photograph review.

Fire Insurance Map Review

Beginning in the 1860s, the Sanborn Fire Insurance Company, and others, prepared maps that depict site improvements and commercial activities in many metropolitan areas of the United States. A/E West attempted to obtain fire insurance maps, specific to the subject site and surrounding properties, to review as part of this Phase I Environmental Site Assessment. However, none were available.

Historical Map and Directory Review

Historical maps provide information concerning historical site boundaries, ownership, improvements and use. USGS topographic maps for the subject site and vicinity were provided by EDR, named the Corona, California Quadrangle in 1902, the Santiago Peak Quadrangle in 1942, and the San Juan Capistrano Quadrangle in 1948 and 1968, with the 1968 map photo-revised in 1978 and 1981. Portions of the subject development are identified on the most current map.

Based on A/E West's interpretation of the available topographic maps reviewed, the subject site was open land prior to construction of the current improvements. Copies of the historical maps are attached to this Report.

City directories provide information concerning historical site ownership and use. A/E West reviewed a city directory abstract regarding the subject property and adjoining properties, for select years between 1975 and 2007, provided by EDR.

According to the abstract reviewed, the subject addresses are identified with the current tenants between 1989 and 2007. Addresses for the adjoining properties are identified with various occupants and tenants between 1975 and 2007. A copy of the abstract is attached to this Report.

Title Records Review

A title records review, or chain-of-title, can be used to identify prior ownership of a property and to evaluate previous activities or operations in terms of environmental significance. Significant easements, covenants, restrictions and environmental liens may be indicated in title records. A title records review was not requested by the Client, nor was a chain-of-title regarding the subject site reviewed by A/E West, as part of this Phase I Environmental Site Assessment.

However, based on other historical data reviewed for this assessment, A/E West considers information regarding the historical use of the subject site to have been adequately provided.

Document Review

No other documents were provided to, or reviewed by, A/E West as part of this Phase I Environmental Site Assessment.

IV. SITE OBSERVATIONS

Fixed Facilities Review

The improvements were observed by A/E West on March 17, 2011. According to Mr. Ladman, normal repair activities have been performed to meet on-going maintenance and tenant needs.

Mr. Ladman stated that no asbestos-containing materials or lead-based paints have been utilized in the on-going maintenance activities.

Mr. Ladman also stated that no landscape equipment maintenance service is performed at the subject site. No landscape equipment is stored on the subject site, and no automotive or equipment maintenance is performed at the subject site.

Site Tenant Activities

A/E West reviewed the tenant occupancy and confirmed the nature of on-site activities with Mr. Ladman during the site visit. A review indicates that the subject site is utilized exclusively for retail and service purposes. A/E West observed the accessible interior areas and associated activities within the tenant spaces, and observed the roofs and exteriors.

Upon review of the activities, A/E West found no specific environmental concerns regarding tenant operations.

On-Site Chemical and Petroleum Product Storage

A/E West looked for chemicals, hazardous substances, petroleum-based fuels and lubricants, and janitorial and cleaning supplies stored on the subject site. Products observed at the subject site include commonly available janitorial and cleaning supplies. No other evidence of chemicals, hazardous substances, petroleum-based fuels or lubricants was apparent.

A/E West observed that areas of chemical storage appeared to be generally well-organized and free of spills, stains or debris.

Waste Disposal Practices

A/E West identified the current wastes generated at the subject site. According to Mr. Ladman and A/E West's observations, general municipal waste is disposed of from the subject site. Areas of waste storage appeared to be well kept and free of debris.

General municipal waste is collected, placed in dumpsters, removed from the subject site on a regularly-scheduled basis and disposed of by CR&R Disposal Service.

Waste cooking oil is placed in specifically-labeled containers within the kitchen areas, periodically removed from the subject site and recycled by certified recyclers, under contract with the respective tenants. Waste manifests are maintained on site.

Underground and Aboveground Storage Tanks

Owners and operators of certain underground storage tanks (USTs) and aboveground storage tanks (ASTs) are required to register those USTs or ASTs with the state agency responsible for administering the federally mandated storage tank program. A review of the list of registered storage tanks in California, prepared by EDR, indicates that no registered USTs or ASTs are currently located on the subject site.

A/E West interviewed Mr. Ladman regarding the presence of USTs and ASTs on the subject site. Mr. Ladman stated that there are no USTs or ASTs on the subject site.

A/E West interviewed Mr. Ladman regarding the past use of heating fuels on the subject site to ascertain whether USTs or ASTs may have been utilized on site for the storage of heating fuels or oils. Mr. Ladman stated that the buildings have always been, and are currently, heated by electricity or natural gas. A/E West confirmed the nature of the current heating systems at the subject site.

A/E West visually observed the subject site for surficial evidence of USTs and ASTs. A/E West did not observe any evidence of USTs or ASTs at the subject site.

Polychlorinated Biphenyls (PCBs)

The Toxic Substances Control Act (TSCA) requires that electrical transformers be labeled to identify their PCB content. Manufacture and distribution of PCBs was banned in 1979. Transformer owners are responsible for compliance with all applicable regulations governing those transformers, including maintenance of the transformer and any remediation work resulting from a transformer-related incident.

A/E West observed multiple, pad-mounted utility company transformers on the subject site. The observed transformers appeared to be in good condition, with no evidence of previous leaks. A/E West did not observe any labeling on the electrical transformers regarding PCB content.

Based on utility ownership, and no observed leaks, A/E West recommends no further action with regard to PCBs in transformers.

Exterior Surface Condition

A/E West observed the exterior surface of the subject site. It is estimated that approximately 85% of the subject site surface is covered by improvements and pavement. A/E West's observation of the site soil surfaces was, therefore, limited to landscaped areas on the subject site and/or adjoining properties.

Interview remarks by Mr. Ladman indicate that the subject site was not previously utilized as a quarry or solid waste disposal facility. Additionally, Mr. Ladman stated that, to the best of his knowledge, the subject site has not been the location of a petroleum spill, chemical spill, fire or other environmental incident during his tenure.

No pits, ponds or lagoons were observed at the subject site during the site visit. No areas of distressed or dead vegetation, surface depressions or surface stains attributed to chronic leaks or spills were observed during the site visit.

Interior Surface Condition

A/E West observed portions of the interior surfaces of the buildings for evidence of unusual conditions, and found no evidence of unusual conditions in any of the areas observed.

V. DATABASE RECORDS REVIEW

An environmental records database search report, dated March 11, 2011, was provided by EDR. A copy of the EDR database review is attached to this Report. The following excerpts summarize specific items from the review that are considered to require additional description. Where **NR** is noted in the table, the item has not been reported in the database information reviewed.

In addition to the mapped sites in the EDR report, there also may be a list of unmapped sites, known as "orphans." These are reported database sites that, due to incomplete addressing information, could not be accurately plotted by EDR. In an attempt to locate all orphan sites, A/E West compared each address provided on the orphan site list to known addresses of the site and vicinity, attempted to locate orphan sites during reconnaissance of the vicinity. A/E West concludes that no mappable orphan sites were identified that meet the search radius criteria of the scope of work and were considered to be environmentally significant to the subject site.

CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)

Since 1982, the U.S. EPA has maintained lists of contaminated sites under the federal Superfund Program in accord with the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). The U.S. EPA discovers these sites from citizen reports, routine inspection of hazardous waste generators and treatment, storage and disposal facilities, and reporting requirements.

Review of the most recent CERCLIS list identifies no CERCLA facilities within the approximate minimum search distance of ½ mile from the subject site.

CERC-NFRAP (CERCLIS-No Further Remedial Action Planned)

As of February 1995 CERCLA sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. CERC-NFRAP sites may be where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the national priorities list (NPL), or the contamination was not serious enough to require Federal Superfund action or NPL consideration. CERC-NFRAP sites, however, may continue to represent a concern to local or state regulators.

Review of the most recent CERC-NFRAP list identifies no CERC-NFRAP facilities within the approximate minimum search distance of ½ mile from the subject site.

NPL (National Priorities List)

The U.S. EPA maintains this list as a subset of CERCLIS, identifying over 1,200 CERCLA sites for priority cleanup under the Superfund Program. Once sites have been designated on

the CERCLIS list, the U.S. EPA uses its Hazard Ranking System to determine the potential risks of those sites to human health and the environment. Only the sites that present the greatest risk are added to the NPL, which qualifies the sites to receive CERCLA remedial funding.

Review of the most recent NPL list identifies no NPL facilities within the approximate minimum search distance of 1 mile from the subject site.

RCRA (Resource Conservation and Recovery Act) - Generators

The U.S. EPA's RCRA (Resource Conservation and Recovery Act, 42 U.S.C. §6991 *et seq.*) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Generators are also listed in the FINDS database.

Review of the most recent RCRA Generator list identifies no RCRA Generator facilities on the subject site or adjoining properties.

RCRA TSD – (Treatment, Storage, Disposal Facilities)

The Resource Conservation and Recovery Act Information System (RCRIS) is a compilation of selective information on facilities that generate, store, transport, treat or dispose of hazardous waste. Inclusion of a facility on the RCRIS database is not necessarily an indication of an environmental problem.

Review of the most recent RCRA-TSD list identifies no RCRA-TSD facilities within the approximate minimum search distance of ½ mile from the subject site.

RCRA - Violators

Three administrative systems track violations of the RCRA Act: the RCRA Administration Action Tracking System (RAATS), which contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA; the CORRACTS listing, which identifies hazardous waste handlers with RCRA corrective activity; and the RCRIS-LQG (Large Quantity Generator) Violator List, which is reported as part of the EDR RCRA listing.

Review of the most recent RAATS and RCRIS-LQG Violator lists identifies no RCRA-Violator facilities on the subject site or adjoining properties. Additionally, no CORRACTS facilities are listed within a 1-mile radius of the subject site.

ERNS (Emergency Response Notification System)

The ERNS is a compilation of reported releases of hazardous substances into the environment. The database contains information from Spill Reports made to federal authorities, including the U.S. EPA, the U.S. Coast Guard, the National Response Center and the U.S. Department of Transportation.

Review of the most recent ERNS list found no ERNS records concerning the subject site.

US Brownfields

A Listing of Brownfields Sites maintained by the US Environmental Protection Agency (EPA) includes brownfields properties addresses by Cooperative Agreement recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities, especially those without EPA Brownfields Assessment Demonstration Pilots, minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields.

Review of the most recent US Brownfields list found no US Brownfields records concerning the subject site or adjoining properties.

USTs (Underground Storage Tanks)

Certain USTs are regulated under the RCRA ACT, and must be registered with the state agency responsible for administering the UST program. USTs are also listed in the CA FID database. Inclusion of a facility on the UST database is not necessarily an indication of an environmental problem.

Review of the most recent UST list identifies no registered UST facilities on the subject site or adjoining properties.

LUSTs (Leaking Underground Storage Tanks)

Review of the most recent LUST list identifies no registered LUST facilities on the subject site, and eight registered LUST facilities within the approximate minimum search distance of ½ mile from the subject site including duplicate listings. LUSTs may also be listed in the CORTESE database. Of the listed facilities, four sites are indicated to be closed, signed off or remedial action completed or deemed unnecessary. The remaining listed and open sites are detailed in the following table.

Registered LUST Facilities

Facility ID or Case No.	Name and Address	Location			Responsible Party	Material, Amount and Date of Release	Reported Impact and Current Status
		Distance	Direction	Gradient			
88UT054	ARCO #1956 26001 La Paz Road	0.382 mile	NE	Down	NR	Gasoline, NR, 3/15/88	Soil only; site assessment as of 6/19/06, with no further action indicated.

Registered LUST Facilities							
Facility ID or Case No.	Name and Address	Location			Responsible Party	Material, Amount and Date of Release	Reported Impact and Current Status
		Distance	Direction	Gradient			
9UT824 87UT211	Mobil #18-HL8 26051 La Paz Road	0.424 mile	NE	Down	NR	Gasoline, NR, 10/20/87	Ground water other than drinking water; remedial clean-up in progress as of 6/9/93, with no further action indicated.

The above facilities were evaluated based on violator status, area geology, gradient relationship and separation distance. Based on this evaluation, and due to their regulated nature, it is A/E West's opinion that these LUST facilities are not considered to be an environmental concern to the subject site at this time.

SWF/LF (Solid Waste Facilities/Landfills)

Solid waste records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Review of the most recent SWF/LF list identifies no SWF/LF facilities within the approximate minimum search distance of ½ mile from the subject site.

SHWS (State Hazardous Waste Sites)

State Hazardous Waste Sites records are the state's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified, along with sites for which cleanup will be paid for by potentially responsible parties.

Review of the most recent SHWS list identifies no SHWS facilities within the approximate minimum search distance of 1 mile from the subject site.

BEP (Bond Expenditure Plan)

Developed under section 25359.6 of the California Health and Safety Code, the CAL-EPA Department of Toxic Substances Control (DTSC) maintains a listing of potential and known hazardous waste sites, under the Department of Toxic Substances Control Program (TSCP). The RWQCB's, Department of Fish and Game and other state environmental regulatory agencies' TSCP staffs also review historical land-use data sources to generate lists of potentially contaminated sites.

Many of these sites are currently identified as requiring no further action (NFA) based on a TSCP determination that no release had occurred, or, if a release may have occurred, it did not represent a significant threat to the public or the environment.

Review of the most recent BEP list identifies no BEP sites within the approximate minimum search distance of 1 mile from the subject site.

CHMIRS (California Hazardous Material Incident Reporting System)

The California Office of Emergency Services database contains reported information on incidents involving accidental releases or spills of hazardous materials.

Review of the most recent CHMIRS list indicates that the subject site is not identified.

CORTESE (Hazardous Waste and Substances Sites List)

The Cal-EPA publishes a listing of potential and confirmed hazardous waste sites throughout the State of California. Under California Government Code Section 65962.5, these sites are submitted to the Cal-EPA by the State Department of Health Services, State Water Resources Control Board, the integrated Waste Management Board and the Department of Toxic Substances Control.

The database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release, and all solid waste disposal facilities from which there is a known migration.

Review of the most recent CORTESE list identifies four Historical CORTESE sites within the approximate minimum search distance of ½ mile from the subject site. All of the identified sites are indicated to be LUST sites, with two of the facilities classified as closed cases. The remaining two facilities are discussed under the LUST database review section of this Report, with no further information provided. Based on their current status, it is A/E West's opinion that these Historical CORTESE facilities are not considered to be an environmental concern to the subject site at this time.

Notify 65

California's Proposition 65 requires notifications be made to the California Water Resources Control Board about any release that could have an adverse impact on drinking water and thereby expose the public to a potential health risk.

Review of the most recent Notify 65 list identifies no Notify 65 sites within the approximate minimum search distance of ½ mile from the subject site.

Toxic Pits

The Toxic Pits database identifies sites that are suspected of containing hazardous substances where cleanup has not been completed. The information is supplied by the California Water Resources Control Board.

Review of the most recent Toxic Pits list identifies no Toxic Pits sites within the approximate minimum search distance of ½ mile from the subject site.

HAZNET (Hazardous Waste Information System)

The California Department of Health Services, Toxic Substances Control Division, has developed and maintained lists of hazardous waste generators and hazardous waste treatment, storage and disposal facilities in the State of California, in accordance with the Hazardous Waste Control Law (California Health and Safety Code Section 25100 *et seq*.) and the Hazardous Waste Management Act of 1976 (California Health and Safety Code Section 25179.1 *et seq*.). Inclusion of a facility in the HAZNET list is not necessarily an indication of an environmental problem.

Additionally, the California Health and Safety Code requires all counties to prepare and submit hazardous waste management plans. To assist the counties, the Toxic Substances Control Division maintains lists containing hazardous waste generation and disposal data within each county. This information has been assembled by the Toxic Substances Control Division from manifest reports required from hazardous waste generators. This database currently lists over 20,000 facilities in the State of California.

Review of the most recent HAZNET list identifies no HAZNET facilities on the subject site or adjoining properties.

ENVIROSTOR

The California Department of Health Services, Toxic Substances Control Division, has developed a Site Mitigation and Brownfields Reuse Program (SMBRP) that identifies sites with known contamination for which there may be reasons to investigate further. The database includes Federal Superfund sites included on the National Priorities List (NPL), state responses, including military facilities and State Superfund sites, voluntary cleanup sites 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 sites 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.

Review of the most recent ENVIROSTOR list identifies no ENVIROSTOR facilities on the subject site or adjoining properties.

Dry Cleaner Facilities

The California Department of Toxic Substances Control (DTSC) database contains reported information on drycleaner facilities that have EPA ID numbers with certain SIC codes, including family and commercial power laundries, garment pressing and cleaner's agents, linen supply, coin-operated laundries and cleaning, drycleaning plants, industrial launderers, and laundry and garment services.

Review of the most recent Dry Cleaner Facilities list identifies four tenants on the subject site and/or adjoining properties. Three of the four listings were prior tenants, and are no longer at the subject site. The remaining listing, OC Cleaners, is located on the subject site, and has been in operation at this site for five years, according to the Owner. The dry cleaning machine, manufactured by Firbimatic, utilizes alternative cleaning solutions, not perchloroethylene. This particular machine utilizes Hydrocarbon Class III solvent, considered to be non-hazardous. Based on its current status, and no violations reported, it is A/E West's opinion that this Dry Cleaning tenant is not considered to be an environmental concern at this time.

Manufactured Gas Plants (MGP)

Manufactured Gas Plants produced combustible gas for urban use prior to the widespread use and pipeline distribution of natural gas in the 1950s. The main fuels used in production of this gas were coke, coal and oil; the by-products of this manufacturing process include a variety of tars, sludge and other chemicals.

MGP sites tend to have subsurface contamination due to the common practice of disposing of the waste products on site. Review of the most recent MGP list identifies no MGP sites within the approximate minimum search distance of 1 mile from the subject site.

VI. ASTM NON-SCOPE ITEMS

Asbestos

Asbestos, a natural occurring mineral fiber, has been used in numerous building materials and products because of its high tensile strength and excellent fire-resistant properties. For purposes of defining the characteristics of asbestos in these materials and products, the United States Environmental Protection Agency (USEPA) has categorized asbestos as either friable or non-friable. Additionally, the United States Occupational Safety and Health Administration (US-OSHA), as of 1995, requires certain untested materials to be presumed to contain asbestos for buildings constructed prior to 1981. In 1996, California OSHA (CAL-OSHA) adopted the US-OSHA guidelines, subject to more stringent requirements existing in California under Proposition 65, and various other requirements and legislation in effect.

Friable asbestos, that which can be easily broken or crushed by hand pressure, such as sprayed-on soft acoustical ceiling finishes or blown-on fireproofing, were banned from manufacture and sale in the United States in 1978, and all material stock remaining for sale are presumed to have been used by 1980. Non-friable asbestos, generally used in manufactured products that bind the asbestos in an adhesive material, such as roofing felts, floor tile, transite pipe and mastics, were never banned from use, as the USEPA does not require the removal of asbestos-containing materials that, under normal circumstances, do not create a fiber release causing human exposure. However, flooring materials and mastics that had contained asbestos were used less frequently after 1978. By 1984, the use of these types of materials was virtually non-existent due to more extensive labeling requirements, and the potential liability to manufacturers, contractors and developers.

During the site visit, A/E West observed reasonably accessible interior areas of the buildings for the existence and condition of suspected Asbestos-Containing Materials (ACM), focusing on those components most likely to contain ACM, including pipe and boiler insulation, gasket materials, texture-finished ceiling and wall materials (popcorn-type), sprayed- or troweled-on structural coverings, floor and ceiling tiles, mastics, dry-wall/sheet rock (gypsum board), joint compound, siding and roofing materials. No construction drawings were available for review. The site visit was not intended to be a comprehensive search for all ACM at the subject site.

Based on the original construction dates between 1968 and 1977, it is possible that the subject development contains ACM; therefore, a limited asbestos testing program was conducted. With renovation work anticipated at the vacant tenant spaces, the testing program attempted to sample materials that could contain asbestos in the material or adhesive. A total of 34 bulk samples were collected, individually sealed in plastic bags and labeled; chain-of-custody forms were completed and the samples were shipped to Qualtest, Inc. in Irvine, California, for laboratory analysis. The samples were analyzed by Polarized Light Microscopy (PLM) with dispersion staining.

Thirteen of the samples collected were obtained from the 25250 La Paz Road building, a former restaurant, but not part of the assets reviewed for this Report. The samples were taken as directed by the Owner, as it is anticipated that interior renovation will occur resulting in the removal of the interior finishes. The results of the analysis of these thirteen samples are for the use of the Owner, and are summarized under separate cover. The following table summarizes the analytical results of the 21 samples taken at the buildings included in this Report from homogeneous areas of suspected ACM. A copy of the laboratory test results is attached to this Report.

Bulk Asbestos Test Results

Sample No.	Material Sampled	Material Condition	Sample Location	Test Results (% Asbestos)	Estimated Quantity
ACM-14	Ceiling tile	Good	25260-Suite E	None Detected	na
ACM-15	Duct insulation	Good	25260-Suite E	None Detected	na
ACM-16	Ceiling tile	Good	25260-Suite J	None Detected	na
ACM-17	Drywall compound	Good	25260-Suite J	None Detected	na
ACM-18	Vinyl tile and mastic	Good	25260-Suite K	None Detected	na
ACM-19	Carpet and glue	Good	25260-Suite K	None Detected	na
ACM-20	Baseboard and glue	Good	25260-Suite K	None Detected	na
ACM-21	Baseboard and glue	Good	25260-Suite L	None Detected	na
ACM-22	Ceiling tile	Good	25260-south stairway	None Detected	na
ACM-23	Sealant tar at equipment platform	Good	25260-second-story roof	None Detected	na
ACM-24	Roofing	Good	25260-second-story roof	None Detected	na
ACM-25	Sealant tar at condensate drain	Good	25260-first-story roof	None Detected	na
ACM-26	Roofing	Good	25260-first-story roof	None Detected	na
ACM-27	Ceiling tile	Good	25260-Suite 3A	None Detected	na
ACM-28	Drywall compound	Good	25260-Suite 3A	None Detected	na
ACM-29	Drywall compound	Good	25260-Suite 2D	None Detected	na
ACM-30	Ceiling tile	Good	25260-Suite 2D	None Detected	na
ACM-31	Vinyl tile and mastic	Good	25260-Suite No. 2 (toilet room)	None Detected	na
ACM-32	Ceiling tile	Good	25260-north stairway	None Detected	na
ACM-33	Sealant at equipment platform	Good	Villa Roma Restaurant 25254 La Paz Road	None Detected	na
ACM-34	Roofing	Good	Villa Roma Restaurant 25254 La Paz Road	None Detected	na

Based on these limited results, and A/E West's observations, no asbestos-containing materials were identified. A/E West recommends no further action regarding the presence of ACM in the subject buildings. In addition, the occupied tenant spaces not sampled have been renovated or improved after 1985, and are not presumed to contain ACM, nor are they part of the anticipated renovation work.

Lead-Based Paint

In 1978, the Consumer Product Safety Commission banned the use of lead as an additive in paint. During the site visit, accessible areas were evaluated for the presence of lead-based paint and observed for evidence of damage and/or peeling. In general, the painted surfaces appeared to be in satisfactory condition.

Based on the original construction dates between 1968 and 1977, the subject buildings may contain underlying lead-based paint in areas that have not been replaced since the original construction. However, A/E West notes that all areas have either been remodeled or repainted since the original construction. Based on this work, it is unlikely that exposed lead-based paint exists within the buildings reviewed. In addition, the subject buildings reviewed for this Report are not utilized for residential purposes.

Lead in Drinking Water

The subject site is serviced by a municipally-operated, public water system, which is regulated by the Safe Drinking Water Act of 1974. This Act requires that public water supplies be tested of the presence of lead in the water. A/E West contacted the local water utility company, the Moulton-Niguel Water District, regarding the results of water tests. The utility company reports that the lead content of the water is below the U.S. EPA action level of 0.015 milligrams per liter.

Radon Gas

Radon gas is a naturally occurring, colorless, odorless gas that is the by-product of the decay of radioactive materials found within bedrock and soil. Radon gas enters buildings through cracks, structural joints, and plumbing openings in floor levels that are in direct contact with the soil. Radon gas, when inhaled, has been found to be carcinogenic in some humans. The U.S. EPA-recommended action level for radon gas is 4.0 pCi/L (picoCuries per liter).

The state of California, in conjunction with the U.S. EPA, has conducted residential screening tests in Orange County. The results of that screening indicate that Orange County is predicted to have an average first-floor radon gas screening level of 2.200 pCi/L, with 100% of the tests indicating less than 4.0 pCi/L.

Based on U.S. EPA screening tests, Orange County is within Radon Zone 3. Counties within Radon Zone 3 have a predicted average indoor radon gas screening level of less than 2.0 pCi/L.

Based on the literature reviewed, and considering no basements are present, it is A/E West's opinion that the risk of radon gas accumulation is not a significant environmental concern at the subject site.

Mold

A/E West performed a limited visual assessment of the buildings, and interviewed project personnel and tenants, for the presence of current and historical mold, conditions conducive to mold and evidence of moisture in readily accessible areas of the buildings.

This assessment does not constitute a comprehensive mold survey of the buildings. The reported observations and conclusions are based solely on interviews with project personnel and conditions as observed in readily accessible areas of the buildings on the date of the site visit.

Mold Assessment				
Inspection Requirements	Yes	No	N/A	Comments
1) Looked for evidence of water intrusion and mold in all areas inspected.	✓			None found.
2) Inquired of owner/manager regarding past and current leaks, or any known mold issues.	✓			None reported.
3) Inquired of owner/manager regarding tenant complaints of health problems, musty odors or water leaks.	✓			No complaints.
4) Inspected areas where significant leaks were reported.			✓	No leaks reported.
5) Inspected all building components or areas most typically associated with water intrusion.	✓			None found.
6) Identified any defective building condition that would likely lead to future water penetration.			✓	None identified.
7) Conducted a visual/olfactory inspection for evidence of current or past water leakage and/or mold.	✓			None found.

In conclusion, A/E West did not note any obvious visual indications of the presence of mold, conditions conducive to mold or evidence of moisture in readily accessible areas of the buildings.

Regulatory Compliance

According to ASTM E 1527-05, this Phase I Environmental Site Assessment is not an environmental audit of the property. For purposes of this Phase I, only a review of obvious environmental compliance issues has been performed.

No obvious regulatory compliance issues were identified by A/E West during execution of this Phase I.

Wetlands

A/E West did not observe ponded water, flowing water, saturated soils or hydrophytic vegetation at the subject site.

VII. CONCLUSIONS AND RECOMMENDATIONS

A/E West has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the Mission Hills Plaza located at 25254, 25260, 25732 and 25758 La Paz Road, Laguna Hills, Orange County, California. Any exceptions to, or deletions from, this practice are described in Section VIII of this Report.

Historical Recognized Environmental Conditions (HRECs)

Based on site observations, interviews, and review of available documents and the database records search, A/E West concludes that no HRECs were identified at the subject site. A/E West recommends no additional investigation at this time.

Current Recognized Environmental Conditions (RECs)

Based on site observations, interviews, and review of available documents and the database records search, A/E West concludes that no RECs were identified at the subject site.

- Based on the limited sampling program conducted within designated areas of the subject buildings reviewed for this Report, no asbestos-containing materials were identified. A/E West recommends no further action regarding the presence of ACM in the subject buildings. In addition, the occupied tenant spaces not sampled have been renovated or improved after 1985, and are not presumed to contain ACM, nor are they part of the anticipated renovation work.

VIII. REPORT QUALIFICATIONS

Limitations

Documents

Our Report represents our professional experience and judgment, and a good faith effort to obtain readily available information to render a professional opinion. Documents and data provided by the Client, its designated representatives, or other interested parties, and consulted in the preparation of this Report, have been reviewed and may be referenced herein, with the understanding that A/E West assumes no responsibility or liability for their accuracy or for the withholding by any of the involved parties of any reports or other information that could affect the transaction.

Intended Use

This Report is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of A/E West. The opinions and information contained in this Report are time sensitive and represent our evaluation of the environmental site conditions at the time the services were provided. This Report was prepared for a limited use involving a single transaction, as set forth herein, and may not be used for any other purpose without the written consent of A/E West.

Proprietary Information

Field data, field notes and other data and documents assembled by A/E West to produce this Report represent the work product of A/E West's training, experience and professional skill. This information belongs to and remains the property of A/E West.

Reliance

This Report has been written for the exclusive use of the entities, organizations and/or individuals listed in Section I of this Report, and no parties or persons other than those identified as authorized users may use or rely on the information or opinions in this Report without the written consent of A/E West Consultants Inc.

Warranty

A/E West does not warrant or guarantee the environmental conditions of the site or the Client’s ability to assert a defense under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) or any comparable state or local law.

Definition

For the purposes of this Report, a "Recognized Environmental Condition" is defined as the presence or likely presence of any hazardous substances, hazardous waste or petroleum products (as defined by ASTM E 1527-05, Sections 3.2.36, 3.2.37 and 3.2.61) on the subject site under conditions that indicate an existing release, a past release or a material threat of a release into the structures, ground, ground water or surface water of the subject site. The term is not intended to include *de minimis* conditions, but it does include issues of environmental significance to commercial real estate.

The term "Historical Recognized Environmental Condition" (HREC) is defined as a condition that in the past would have been considered a REC, but that may or may not be considered a REC currently, as judged by the current impact of the HREC on the subject site.

No exceptions to, or deletions from, ASTM Practice E 1527-05 have been performed in connection with this Report.

IX. ATTACHMENTS

Site Vicinity Map
Site Plan
Legal Description
Assessor's Parcel Map
Sanborn Map Information
USGS Topographic Maps
Aerial Photographs
Building Permits/Certificates of Occupancy
Environmental Site Assessment Questionnaire
Tenant List
Asbestos Test Results
City Directory Abstract
EDR Database Report
Site Photographs

SITE VICINITY MAP

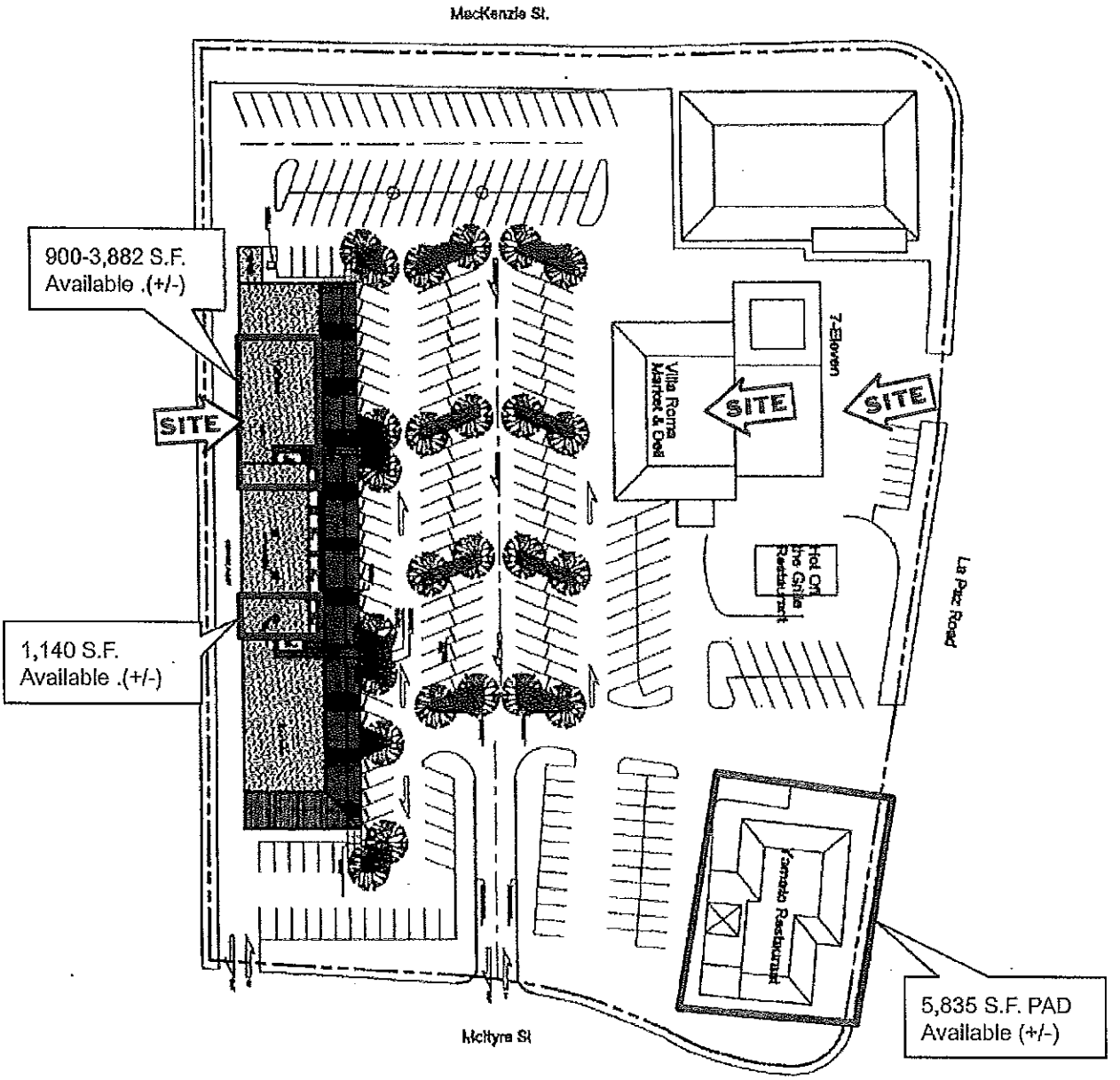
SITE
Mission Hills Plaza Shopping Center
MacKenzie Park
Costeau Park
El Conejo Park
Knotty Pine Park
Dorla Park
O'Neill Park
Mission Viejo
Mission Viejo High School
Toys R Us & Babies R Us Express
Best Buy
La Paz Rd
Paseo De Valencia
Cabot Rd
El Paseo
San Diego Fwy
Alicia Pkwy
Muirlands Blvd
Rangewood Rd
Nellie Gail Rd
Sheriff Rd
Nellie Gail Rd
Desert Trail
Prairestone Dr
Pecos Rd
Spur Bra
Rest Corral Rd
Gallup Dr
Tierra Vista
Vista Firenze
Monte Vista
Aliso Hills Dr
Luna Bonita Dr
Terra Bella Ave
La Cuesta Ave
Creek Dr
La Mirada St
Alisal Ave
Linda Vista Dr
Santa Dr
El Correo Ln
Grissom Rd
Mawson Dr
Vasquez Rd
Earhart Rd
Northrup Dr
Hartog St
Vespucci Rd
Les Boises
Ericson Way
De Salle St
Costeau St
Bentley
Cajon Dr
Express Dr
Sutter Dr
MacKenzie St
Califia Dr
Padua Dr
La Sven Rd
Pike Rd
Champlain Rd
Orlando Way
Oak Leaf Rd
Cabot Rd
El Paseo
Chrisanta Dr
Cervantes Ln
Via Viento
Via Viva
Via Naranjal
Serenata Dr
Portofino Dr
Jamon Ln
Santo Dr
Verde
El Picador Ln
Estanciero Dr
Cortina Dr
Canticon Dr
Pepita Dr
Pericle Dr
Pradera Dr
Aracena Dr
Espalter Dr
Granvia Dr
Saddleback Dr
Alicante
Mosquero Ln
Salamanca Dr
Matias Dr
Naccome Dr
Jeronimo Rd
Tarrasa Ln
Chamalea
Escalis Dr
Alicia Pkwy
Saturna Dr
Vanessa Dr
Dardania Ave
Artemis Ave
Minoa Dr
Appian Way
Olympus Dr
Zena Ct
Verona Ct
Ferncastle
Arcada Dr
Alicia Dr
Chrisanta Dr
Elbasa Dr
Doria Ave
Minos St
Maximus St
Argus Dr
Daphne W
Daphne E
Pericles St
Actor Dr
San Andres Ln
San Roque Dr
Ave
Hills Plaza
ling Center

SITE PLAN

Mission Hills Plaza

25250-25260 La Paz Rd., Laguna Hills, CA, 92653

Site Plan



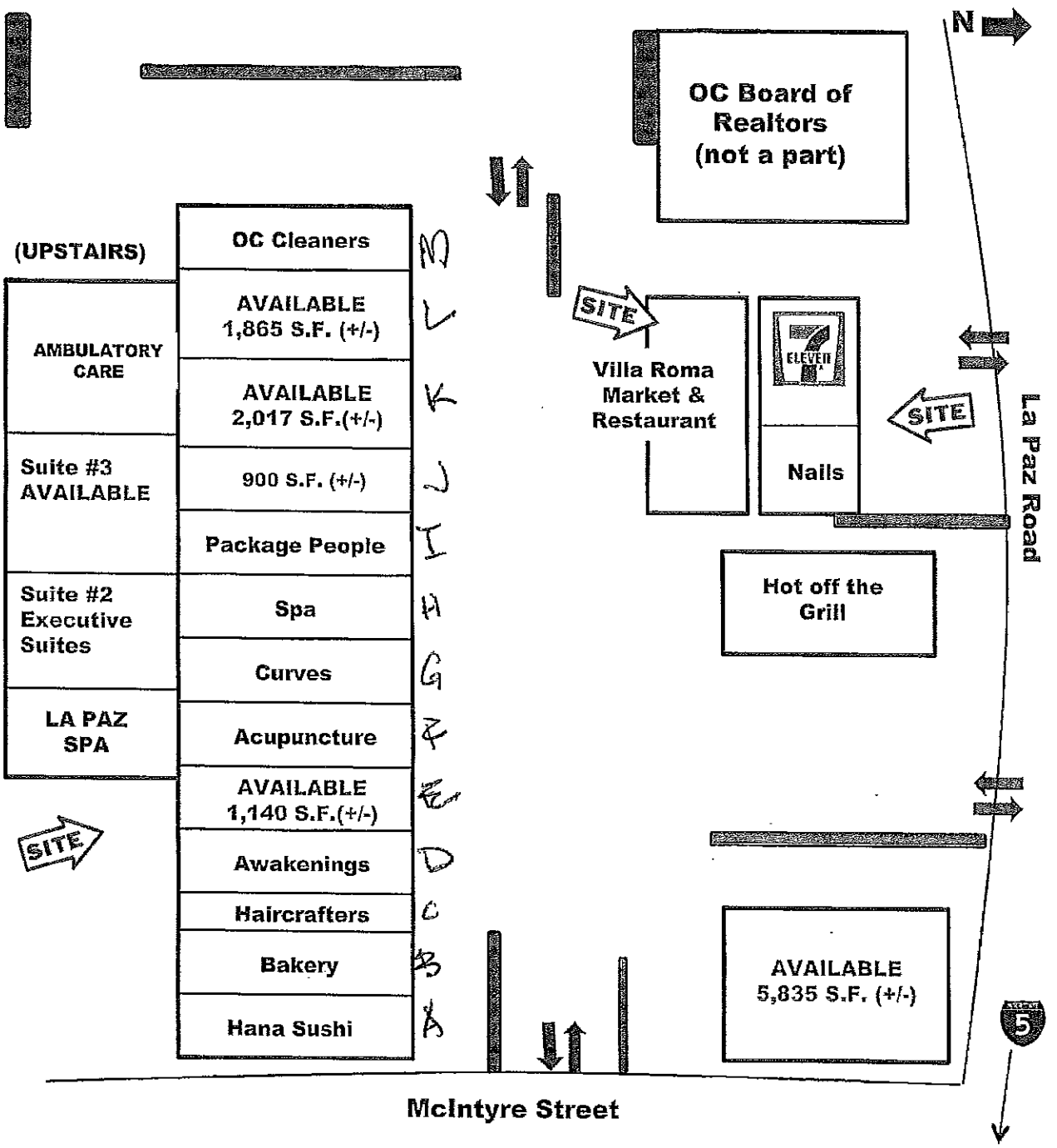
BOARDWALK DEVELOPMENT, INC.

Ben Longwell
16909 West Bernardo Dr. San Diego.CA.92127
PH 858.485.9300 FX 858.487.1099
ben@boardwalkdevelopment.com

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

Mission Hills Plaza

25250-25260 La Paz Rd., Laguna Hills, CA, 92653



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PH 858.485.9300 FX 858.487.1099
ben@boardwalkdevelopment.com

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Real property in the City of Laguna Hills, County of Orange, State of California, described as follows:

PARCEL ONE:

PARCEL 1 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 37, PAGE 3 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

PARCEL TWO:

PARCEL A:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

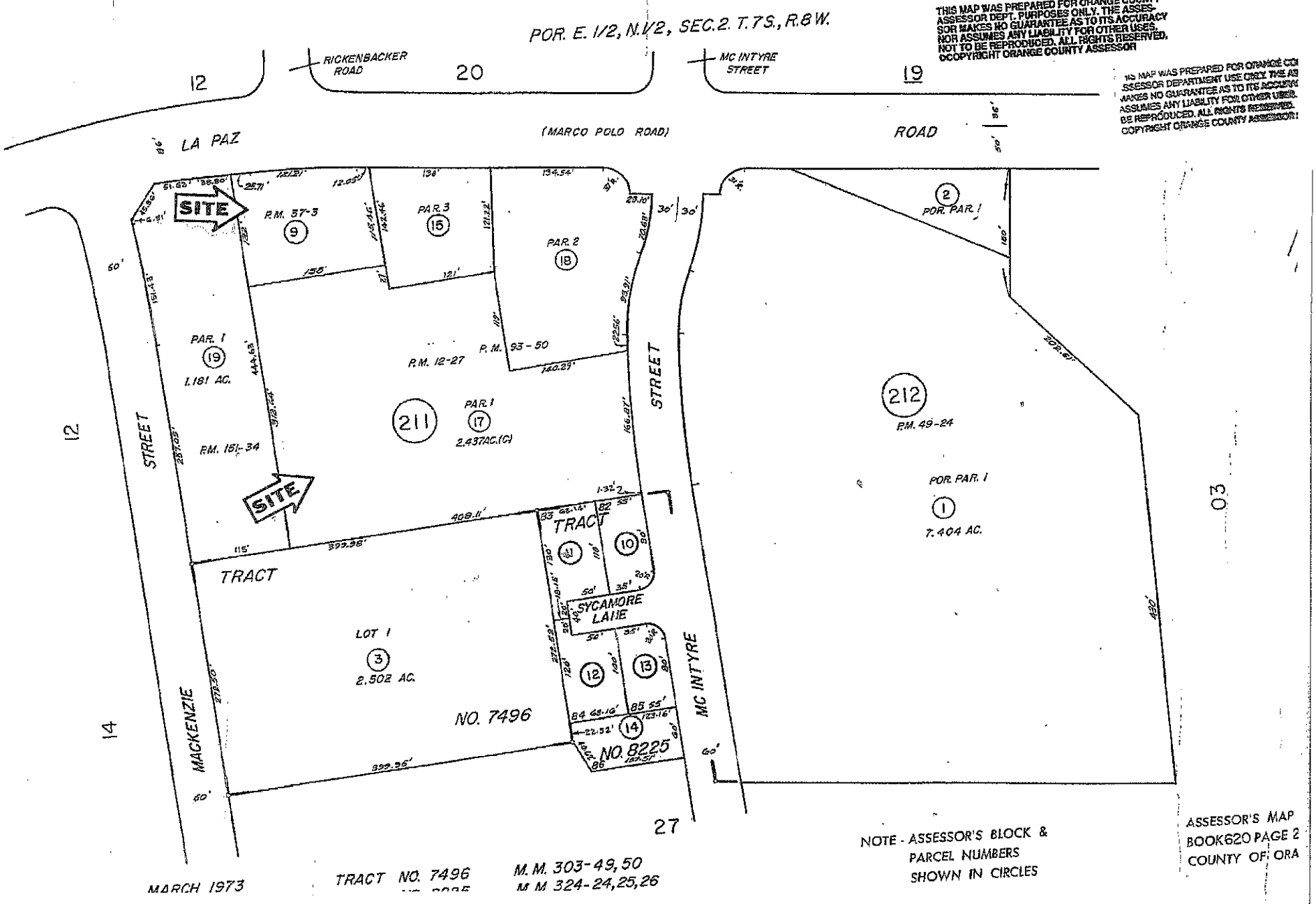
PARCEL B:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30 07' 13" WEST 239.00 FEET.

APN: 620-211-09 (Parcel One) and 620-211-17 (Parcel Two)

ASSESSOR'S PARCEL MAP



MARCH 1973 TRACT NO. 7496 M.M. 303-49,50 M M 324-24,25,26

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK620 PAGE 2 COUNTY OF ORA

SANBORN MAP INFORMATION

Shopping Center
25758 LA Paz Road
Laguna Hills, CA 92653

Inquiry Number: 3012438.3
March 11, 2011

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

3/11/11

Site Name:
Shopping Center
25758 LA Paz Road
Laguna Hills, CA 92653

Client Name:
AE West Consultants
4643 East Thomas Road
Phoenix, AZ 85018

EDR® Environmental Data Resources Inc

EDR Inquiry # 3012438.3

Contact: Mary Ayers

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by AE West Consultants were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name:	Shopping Center
Address:	25758 LA Paz Road
City, State, Zip:	Laguna Hills, CA 92653
Cross Street:	
P.O. #	2011-01-0019
Project:	2011-01-0019
Certification #	AC23-427A-8EF0

Sanborn® Library search results
Certification # AC23-427A-8EF0

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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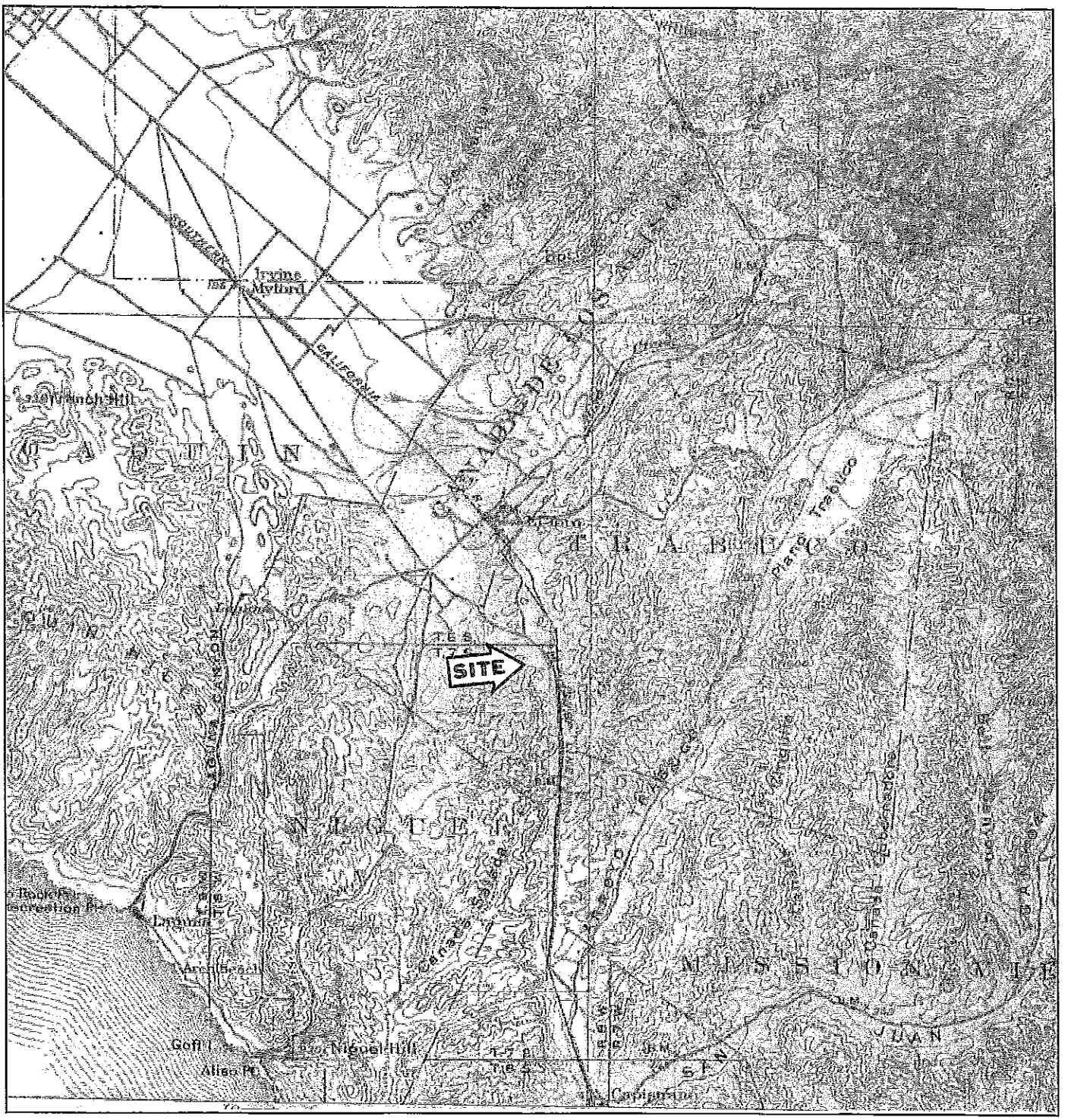
USGS TOPOGRAPHIC MAPS

Historical Topographic Map

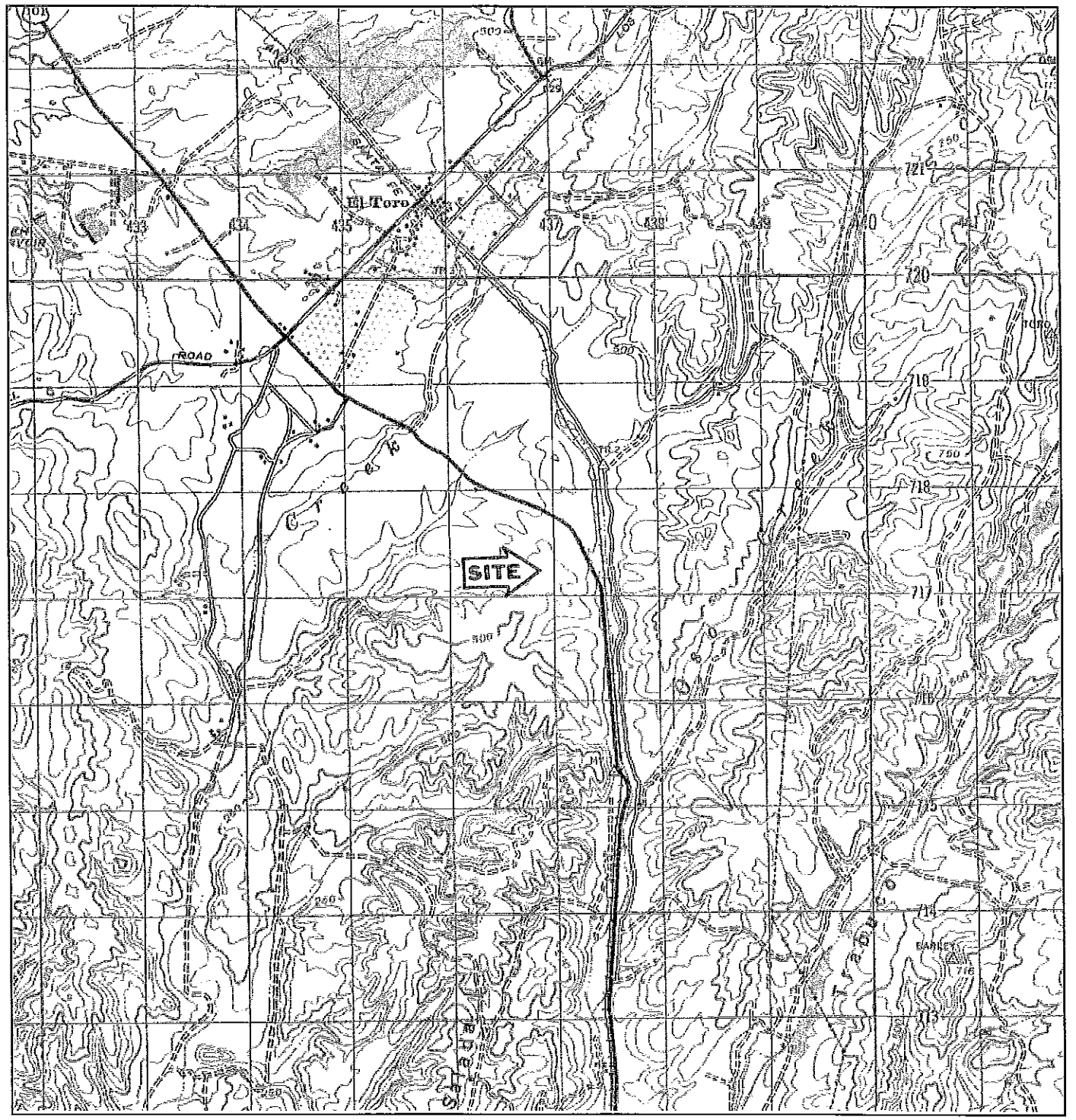
N	TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901 SERIES: 60 SCALE: 1:250000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



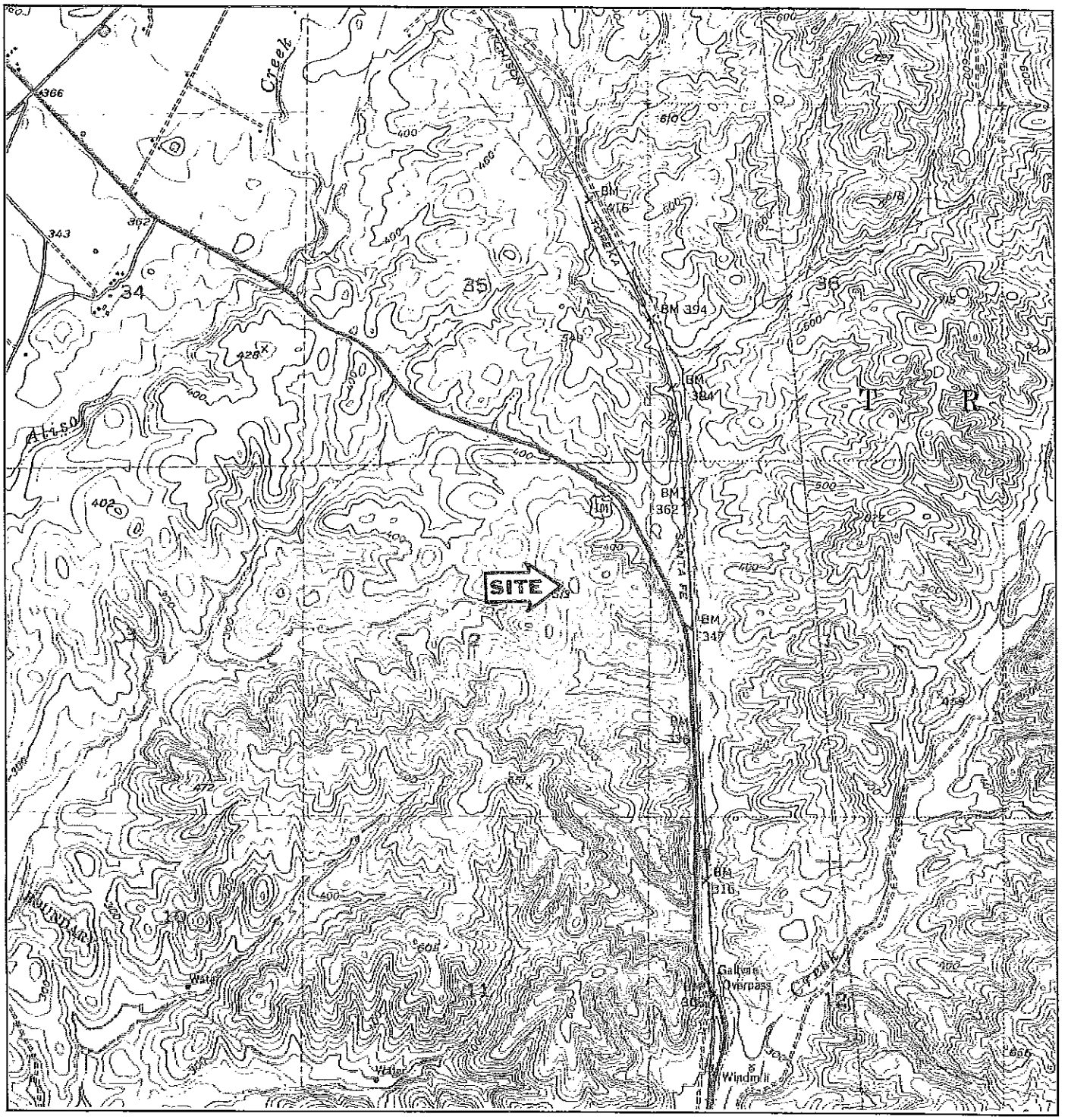
N	TARGET QUAD NAME: CORONA MAP YEAR: 1902 SERIES: 30 SCALE: 1:125000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



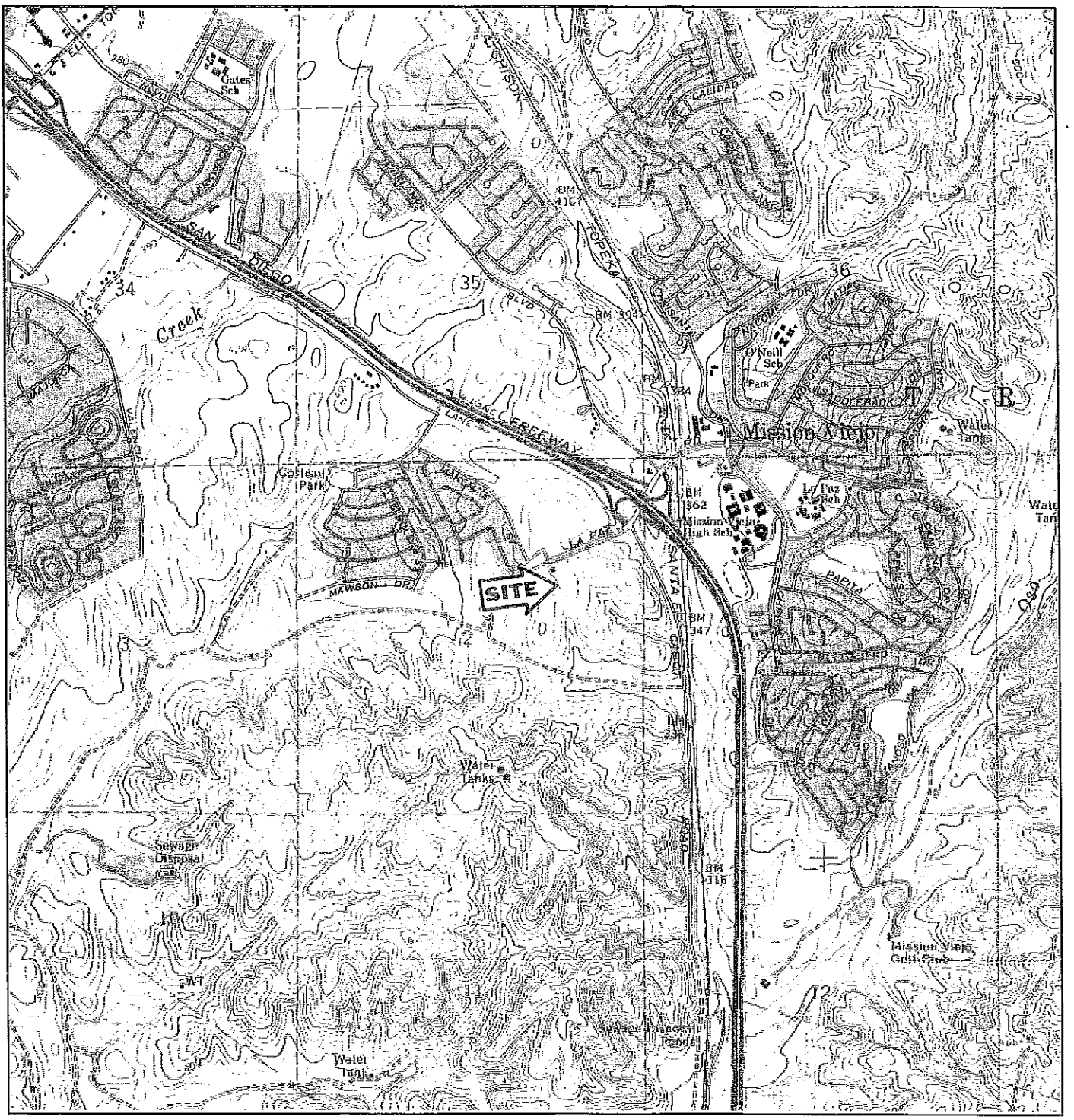
N	TARGET QUAD NAME: SANTIAGO PEAK MAP YEAR: 1942 SERIES: 15 SCALE: 1:50000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



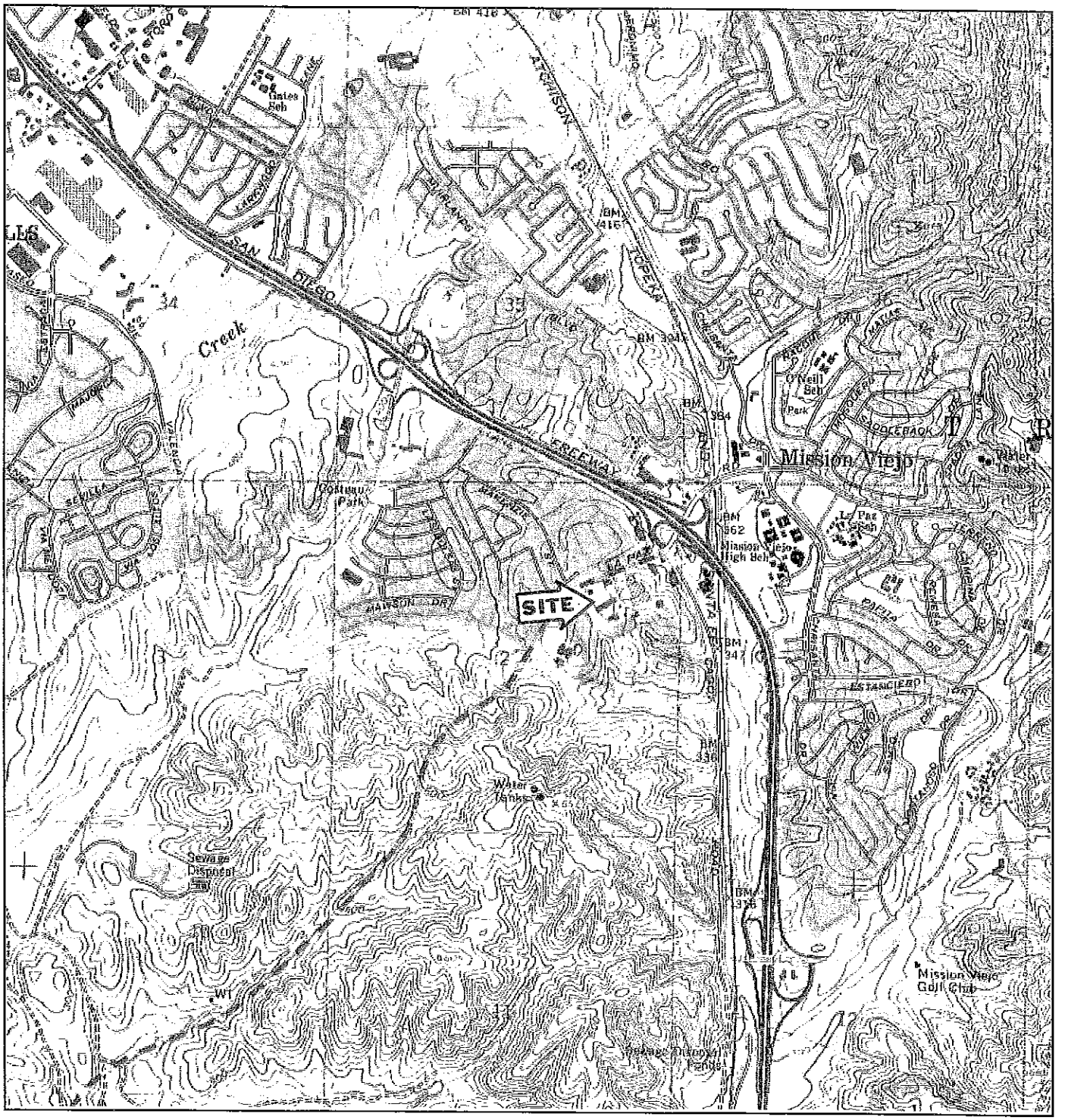
N	TARGET QUAD NAME: SAN JUAN CAPISTRANO MAP YEAR: 1948 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



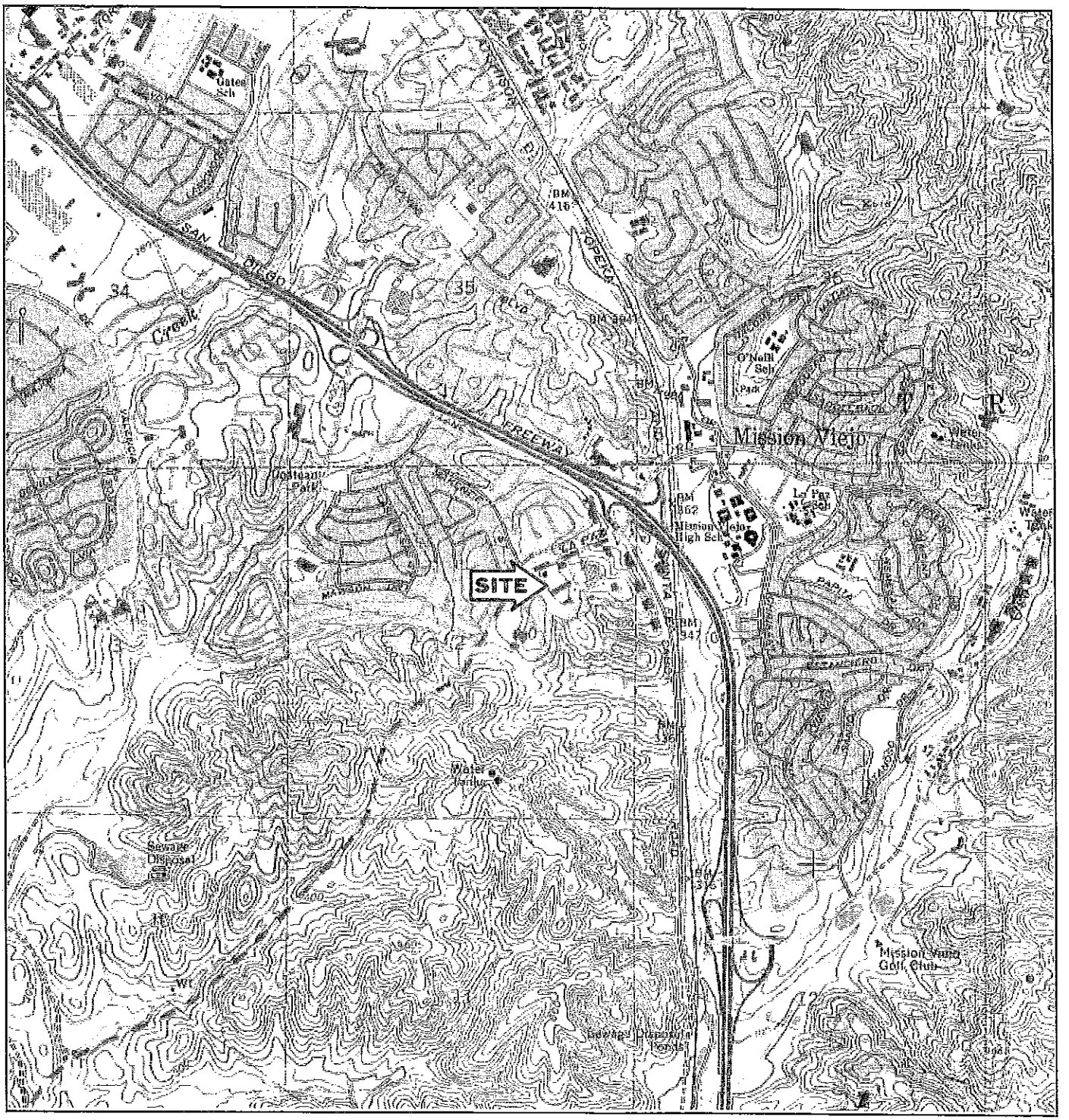
N	TARGET QUAD NAME: SAN JUAN CAPISTRANO MAP YEAR: 1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



N	TARGET QUAD NAME: SAN JUAN CAPISTRANO MAP YEAR: 1978 PHOTOREVISED:1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



N	TARGET QUAD NAME: SAN JUAN CAPISTRANO MAP YEAR: 1981 PHOTOREVISED:1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

AERIAL PHOTOGRAPHS

Date EDR Searched Historical Sources:
Aerial Photography March 16, 2011

Target Property:
25758 LA Paz Road
Laguna Hills, CA 92653

Year	*Scale*	*Details*	*Source*
1938	Aerial Photograph. Scale: 1"=555'	Flight Year: 1938	Laval
1946	Aerial Photograph. Scale: 1"=655'	Flight Year: 1946	Jack Ammann
1952	Aerial Photograph. Scale: 1"=666'	Flight Year: 1952	Pacific Air
1968	Aerial Photograph. Scale: 1"=480'	Flight Year: 1968	Teledyne
1977	Aerial Photograph. Scale: 1"=666'	Flight Year: 1977	Teledyne
1989	Aerial Photograph. Scale: 1"=666'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR

SITE
INQUIRY #: 3012438.5
YEAR: 1952
N
= 666'

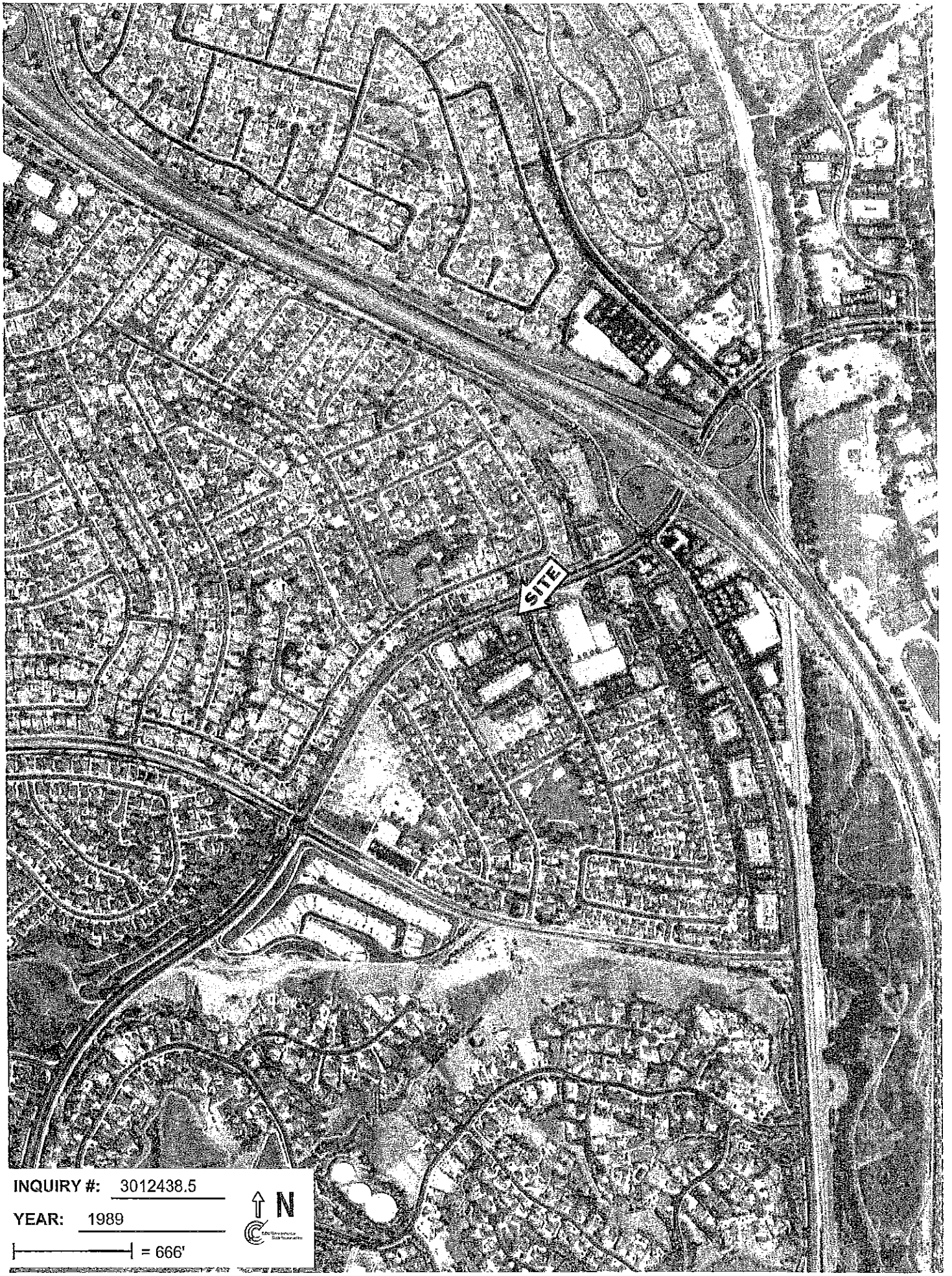
INQUIRY #: 3012438.5

YEAR: 1968

= 480'

N

SITE
INQUIRY #: 3012438.5
YEAR: 1977
= 666'
N



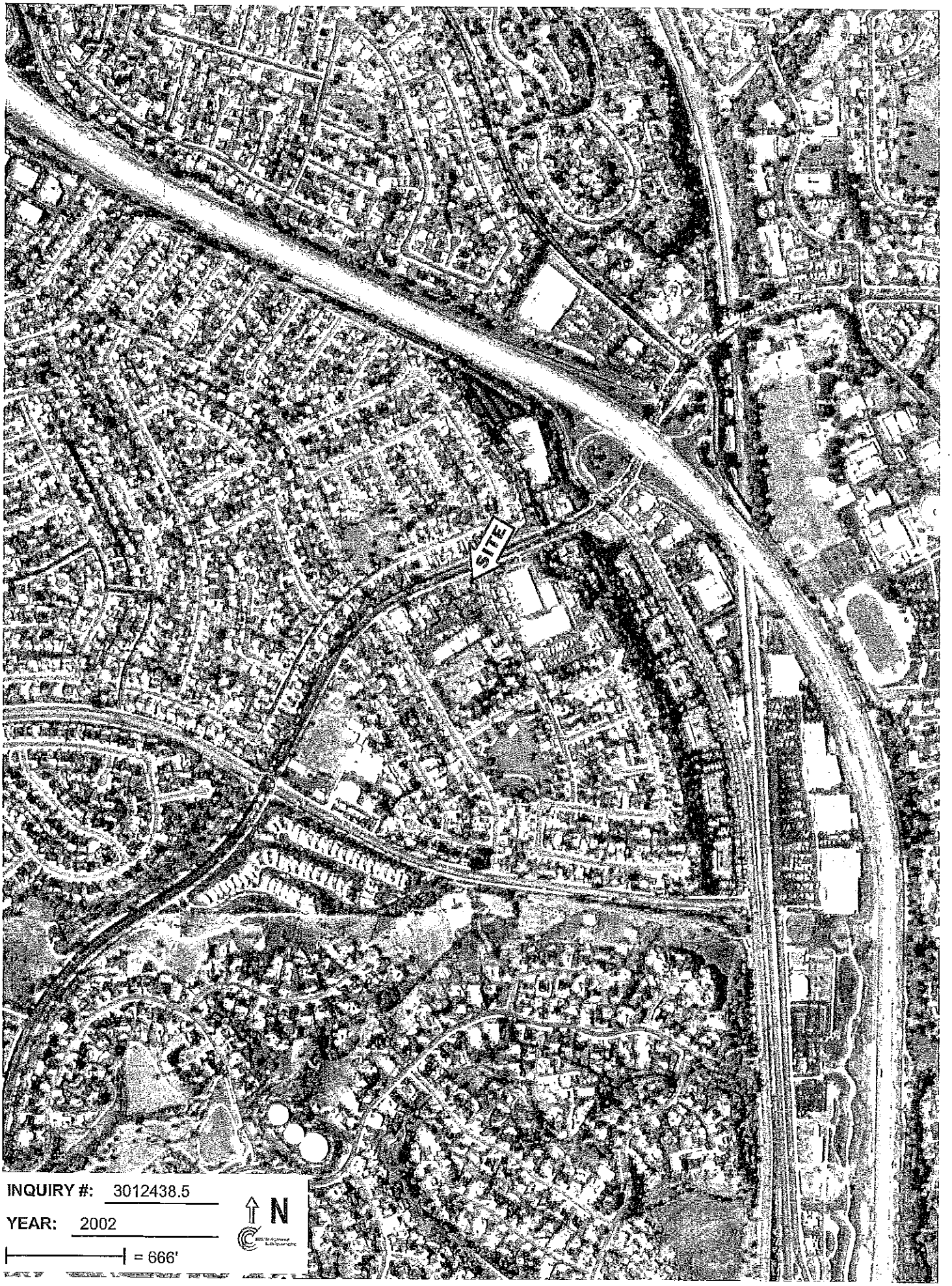
INQUIRY #: 3012438.5

YEAR: 1989

= 666'

N

SITE
INQUIRY #: 3012438.5
YEAR: 1994
N
= 666'


SITE
INQUIRY #: 3012438.5
YEAR: 2002
= 666'
N

BUILDING PERMITS/CERTIFICATES OF OCCUPANCY

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

Regional Office • 26032 GETTY DRIVE LAGUNA NIGUEL, CALIF. 92677 714-831-2610

Main Office • 400 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA 92701 714-834-2028

1

BUILDING ADDRESS 25732 LA PAZ RD

TOWN OR SCHOOL DISTRICT LAG. HILLS

OWNER ROBERT KENNEDY

MAILING ADDRESS 25732 LA PAZ RD. PHONE 586-3600

CITY LAG. HILLS

ARCHITECT OR ENGINEER RAWDON ENGINEERS PHONE 838-5200

ADDRESS 3371 IRVINE BLVD, TUSTIN

CONTRACTOR OWNER PHONE

ADDRESS

State Compensation
Ins. Policy No. _____ Exp. Date _____

"I Certify that the following Contr. Lic. No. _____
and Classification _____ is in full force and effect".

☒ "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section:
Owner-Sec. 7044 (K); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only - Sec. 7053 ( );
Other _____"

☒ "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner to as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".

Signature R. Kennedy Date _____

ZONING REGULATIONS

LEGAL DESCRIPTION: Tract Parcel | Block P.M. 37/3 | Lot 1265

(PLEASE ATTACH METES AND BOUNDS)

ZONE CN(SR) VARIANCE NO. _____

BUILDING SETBACK C/L ST. 165 PROPERTY LINE 115'±

SIDE YARD, RIGHT 42'± EAVE PROJECTION —

SIDE YARD, LEFT 292'± EAVE PROJECTION —

REAR YARD (TO P/L) 250'± STREET WIDTH 100

PARKING SPACE REQUIRED 201 PROVIDED 226

MISC. 2 FOR CN(SR) REGS. & ROAD IMPROVEMENTS

A.P. 620-211-08 DIST. NO. 5/D

ZONING APPROVED BY R. Sick DATE 8-20-74

DESCRIPTION OF WORK

NEW ☒ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLISH ☐

SIZE SQ. FT. 6161 NO. OF STORIES NO. OF FAMILIES

PROPOSED USE OF STRUCTURE COMMERCIAL BASIC BLDG.

CONSTRUCTION LENDER NAME ☐ UNKNOWN

BRANCH

ADDRESS

GRADING PRE-INSP. FEE $ P.C. FEE $ 28.15

VALUATION $ 91,798.00 B. PT. FEE $ 351.00 +3.00

OCCUPANCY GROUP F-2 TYPE OF CONSTRUCTION VN

PLAN CHECKED BY [signature] PERMIT ISSUANCE APPROVED [signature]

GRADING PERMIT REQ'D. YES ☒ NO ☐ ROUGH GRADING OK'd Rough Grading Approved

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION: LOCATION ☐ REINFORCED ☐	12-27-74	[signature]
SLAB: REINF. ☐ MEMBRANE ☐	1-6-75	[signature]
UNDERPINNING		
MASONRY: BOND BEAM ☐		
FIREPLACE		
ROOF SHEATHING ROOF FRAMING		
FRAMING	3-12-75	[signature]
LATH EXTERIOR	3-17-75	[signature]
LATH ☒ DRYWALL ☐ INTERIOR	3-17-75	[signature]
PLASTER BROWN COAT		
FINAL BUILDING	5-5-75	[signature]
FINAL ZONING	5-21-75	[signature]

REMARKS

MAY 6 1975

VALIDATION

CASHIER	DATE	PERMIT NO.	PERMIT FEE	CODE	PLAN CHECK	TOTAL
4	12-27-74	97,904	354.00 +	1 1	DEC 27 1974 1	502.15 *

UPPER GRADING (4 PADS)
McDonnell Douglas

PROVIDE APPROVED
PLANS PER CALC.
McDonnell 12/26/75

EXT PORTION OF PAD A
1-19-76 W.P.

RECEIVED
LAND USE DIVISION
DEC 16 1976
ORANGE COUNTY
Bldg. & Safety Dept.

received from Lowe

25254 LA PAZ

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92633
(714) 472-7979

NON-RESIDENTIAL BUILDING PERMIT

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
(714) 834-2626

PERMIT NUMBER:NR9104030005 ISSUE DATE:04/03/91

This Permit shall become void if work is not commenced within 180 days of issuance.

JOB ADDRESS:25260 LA PAZ, Q LAGUNA HILLS COUNTY AREA:

NEAREST CROSS STREETS: 5 FWY
APPLICANTS NAME: THARP, ROSS G
ADDRESS:
PHONE: - -
PERMITTEE NAME:
RELATED PERMIT:
TYPE OF PROJECT:
CODE YEAR:1988 PROJ/APPL:
WORK AUTHORIZED:
PRESENT USE: BASIC BLDG
SCOPE OF WORK: REROOF
CT: APN: 620 211 18 SUPER. DIST.: 5 FLOOD PLAIN NO.: CLIMATE ZONE:
ZONE:NC PARCEL MAP NBR 93 PARCEL NBR 50
LOT NOS.:

OWNER: THARP, ROSS G
ADDRESS:
PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

OCC CLASS	TYPE CONST	OCC CODE	USE/OCCUPANCY	SIZE SQ. FT.
B2	05	27	REROOF	3000

TOTAL VALUATION: 3,200.00

STRUC HEIGHT: .00 NBR OF STORIES: 0
NBR OF FAMILIES: 0 (FOR NEW PERMITS ONLY)
GRADING PMT. REQUIRED: ROUGH GRADING REL.:

ZONING INFORMATION

C/L STREET SETBACK:
FRONT P/L SETBACK: EAVE PROJ:
SIDE YARD RIGHT: EAVE PROJ:
SIDE YARD LEFT: EAVE PROJ:
REAR YARD (TO P/L): EAVE PROJ:
REQ'D PARKING SPACES OPEN: 0 COVERED: 0
ZONING APPROVED BY: LLM DATE: 04/03/91

FEE INFORMATION

DESCRIPTION	QUANTITY	AMOUNT
NON RESID PLAN CHECK	3200.00	33.25
NON RESID PERMIT	3200.00	51.10

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
CONTRACTOR:ALL-COAST ROOFIN LIC NO: 598440 LIC CL: C-39
ADDRESS:2107 WALLACE AVE. COSTA MESA, CA 92627
PHONE:7146502244 DATE: CONTRACTOR:

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)
LENDERS NAME: ADDRESS:

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
__ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
__ I, as owner of the property, am exclusively contracting with licensed contractors to construct this project.
__ I am exempt under Sec. _____, B&PC for this reason
DATE: Owner:

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.
COMPANY:EXP. 7/92 POL NO: DATE EXP: / /
DATE: APPL/PERMT: VER BY:

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if permit for $100 or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of CA.
DATE: 4/3/91 APPL/PERMT: Larry Wilson
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.
DATE: 4/3/91 APPL/PERMT:
APPL/PERMT AGENTS NAME: Larry Wilson

REMARKS:

JUN 19 1991

INSPECTION RECORDS

TYPE INSPECTION APPROVALS	DATE	APRV. INSPR'S SIG.	REMARKS
FOUNDATION LOCATION			
SLAB REINF MEMB.			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF SHEATING	4-25-91	[signature]	
ROOF FRAMING			
FRAMING			
INSULATION SOUND/ENERGY			
LATH EXTERIOR			
LATH OR DRYWALL INT			
PLASTER BROWN COAT			

INSPECTION CARD

LOCATION: 25254 LA PAZ RD

APN #: 620-211-17 TRACT# 2002-0238 LOT#: 0

BUILDING PROJECT #: CONST. TYPE:

DATED: 05/31/2002 ISSUED TO: SERVICE ROOFING

CONTRACTOR: SERVICE ROOFING

OWNER:

VALUE: $2,800

DESCRIPTION: T/O CAP SHT INSTAL BUILT UP

ISSUED BY: EHUF

PERMITS ISSUED: RF

NOTES:

APPROVALS	DATE	INSPECTOR	ACTION
1. Temporary Electrical Service / Pole			
2. Soil Pipe – Underground			
3. Water Pipe – Underground			
4. Electrical Conduit – Underground			
5. Electrical Ufer Ground			
6. Gas Line Underground & Test			
7. Footings & Steel			
8. Foundation – Slab on Grade			
9. Steel Reinforcement			
10. Pre-Grout			
11. Structural Floor System			
12. Sewer Line & House Connection			
13. Roof Drains			
14. Rough Plumbing			
15. Rough Electrical Conduit			
16. Rough Electrical Wiring			
17. Rough Wiring Sign			
18. Rough Electrical – T-Bar Ceiling			
19. Rough Heating & Air Conditioning			
20. Rough Factory Fireplace			
21. Ducts, Ventilating			
22. Fire Dampers			
23. Gas Pipe – Rough			
24. Gas Test – Test			
25. Roof Sheathing	06/05/02	S.Lemmee	OK
26. Roof Framing			
27. Shear Walls ☐ Interior ☐ Exterior			
28. Rough Frame & Flashing			
29. T-Bar Ceiling			
30. Lathing ☐ Interior ☐ Exterior			
31. Insulation			
32. Drywall Nailing			

APPROVALS	DATE	INSPECTOR	ACTION
33. Electrical Power Meter			
34. Final Electrical			
35. Final Sign			
36. Hood or Canopy			
37. Final Factory Fireplace			
38. Final Heating & A/C			
39. Final Plumbing			
40. Water Service Final			
41. Gas Final Including Connectors			
42. Handicap Regulations – Final			
43. Re-Roof Final	7/11/02	IJV	
44. ZONING – FINAL			
45. ENGINEERING – FINAL			
46. HEALTH DEPT – FINAL			
47. STRCTURE & BLDG – FINAL			
POOL & SPA APPROVALS			
1. Pool & Equipment Location			
2. Steel Reinforcement			
3. Electrical Bonding			
4. Rough Plumb & Pressure Test			
5. APPROV TO COVER–GUNITE			
6. Electrical Conduit – Und Grd			
7. Gas Pipe ☐ Underground Test			
8. Backwash, P-Trap ☐ Und. Grd.			
9. Backwash & Receptor – Final			
10. Fencing & Access Approval			
11. APPROVE FOR PLASTERING			
12. Heater & Vent – Final			
13. Plumbing System – Final			
14. Electrical – Final			
15. Solar System – Final			
16. POOL / SPA SYSTEMS FINAL			

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949)707-2600

This Certificate issued pursuant to the requirements of Section 307 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: ROMA D' ITALIA

Address where Business will be conducted: 25254 LA PAZ RD. #E LAGUNA HILLS, CA. 92653

Name of Occupant/Owner: LOUIE COREA Business Phone: (949)581-2780

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 11503 Occupancy Group: A3 Type of Construction: VN

BUILDING DEPARTMENT

Date Approved: 06 / 09 / 00 By:

Occupancy Description: ITALIAN RESTAURANT

PLANNING DEPARTMENT

Date Approved: 06 / 09 / 00 By:

Date: 06 / 09 / 00

Mark Kalb
Building Official

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: VILLA ROMA MARKET & DELI

Address where Business will be conducted: 25254 LA PAZ ROAD, SUITE B

Name of Occupant/Owner: VICTOR MOYA Business Phone: (949)683-4743

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2005-0670 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 03/15/06 By: Julie A. Molloy

Occupancy Description: MARKET & DELI

BUILDING DEPARTMENT

Date Approved: 03/15/06 By: Robert Hubach

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: VILLA ROMA RESTORANTE

Address where Business will be conducted: 25254 LA PAZ ROAD, SUITE A

Name of Occupant/Owner: VICTOR MOYA Business Phone: (949)454-8585

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2005-1031 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 08/15/06 By:

Occupancy Description: RESTAURANT

BUILDING DEPARTMENT

Date Approved: 08/15/06 By:

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

Regional Office - 26082 GETTY DRIVE LAGUNA NIGUEL, CALIF. 92677 714-831-2010

Main Office - 400 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA 92701 714-834-2626

BUILDING ADDRESS 25260 LA PAZ

TOWN OR SCHOOL DISTRICT LAG HILLS

OWNER MISSION HILLS PLAZA LTD. PHONE

MAILING ADDRESS 25732 LA PAZ RD 586-3600

CITY LAG. HILLS

ARCHITECT OR ENGINEER PHONE

ADDRESS

CONTRACTOR OWNER PHONE

ADDRESS

State Compensation Ins. Policy No. _____ Exp. Date _____

"I Certify that the following Contr. Lic. No. _____ and Classification _____ is in full force and effect".

☒ "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section: Owner-Sec. 7044 (X); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only - Sec. 7053 ( );

Other _____"

☒ "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State laws regulating building construction".

Signature R J Kennedy Date 5-17-74

ZONING REGULATIONS

LEGAL DESCRIPTION TRACT P.M. 12 BLOCK LOT 27

(PLEASE ATTACH METES AND BOUNDS)

ZONE CN (GR) VARIANCE NO. _____

BUILDING SETBACK C/L ST. 360 PROPERTY LINE 310

SIDE YARD, RIGHT 20' EAVE PROJECTION —

SIDE YARD, LEFT 25'± EAVE PROJECTION —

REAR YARD (TO P/L) 20' STREET WIDTH 100'

PARKING SPACE REQUIRED 128 PROVIDED 193

MISC. "2" FOR CN REGS, DRAINAGE

A.P. 620-211-08 DIST. NO. 5D

ZONING APPROVED BY R Kennedy DATE 5-14-74

DESCRIPTION OF WORK

NEW ☒ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLISH ☐

SIZE SQ. FT. 23200± NO. OF STORIES 2 NO. OF FAMILIES —

PROPOSED USE OF STRUCTURE BASIC BLDG. COMM'L. RET. STORES & OFFICES.

CONSTRUCTION LENDER NAME ☒ UNKNOWN

BR. NCH

ADDRESS

GRADING PRE-INSP. FEE $ P.C. FEE $ 424.45

VALUATION 238,900 BLDG. PERMIT FEE $ 653.00 +3.00

OCCUPANCY GROUP F2 TYPE OF CONSTRUCTION 2N

PLAN CHECKED BY [illegible] CLEARANCE APPROVED BY [illegible]

GRADING PERMIT REQ'D. YES ☒ NO ☐ ROUGH GRADING O.K. Rough Grading Approved

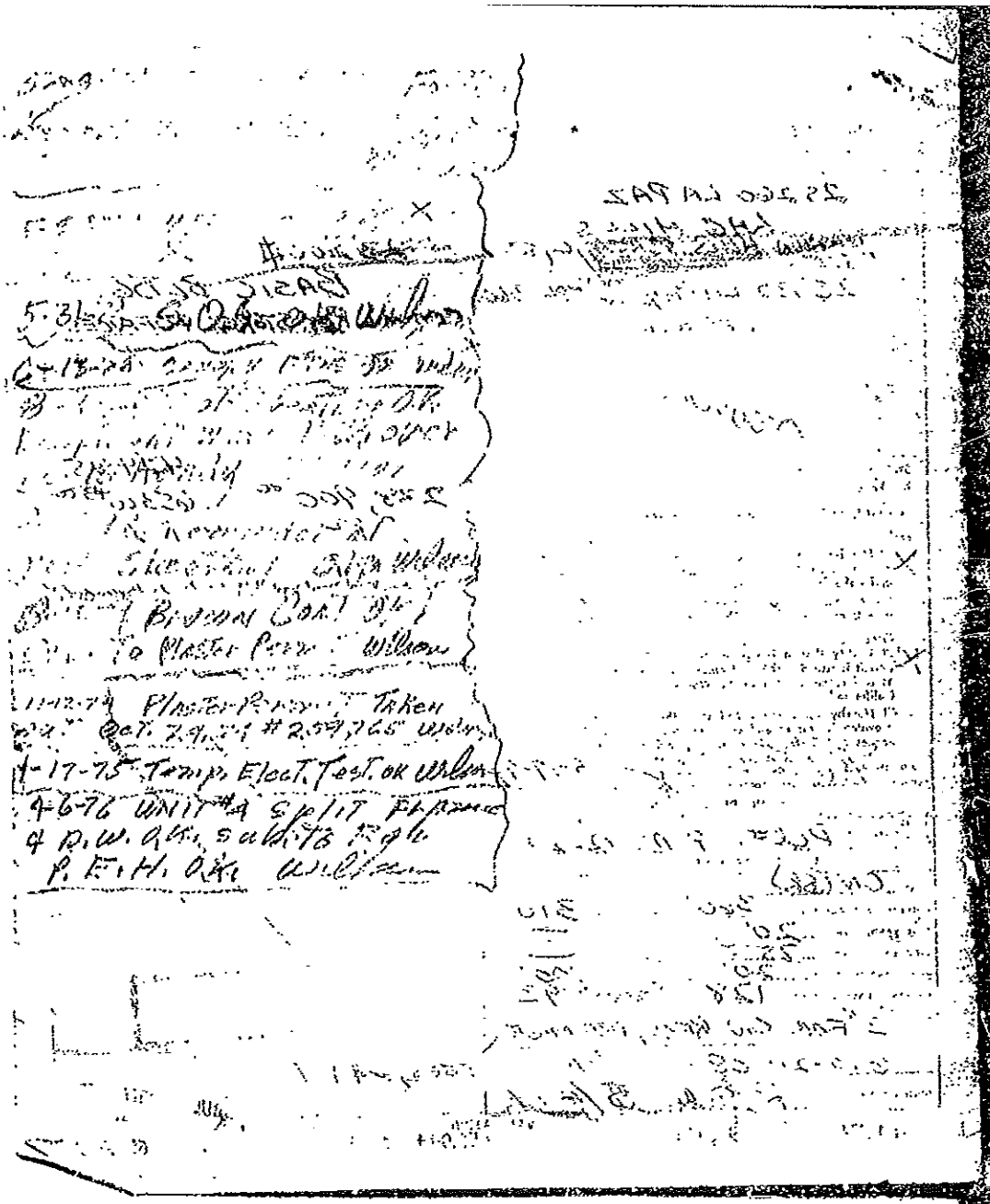
INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION REINFORCLO ☐ LOCATION		
SLAB REINF. ☐ MEMBRANE ☐		
UNDERPINNING		
MASONRY: BOND BEAM ☐		
FIREPLACE		
ROOF SHEATHING ROOF FRAMING 2N/GR		
FRAMING	9-2	
LATH EXTERIOR	9-2	
LATH ☐ DRYWALL ☐ INTERIOR		
PLASTER BROWN COAT		
FINAL BUILDING	5-17	
FINAL ZONING		
CHARGES FEES, D&I		

JUN 6 1977

1 MAY 16'74 92,900 VALIDATION 656.00+ 1 1 656.00 *

CASHIER L.Q. DATE PERMIT NO. PERMIT FEE CMA PLAN CHECK TOTAL



REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92633
(714) 472-7979

NON-RESIDENTIAL BUILDING PERMIT

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
(714) 834-2626

PERMIT NUMBER: NR9104030002 ISSUE DATE: 04/03/91

This Permit shall become void if work is not commenced within 180 days of issuance.

JOB ADDRESS: 25260 LA PAZ RD A-M LAGUNA HILLS COUNTY AREA:

NEAREST CROSS STREETS: 5 FWY
APPLICANTS NAME: THARP, ROSS G
ADDRESS:
PHONE: - -
PERMITTEE NAME:
RELATED PERMIT:
TYPE OF PROJECT:
CODE YEAR: 1988 PROJ/APPL:
WORK AUTHORIZED:
PRESENT USE: BASIC BLDG
SCOPE OF WORK: REROOF
CT: APN: 620 211 18 SUPER. DIST.: 5 FLOOD PLAIN NO.: CLIMATE ZONE:
ZONE: NC PARCEL MAP NBR 93 PARCEL NBR 50
LOT NOS.:

OWNER: THARP, ROSS G
ADDRESS:
PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

OCC CLASS	TYPE CONST	OCC CODE	USE/OCCUPANCY	SIZE SQ. FT.
B2	05	27	REROOF	13900

TOTAL VALUATION: 15,000.00

STRUC HEIGHT: .00 NBR OF STORIES: 0
NBR OF FAMILIES: 0 (FOR NEW PERMITS ONLY)
GRADING PMT. REQUIRED: ROUGH GRADING REL.:

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
CONTRACTOR: ALL-COAST ROOFIN LIC NO: 598440 LIC CL: C-39
ADDRESS: 2107 WALLACE AVE. COSTA MESA, CA 92627
PHONE: 7146502244 DATE: CONTRACTOR:

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).
LENDERS NAME: ADDRESS:

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
__ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
__ I, as owner of the property, am exclusively contracting with licensed contractors to construct this project.
__ I am exempt under Sec. _____, B&PC for this reason

DATE: _____ Owner: _____

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.
COMPANY: EXP. 7/92 POL NO: _____ DATE EXP: / /
DATE: _____ APPL/PERMT: _____ VER BY: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if permit for $100 or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of CA.
DATE: 4/3/91 APPL/PERMT: [signature]
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.
DATE: 4/3/91 APPL/PERMT:
APPL/PERMT AGENTS NAME: [signature]

ZONING INFORMATION

C/L STREET SETBACK:
FRONT P/L SETBACK: EAVE PROJ:
SIDE YARD RIGHT: EAVE PROJ:
SIDE YARD LEFT: EAVE PROJ:
REAR YARD (TO P/L): EAVE PROJ:
REQ'D PARKING SPACES OPEN: 0 COVERED: 0
ZONING APPROVED BY: LLM DATE: 04/03/91

FEE INFORMATION

DESCRIPTION	QUANTITY	AMOUNT
NON RESID PLAN CHECK	15000.00	88.30
NON RESID PERMIT	15000.00	135.80

R

REMARKS:

JUN 19 1991

INSPECTION RECORDS

TYPE INSPECTION APPROVALS	DATE	APRV. INSPR'S SIG.	REMARKS
FOUNDATION LOCATION			
SLAB REINF MEMB.			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF SHEATING	4-11-91	Flores	ROOF SHEATHING LOWER NO. EAST ROOF 4-4-91 Flores
ROOF FRAMING			
FRAMING			ROOF SHEATHING CENTER
INSULATION SOUND/ENERGY			HIGH ROOF 4-8-91 91
LATH EXTERIOR			Flores
LATH OR DRYWALL INT			ROOF SHEATHING LOWER
PLASTER BROWN COAT			SO WEST ROOF 4-11-91 Flores

INSPECTION CARD

LOCATION: 25260 LA PAZ RD

APN #: 620-211-17 TRACT# 2002-0239 LOT#: 0

BUILDING PROJECT #: 05/31/2002 CONST. TYPE: SERVICE ROOFING

DATED: ISSUED TO: SERVICE ROOFING

CONTRACTOR: SERVICE ROOFING

OWNER: $11,600

VALUE: T/O CAP SHT INSTAL BUILT UP

DESCRIPTION: BHUF

ISSUED BY: RF

PERMITS ISSUED:

NOTES:

APPROVALS	DATE	INSPECTOR	ACTION	APPROVALS	DATE	INSPECTOR	ACTION
1. Temporary Electrical Service / Pole				33. Electrical Power Meter			
2. Soil Pipe – Underground				34. Final Electrical			
3. Water Pipe – Underground				35. Final Sign			
4. Electrical Conduit – Underground				36. Hood or Canopy			
5. Electrical Ufer Ground				37. Final Factory Fireplace			
6. Gas Line Underground & Test				38. Final Heating & A/C			
7. Footings & Steel				39. Final Plumbing			
8. Foundation – Slab on Grade				40. Water Service Final			
9. Steel Reinforcement				41. Gas Final Including Connectors			
10. Pre-Grout				42. Handicap Regulations – Final			
11. Structural Floor System				43. Re-Roof Final	7/10/02	DQ	
12. Sewer Line & House Connection				44. ZONING – FINAL			
13. Roof Drains				45. ENGINEERING – FINAL			
14. Rough Plumbing				46. HEALTH DEPT – FINAL			
15. Rough Electrical Conduit				47. STRCTURE & BLDG – FINAL			
16. Rough Electrical Wiring				**POOL & SPA APPROVALS**			
17. Rough Wiring Sign				1. Pool & Equipment Location			
18. Rough Electrical – T-Bar Ceiling				2. Steel Reinforcement			
19. Rough Heating & Air Conditioning				3. Electrical Bonding			
20. Rough Factory Fireplace				4. Rough Plumb & Pressure Test			
21. Ducts, Ventilating				5. APPROV TO COVER–GUNITE			
22. Fire Dampers				6. Electrical Conduit – Und Grd			
23. Gas Pipe – Rough				7. Gas Pipe ☐ Underground Test			
24. Gas Test – Test				8. Backwash, P-Trap ☐ Und. Grd.			
25. Roof Sheathing	06/11/02	S.D	OK	9. Backwash & Receptor – Final			
26. Roof Framing				10. Fencing & Access Approval			
27. Shear Walls ☐ Interior ☐ Exterior				11. APPROVE FOR PLASTERING			
28. Rough Frame & Flashing				12. Heater & Vent – Final			
29. T-Bar Ceiling				13. Plumbing System – Final			
30. Lathing ☐ Interior ☐ Exterior				14. Electrical – Final			
31. Insulation				15. Solar System – Final			
32. Drywall Nailing				16. POOL / SPA SYSTEMS FINAL			

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: HEIDELBERG PASTRY SHOP

Address where Business will be conducted: 25260 LA PAZ ROAD, SUITE B

Name of Occupant/Owner: KLAUS SCHLOEGLMANN Business Phone: (949)581-7060

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit #: 11542 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 06 / 28 / 00 By: Julie Mallory for Michelle Park

Occupancy Description: BAKERY - COFFEE SHOP

BUILDING DEPARTMENT

Date Approved: 06 / 28 / 00 By: Robert Hathaway for Dave Nelson

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: AWAKENINGS

Address where Business will be conducted: [illegible] PAZ ROAD, SUITE [illegible] D-2

Name of Occupant/Owner: JOE MORIARTY Business Phone: (949)457-0797

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit No. [illegible]1506 Occupancy Group: M Type of Construction: NONE

PLANNING DEPARTMENT

Date Approved: 09 / 26 / 01 By: [signature]

Occupancy Description: [illegible] SHOP - METAPHYSICAL BOOKS AND GIFTS

BUILDING DEPARTMENT

Date Approved: 09 / 26 / 01

Date: 09 / 26 / 01 By: [signature]
Building Official

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: CURVES FOR WOMEN

Address where Business will be conducted: 24361 LA PAZ ROAD, SUITE D

Name of Occupant/Owner: KIMBERLY DOBBINS — Business Phone: (949)420-0240

Address of Home Office of Occupant if different than above: _____ — Home Phone: (___) ___-____

Permit #: 12767 — Occupancy Group: A-3 — Type of Construction: NONE

PLANNING DEPARTMENT

Date Approved: 11 / 12 / 01 — By: Mollie A. Mollenhauer

Occupancy Description: WOMEN'S WEIGHT LOSS FACILITY

BUILDING DEPARTMENT

Date Approved: 11 / 12 / 01 — By: Robert E. Hubbard
Building Official

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: LA PAZ SPA

Address where Business will be conducted: 25260 LA PAZ ROAD, SUITE 1

Name of Occupant/Owner: DEBBIE DREW Business Phone: (949)455-1733

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2004-0708 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 09 / 13 / 04 By: Julie A. Molloy

Occupancy Description: DAY SPA

BUILDING DEPARTMENT

Date Approved: 09 / 13 / 04 By:

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: REFLECTION IMAGING

Address where Business will be conducted: 25260 E. LA PAZ ROAD, SUITE E

Name of Occupant/Owner: GEORGE YUNG Business Phone: (949)285-7698

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2004-0161 Occupancy Group: M Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 11 / 09 / 06 By:

Occupancy Description: ONE HOUR PHOTO LAB AND PHOTO STUDIO

BUILDING DEPARTMENT

Date Approved: 11 / 09 / 06 By: Robert Hubbard

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS

24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653

(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: KAPPO HANA

Address where Business will be conducted: 25260 LA PAZ ROAD, SUITE A

Name of Occupant/Owner: EIJI NAKAKITA Business Phone: (949)770-7746

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit #: 2005-0701 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 11 / 30 / 06 By: _____

Occupancy Description: JAPANESE RESTAURANT

BUILDING DEPARTMENT

Date Approved: 11 / 30 / 06 By: _____

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: LAGUNA SPA AND SALON

Address where Business will be conducted: 25732 LA PAZ ROAD, SUITE A

Name of Occupant/Owner: KATHY HUYEN PHAM Business Phone: (949)458-2430

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit #: 2003-0710 Occupancy Group: B Type of Construction: V-N

PLANNING DEPARTMENT

Date Approved: 10 / 13 / 03 By: Julie A. Molloy

Occupancy Description: HAIR AND NAIL SALON - 4 STATIONS ONLY - NO MASSAGE

BUILDING DEPARTMENT

Date Approved: 10 / 13 / 03 By: _____

APPLICATION FOR BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY 1

APPLICANT 1120 LA PAZ RD.
OWNER CAPIST RADIO HIGHLANDS
ADDRESS KWIK-CHEK REALTY CO.
MAILING ADDRESS P.O. BOX 648 PHONE
CITY LA MESA CALIF.
ARCHITECT OR ENGINEER DONALD LEO SMITH
ADDRESS P.O. BOX 655, LA MESA
CONTRACTOR LIEB ROOFING CO.
ADDRESS 7628 CAMPO RD. SPRING VALLEY
LICENSE NO. B-1 212283

ZONING REGULATIONS
CLASSIFICATION C-1 DATE 1-23-68 CASE NUMBER
PLOT PLAN FULLY DIMENSIONED (3) YES NO
ALL DIMENSIONS SHOWN ON PLANS (PER APPLICATION) YES NO
MAIN USE C ACC. USE TYPE A1 DIST. NO. 1
REQUIRED BUILDING SITE ENTRANCE YES NO
BUILDING HEIGHT 1 STORIES
REQUIRED LAND AREA/D.U. YES NO
VARIANCE REQUIRED YES APPROVED 2-1-68 NO UV-5960
DISTRICT USE 130/130 CORNER LOT INT. LOT 6
BUILDING COVERAGE 136 % FOOTAGE LIMIT 66
SIDE YARD, RIGHT 65 CALC. PER SECTION
SIDE YARD, LEFT 320 SAME PER SECTION
REAR YARD AVG. WIDTH 215 WIDTH OF ALLEY
ELEVATION BETWEEN BUILDINGS NO OTHER
AMOUNT OF REQUIRED SITE YARD PROVIDED
DEPTH OF REQUIRED YARD PROVIDED
STORIES (+) REQUIRED YARD PROVIDED
PARKING 25 CAPACITY, CALC. 25
OTHER PLANS FOR COMPLIANCE WITH CONDS. OF UV-5960
AP 626-032-02 (POR)

DESCRIPTION OF WORK
NEW (X) ADD ( ) ALTER ( ) REPAIR ( ) DEMOLISH
SIZE SQ. FT. 2468 NO. OF STORIES 1 NO. OF FAMILIES
USE OF STRUCTURE COMMERCIAL MARKET STRUCTURE
LEGAL DESCRIPTION OF PROPERTY LOT 2 TR
(PLEASE ATTACH METES AND BOUNDS)

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION I HAVE PROVIDED IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF PERMITTEE [signature] FOR D. L. SMITH
ADDRESS

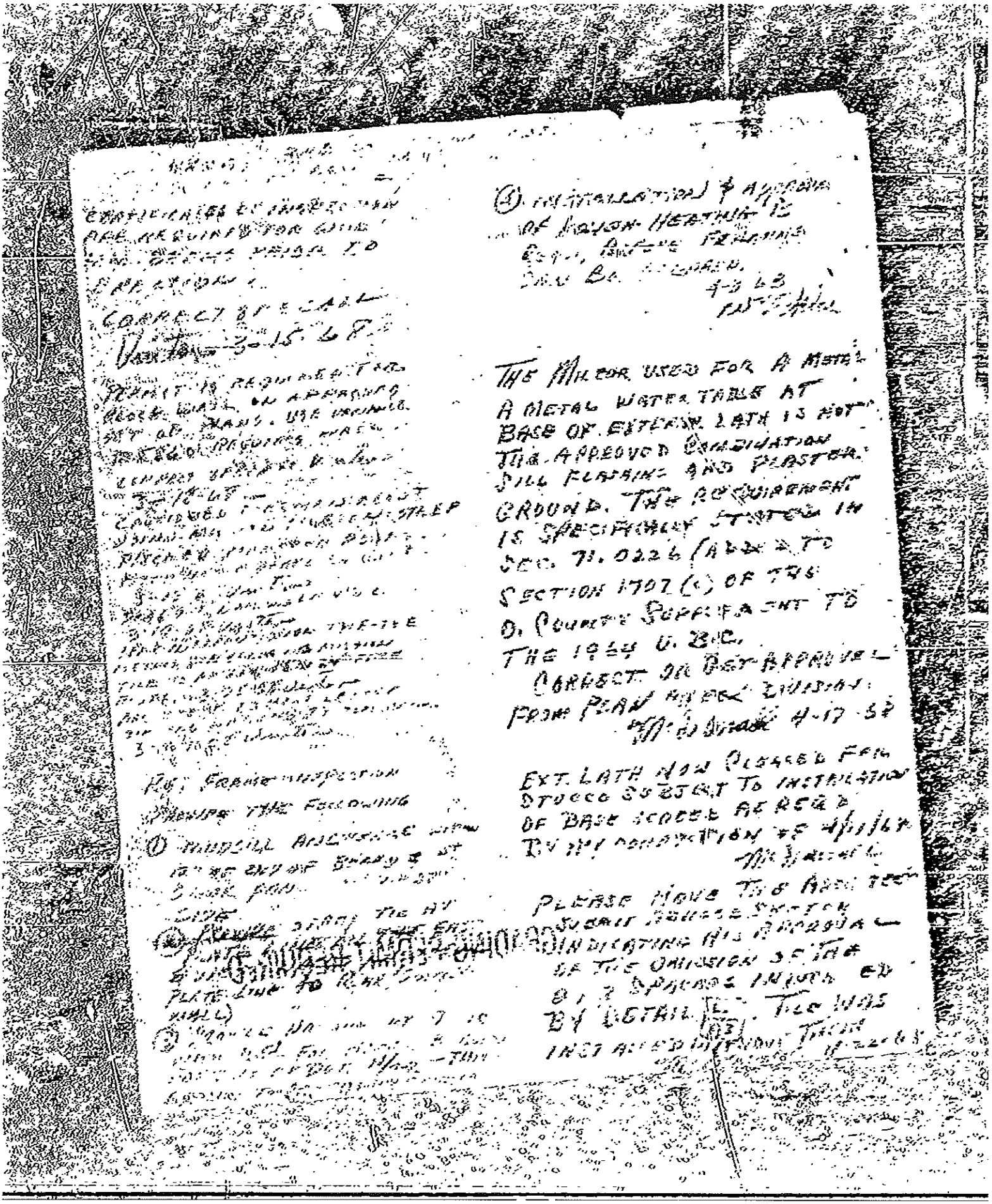
U.C. FEE $ 34.50
SEWER FEE $ 69.00
VALUATION $ 22,000
OCCUPANCY GROUP V-2 TYPE OF CONSTRUCTION VN

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S INITIALS
FOUNDATION LOCATION FORMS AND MATERIALS	2-7-68	
REINFORCED MASONRY OR CONCRETE		
BOND BEAM		
UNDERFINISH	3-4-68	
ROOF SHEATHING		
FLOOR		
FRAME		
LATH & DRYWALL INTERIOR	4-17-68	
LATH EXTERIOR		
PLASTER SCRATCH COAT	SEE ATTACHED GRADING	
FINAL	5-21-68	

GRADING PERMIT REQUIRED (5)
12 Sheet

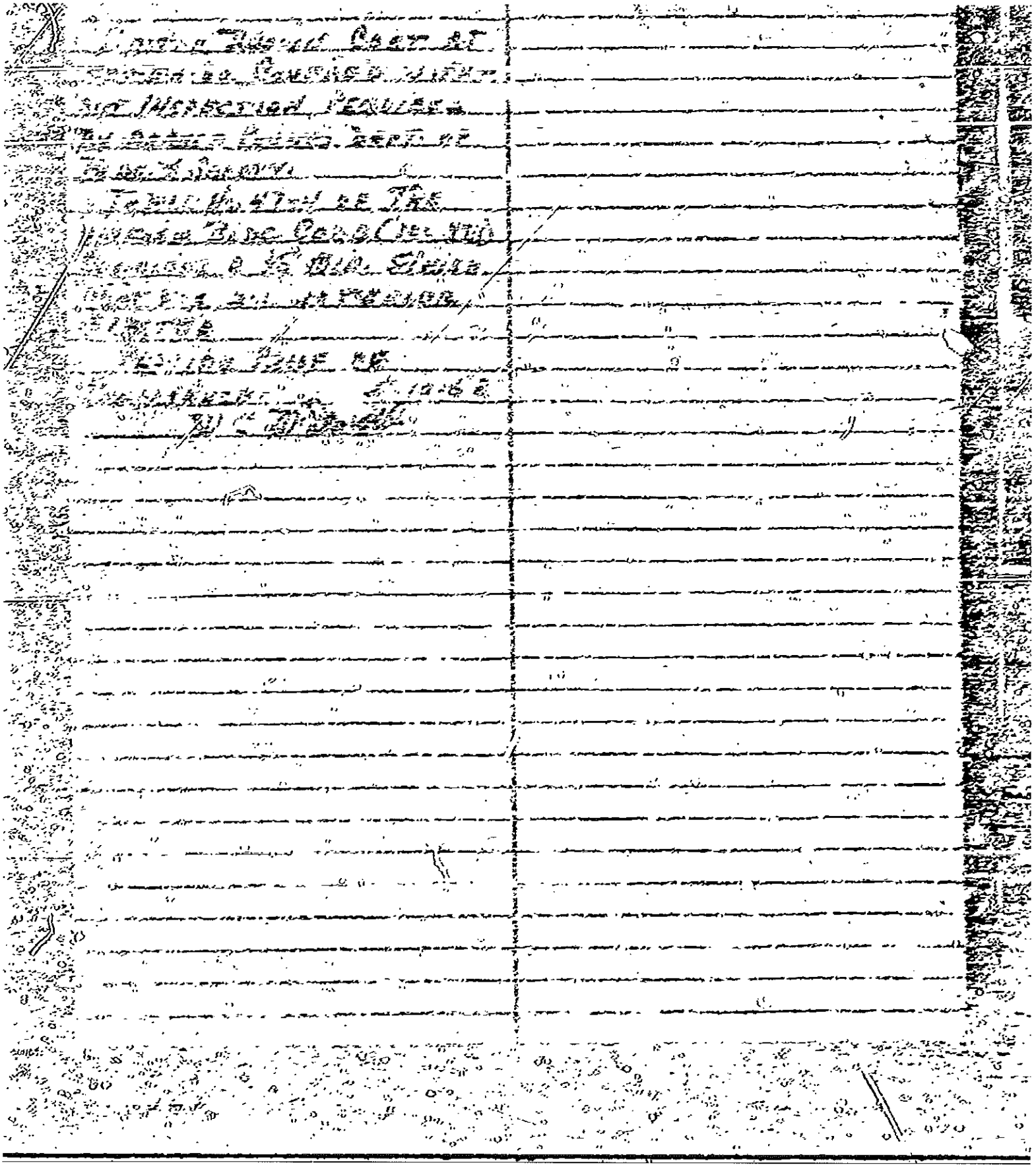
APPLICANT OR BUILDING SITE 1120 W. LA PAZ STREET
SANTA ANA, CALIF.
VALIDATED
COUNTY OF ORANGE



THE MILDEW USED FOR A METAL
A METAL WATER TABLE AT
BASE OF EXTERIOR LATH IS NOT
THE APPROVED GRADUATION
SILL FLASHING AND PLASTER
GROUND. THE REQUIREMENT
IS SPECIFICALLY STATED IN
SEC. 71.0226 (A) (2) OF THE
SECTION 1707 (c) OF THE
D. COUNTY SUPPLEMENT TO
THE 1964 U. B.C.
CORRECT OR BE APPROVED
FROM PLAN CHECK DIVISION
Wm. D. Grace 4-17-68

EXT. LATH NOW CLOSED FOR
STUCCO SUBJECT TO INSTALLATION
OF BASE SCREED AS REQ'D
BY INSPECTION OF SIMILAR
WORK.

PLEASE MOVE THE BASE TEST
SUBMIT REVISED SKETCH
INDICATING THIS APPROVAL
OF THE OMISSION OF THE
BASE SCREED WHICH IS
REQUIRED BY DETAIL 1/2.
INCORPORATION



1

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

Regional Office - 20062 GETTY DRIVE, LAGUNA NIGUEL, CALIF. 92677 714-831-2810

Main Office - 400 CIVIC CENTER DRIVE WEST, SANTA ANA, CALIFORNIA 92701 714-834-2620

BUILDING ADDRESS: 25758 LA PAZ

TOWN OR SCHOOL DISTRICT: LAGUNA HILLS

OWNER: ROBERT KENNEDY PHONE:

MAILING ADDRESS: 25732 LA PAZ

CITY: LAGUNA HILLS 586-3600

ARCHITECT OR ENGINEER: PHONE:

ADDRESS:

CONTRACTOR: OWNER PHONE:

ADDRESS:

State Compensation Ins. Policy No.: Exp. Date:

"I Certify that the following Contr. Lic. No. and Classification is in full force and effect".

[X] "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section:

Owner-Sec. 7044 (X); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only - Sec. 7053 ( ):

Other AGENT

[ ] "I Certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State laws regulating building construction".

Signature: [signature] Date: 3-26-75

DESCRIPTION OF WORK

NEW [ ] ADD [ ] ALTER [ ] REPAIR [ ] DEMOLISH [ ]

SIZE SQ. FT.: 300'±X6' NO. OF STORIES: NO. OF FAMILIES:

PROPOSED USE OF STRUCTURE: SCREEN WALL

CONSTRUCTION LENDER NAME: [ ] UNKNOWN

BRANCH:

APPROVED:

GRADING FEE, INSP. FEE $: P.C. FEE $ 3.00

VALUATION $: 700 FEE $ 15.00 + 3.00

OCCUPANCY GROUP: U TYPE OF CONSTRUCTION: FENCE

PLAN CHECKED BY: [signature] PERMIT ISSUED & APPROVED: [signature]

GRADING PERMIT REQ'D. YES [ ] NO [ ] ROUGH GRADING O.K.

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATIONS LOCATION REINFORCED [ ]		
SLAB REINF. [ ] PLUMBING [ ]		
UNDERPINNING		
RESCRIPTI BOND BEAM [ ]		
FIREPLACE		
ROOF SHEATHING ROOF FRAMING		
FRAMING		
LATH EXTERIOR		
LATH [ ] DRYWALL [ ] INTERIOR		
PLASTER BROWN COAT		
FINAL BUILDING		
FINAL ZONING	APR 25 1975	

REMARKS: FENCE NOT TO ENCROACH ON SCHOOL TO ADJACENT PARCEL. FIELD INSP.

ZONING REGULATIONS

LEGAL DESCRIPTION: TR. BLOCK LOT

(PLEASE ATTACH PLOT AND BOUNDS)

ZONE: PC(SR) VARIANCE NO.:

BUILDING SETBACK C/L ST.: PROPERTY LINE:

SIDE YARD: ISOLATED ALONG SIDE

SIDE: RIGHT OF WAY PARALLEL TO

REAR: APPROXIMATELY 300' X 165.31' FROM

PARKING: SIDE OF MACKENZIE ST.

MISC.:

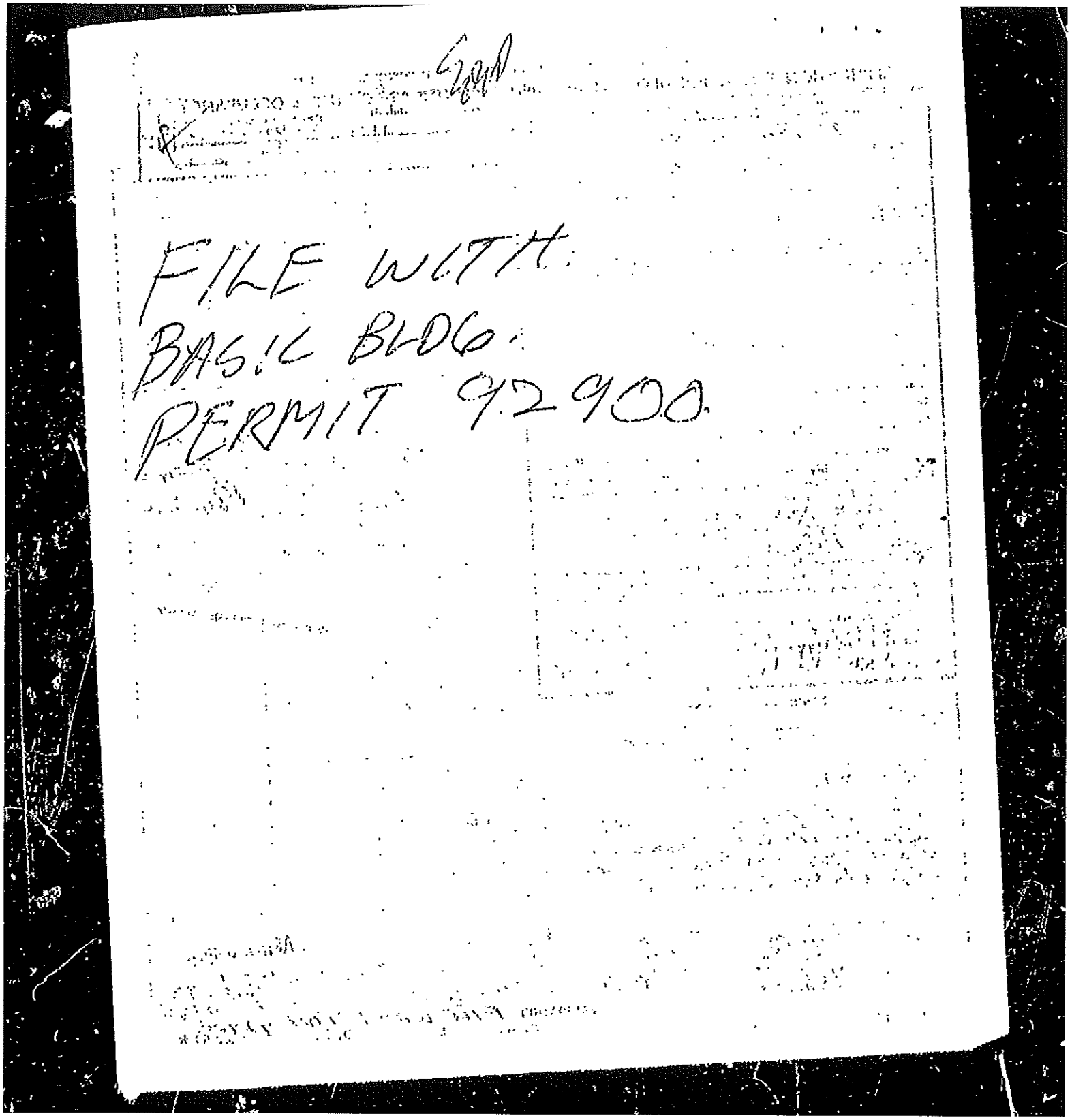
A.P. 620-211-08 DIST. NO. 5 D

ZONING APPROVED BY: [signature] DATE: 3-26-75

VALIDATION: FILE WITH PERMIT

5 MAR 26'75 27,501 8.00 1 3.00 ±1.00 *

CASHIER DATE PERMIT NO FEE TYPE FEE CODE PLAN CHECK TOTAL


FILE WITH
BASIC BLDG.
PERMIT 92900.

Applicant to fill in all spaces except those within heavy border lines and sign all appropriate declarations.

CITY OF LAGUNA HILLS CONSTRUCTION PERMIT

Project Address 25758 La Paz Rd
Project / Business Name 7-11 Store
Owner's Name Southland Corp Phone (714) 455-2933
Address P.O. Box 2245, Brea, Ca. Zip 92621
Arch. / Eng. Benjamin Stowers License No. C-25159 4
Address 336 S. West St. S.L.C. UT. 84125 Phone (801) 363-5900
Contractor's Name Young Electric Sign Co Phone (909) 923-2668
Address (mailing) 1411 E. Philadelphia St
City Ontario, Ca Zip 91761

LICENSED CONTRACTOR DECLARATION
I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class and Number C-10-652155 Exp. Date 8-31-96
Date 12/12/94 Signature Tom Young

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.)
Policy no 47P-0000007 Company State Fund
☐ Certified copy is hereby furnished. Expiration Date 4-1-95
☒ Certified copy is filed with the City Building Division.
Date 12/12/94 Signature Tom Young

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION
(This section need not be completed if the permit is for two hundred ($200) or less).
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California
Date _____ Signature _____
NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 Civ. C.)
Lender's Name _____
Lender's Address _____

OWNER BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professional Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).
☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself / herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale)
☐ I, as owner of the property am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor (s) license pursuant to the Contractor's License Law). I am aware that proof of their Worker's Compensation insurance should be provided to me.
☐ I am exempt under Section _____ B & P.C. for this reason
Date _____ Owner _____
I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and allow the above-mentioned property for inspection purposes.
Signature Tom Young Date 12/12/94
Driver's License or SS# H0186507

PER. # 4059 | TRACT NO. 37-3 | LOT NO. | UNIT NO.

TYPE OF WORK ☒ NEW ☒ ADDITION ☐ ALTER ☐ REPAIR ☐ DEMOLISH
DESCRIPTION OF WORK / USE OF BLDG (2) parking light poles
(18) Building Fixtures - Illuminated under canopy
TYPE OF PERMIT ☒ FOUNDATION ☐ STRUCTURAL ☐ POOL / SPA ☐ SIGN
☒ ELECTRICAL ☐ PLUMBING ☐ MECHANICAL ☐ OTHER _____
PROJECT DESCRIPTION SQ. FT. 2400 OCCUPANCY _____
SQ. FT. _____ OCCUPANCY _____
NO. OF STORIES 1 VALUATION $ 7050 00
CONST. TYPE _____ SPRINKLED _____ CODE YR. _____

HAZMAT YES ___ NO ___ INDICATE IF THE INTENDED OCCUPANCY WILL USE CHEMICALS INITIALING YES ACKNOWLEDGES THAT H&S CODE SECTIONS 25505, 25533 AND 25534 AS WELL AS FILING DIRECTIONS WERE MADE AVAILABLE TO YOU.

Remarks:

PLUMBING				FEES
	Bar Sink		Showers	
	Backflow Preventer		Service Sink	
	Backflow Irrigation		Sewer Cap	
	Bathtubs		Sewer Connection	
	Clarifiers		Solar Collectors	
	Dishwasher		Solar Piping	
	Drinking Fountains		Solar Tank	
	Floor Drains		Swimming Pool w/Spa	
	Floor Sinks		Urinal	
	Gas Service Outlets		Water Closer	
	Interceptors		Water Heater	
	Kitchen Sink		Water Service	
	Lavatories		Underground Gas	
	P – Trap			
	Roof Drains			
	Reinspection Fee		Issue Fee	

MECHANICAL				FEES
	Boiler		Hood or Canopy Type I ☐ Type II ☐	
	Duct - Under Ground			
	Duct - Structural		Refrigeration System	
	Duct - Ventilating		☐ 0-100,000 BTU ☐ 100,000 BTU	
	Exhaust System ☐ Multiple ☐		System Repair / Alteration	
	Firepl/Fact. Bit ICBO #		Wall Furnace	
	Heating System & Ducting			
	☐ 0-100,000 BTU ☐ 100,000 BTU			
	Reinspection Fee		Issue Fee	

PERMIT WILL EXPIRE IF INSPECTIONS ARE NOT SCHEDULED EVERY 180 DAYS.

PLANNING REQUIREMENTS
NO. OF BLDGS _____ NO. OF UNITS _____
PLANNING AREA _____
CENSUS TRACT _____
USE CODE PC - MISSIONS (SR)
PLANNING REFERENCE # UP 81-38P, VS618, UV5860
ASSESSOR PARCEL # 620-211-09

PLAN CHECK #

ELECTRICAL					FEES
	Automatic Washer			Transformer ☐ 15 - 50 KW ☐ 50 + KW	
	Construction Pole Sub.				
	Cooking Unit			Meter ☐ up to 100 amps	
	Dishwasher			Meter ☐ over 100 amps	
	Dryers ☐ Gas ☐ Electric			Sub Panel	
	Fan			Motors ☐ 0 - 1 HP ☐ 1 1/2 - 8	
	F A U			Inc. Solar ☐ 9 - 15 HP ☐ 16 - 15 +	
18	Fixtures	19	80	Microwave	
	Device Boxes	2		Pole Light	22 20
	Outlets			Range	
	Switches			Sign	
	Garbage Disposal			Standing Sections	
	Generator ☐ 0-5 KW ☐ 5-15 KW			Trash Compactor	
				Time Clock	
				Temp. Power Pole	
	Reinspection Fee			Issue Fee	

DEVELOPMENT SERVICES REQUIREMENTS:
Zoning Approved By _____ Date _____
Building Approved By _____ Date _____
Application Issued By _____ Date 12-12-94

SUMMARY OF FEES

BUILDING PERMIT	$ _____	SMIP	$ _____
PLAN CHECK	$ _____	PERMIT ISSUANCE	$ 15 00
PLUMBING	$ _____	PLANNING P. C.	$ _____
PLAN CHECK	$ _____	GRADING	$ _____
ELECTRICAL	$ 42 00	MICROFILM	$ 3 00
PLAN CHECK	$ 27 30		
MECHANICAL	$ _____		
PLAN CHECK	$ _____	TOTAL FEE	$ 87 30

White — Building Canary — Assessor Pink — Accounting Goldenrod — Applicant Refundable Bond / Deposit $ _____ Receipt # 4574

CONSTRUCTION AND PLANNING APPROVALS Permit # _____	Date	Inspector
1. Temporary Electrical Service or Pole		
2. Soil Pipe — Underground		
3. Water Pipe — Underground		
4. Electrical Conduit — Underground		
5. Electrical Ufer Ground		
6. Gas Line Underground & Test		
7. Footings & Steel (2)	2-2-95	BJ
8. Foundation — Slab on Grade		
9. Steel Reinforcement		
10. Pre-Grout		
11. Structural Floor System		
12. Property Sewer Line & House Connection		
13. Roof Drains & Overflows		
14. Rough Plumbing		
15. Rough Electrical Conduit		
16. Rough Electric Wiring		
17. Rough Wiring Sign		
18. Rough Electrical – T-Bar Ceiling		
19. Rough Heating & Air Conditioning		
20. Rough Factory Fireplace		
21. Ducts, Ventilating		
22. Fire Dampers		
23. Gas Pipe — Rough		
24. Gas Pipe — Test		
25. Roof Sheathing		
26. Roof Framing		
27. Shear Walls		
28. Frame and Flashing		
29. T-Bar Ceiling		
30. Lathing & Siding		
31. Insulation		
32. Drywall Nailing		
33. Electrical Power Meter — Final		
34. Final Electric	6/13/95	DP
35. Final Sign		
36. Hood or Canopy		
37. Final Factory Fireplace		
38. Final Heating & Air Conditioning		
39. Final Plumbing		
40. Water Service Final		
41. Gas Final Including Connectors		
42. Backflow Preventer		
43. Backflow Irrigation		
44. Solar Domestic — Final		
45. Re-Roof Final		
46. Retaining Wall Final		
47. Handicap Regulations		
48. FINAL STRUCTURE & BUILDING		
49. Electric Release		
50. Gas Release		
51. CERTIFICATE OF OCCUPANCY No _____ Date _____		

POOL / SPA APPROVALS Permit # _____	Date	Inspector
52. Pool & Equipment Location		
53. Steel Reinforcement		
54. Electrical Bonding		
55. Rough Plumbing & Pressure Test		
56. APPROVAL TO COVER — GUNITE		
57. Electrical Conduit — Underground		
58. Gas Pipe, ☐ Underground, Test		
59. Backwash Lines, P-Trap, ☐ Underground		
60. Backwash & Receptor — Final		
61. Heater & Vent — Final		
62. Plumbing System — Final		
63. Electrical — Final		
64. Solar System — Final		
65. Fencing & Access Approval		
66. APPROVED FOR PLASTERING		
67. POOL / SPA SYSTEMS FINAL		
FIRE DEPT. REQUIREMENT APPROVALS Permit # _____		
68. Underground Hydro		
69. Product Piping ☐ Gas ☐ Oil		
70. Underground Flush		
71. Underground Storage Tank ☐ Gas ☐ Oil		
72. Overhead Hydro		
73. Dry Chemical		
74. Dry Standpipe		
75. FIXED SYSTEM FINAL		
76. FIRE PREVENTION FINAL		
NOTES		

City of Laguna Hills

LA-A-120

REGIONAL OFFICE	NON-RESIDENTIAL BUILDING PERMIT	*CENTRAL OFFICE
22921 TRITON WAY LAGUNA HILLS, CA 92633 (714) 472-7979	COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY REGULATION	12 CIVIC CENTER PLAZA SANTA ANA, CA 92702-4048 (714) 834-2626

PERMIT NUMBER:NR9202240009 ISSUE DATE:02/24/92

This Permit shall become void if work is not commenced within 180 days of issuance.

JOB ADDRESS:25758 LA PAZ RD LAGH COUNTY AREA:

NEAREST CROSS STREETS: **MCKENZIE**

APPLICANTS NAME: **THOMPSON, JOHN P TR** PERMITTEE NAME: **PETRONELLA ROOFING**

ADDRESS: RELATED PERMIT:

PHONE: - - TYPE OF PROJECT:

WORK AUTHORIZED: CODE YEAR: **0** PROJ/APPL:

PRESENT USE: **COMML BUILDING**

SCOPE OF WORK: **REROOF**

CT: APN: **620 211 09** SUPER. DIST.: **5** FLOOD PLAIN NO.: CLIMATE ZONE:

ZONE:**NC** **TOWN 7 RANGE 8 SECT 2**

LOT NOS.:

OWNER: **THOMPSON, JOHN P TR**

ADDRESS:

PHONE: - -

------ :

ADDRESS:

LICENSE NO.: PHONE: - -

------ :

ADDRESS:

LICENSE NO.: PHONE: - -

OCC CLASS	TYPE CONST	USE/OCCUPANCY	SIZE SQ. FT.
B2	05 BUILT-UP	REROOF	800

TOTAL VALUATION: **640.00**

STRUC HEIGHT: .00 NBR OF STORIES: 0

NBR OF FAMILIES: 0 (FOR NEW PERMITS ONLY)

GRADING PMT. REQUIRED: ROUGH GRADING REL.:

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR:PETRONELLA ROOFI LIC NO:460707 LIC CL:C-39

ADDRESS:2626 NEWPORT BLVD. COSTA MESA, CA 92626

PHONE:7145481645 DATE: 2-24-92 CONTRACTOR: [signature]

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)

LENDERS NAME: ADDRESS:

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

__ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

__ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

__ I am exempt under Sec. , B&PC for this reason

DATE: OWNER:

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.

COMPANY:STATE FUND POLICY NO:1079987 DATE EXP:07/01/92

DATE:2-24-92 APPL/PERMT: [signature] VER BY:

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if permit for $100 or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of CA.

DATE: APPL/PERMT:

NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Workers' Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

DATE:2-24-92 APPL/PERMT:

APPL/PERMT AGENTS NAME: [signature]

ZONING INFORMATION

C/L STREET SETBACK:

FRONT P/L SETBACK: EAVE PROJ:

SIDE YARD RIGHT: EAVE PROJ:

SIDE YARD LEFT: EAVE PROJ:

REAR YARD (TO P/L): EAVE PROJ:

REQ'D PARKING SPACES OPEN: 0 COVERED: 0

ZONING APPROVED BY: **REG** DATE: **02/24/92**

FEE INFORMATION

DESCRIPTION	QUANTITY	AMOUNT
PERMIT ISSUANCE		15.00
NON RESID PLAN CHECK	640.00	14.00
NON RESID PERMIT	640.00	21.00
TOTAL FEES:		50.00
CRTA:		287196

OCT - 7 1992

REMARKS:

APPROVED BY: **WDA** PLN CKR: **OVER-THE-COUNTER PLA**

INSPECTION RECORDS

TYPE INSPECTION APPROVALS	DATE	APRV. INSPR'S SIG.	REMARKS
FOUNDATION LOCATION			
SLAB REINF MEMB.			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF SHEATING	2-27-92	L Priegel	
ROOF FRAMING			
FRAMING			
INSULATION SOUND/ENERGY			
LATH EXTERIOR			
LATH OR DRYWALL INT			
PLASTER BROWN COAT			

CITY OF LAGUNA HILLS

Development Services

CERTIFICATE OF OCCUPANCY APPLICATION

Applicant Information

Business Name 7-ELEVEN # 13801 Business Phone 949-855-6611

Business Address 25758 La Paz Rd. Laguna Hills, CA. 92653

Business Fax N/A Business e-mail N/A

Business Contact (Owner/Manager – circle one)..... Shiv Jet S. Atwal

Emergency Contact/Phone..... 714-529-7711

Type of Business (Detailed Description)..... Convience Store

Number of employees 3 Type of Use (Office, Retail, or Industrial) Retail

Total Square Feet _____ (sf) office _____ (sf) warehouse _____ (sf) manufacturing _____ (sf)

Hours of Operation (Specify days and a.m./p.m.)..... 7 days – 24 Hours

State Sales Tax No. SREAA97199725 Social Security No. 611-22-1836

State Employer ID (SEIN) 438-2921-7 Federal Employer ID (FEIN) 33-0788938

Print Name (authorized rep) Art Alvarez **Signature** Art Alvarez

PROPERTY MANAGER/LEASING AGENT INFORMATION (if Owner of property, check here ☐)

Property Manager/ Leasing Agent Information (circle one)

Company..... _____

Address..... _____

Contact..... _____

Phone and Fax..... _____

STAFF USE ONLY (BELOW THIS LINE)

Building Permit # 10855 Parking Required _____ File # 25

Develop\Planning Forms and Applications\Certificate of Occupancy.doc

Date/Company 11/16/99 7-Eleven

Address 25758 La Paz Rd.

X 25250 LA PAZ

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92633
(714) 472-7979

NON-RESIDENTIAL BUILDING PERMIT

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
(714) 834-2626

PERMIT NUMBER:NR9104030004 ISSUE DATE:04/03/91

This Permit shall become void if work is not commenced within 180 days of issuance.

JOB ADDRESS:25260 LA PAZ, N-O COUNTY AREA:
NEAREST CROSS STREETS: 5 FWY
APPLICANTS NAME: THARP, ROSS G
ADDRESS:
PHONE: - -
PERMITTEE NAME:
RELATED PERMIT:
TYPE OF PROJECT:
CODE YEAR:1988 PROJ/APPL:
WORK AUTHORIZED:
PRESENT USE: BASIC BLDG
SCOPE OF WORK: REROOF
CT: APN: 620 211 18 SUPER. DIST.: 5 FLOOD PLAIN NO.: CLIMATE ZONE:
ZONE:NC PARCEL MAP NBR 93 PARCEL NBR 50
LOT NOS.:

OWNER: THARP, ROSS G
ADDRESS:
PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

OCC CLASS	TYPE CONST	OCC CODE	USE/OCCUPANCY	SIZE SQ. FT.
B2	05	27	REROOF	3000

TOTAL VALUATION: 3,200.00

STRUC HEIGHT: .00 NBR OF STORIES: 0
NBR OF FAMILIES: 0 (FOR NEW PERMITS ONLY)
GRADING PMT. REQUIRED: ROUGH GRADING REL.:

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
CONTRACTOR:ALL-COAST ROOFIN LIC NO:598440 LIC CL:C-39
ADDRESS:2107 WALLACE AVE. COSTA MESA, CA 92627
PHONE:7146502244 DATE:_____ CONTRACTOR:_____

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)
LENDERS NAME:_____ ADDRESS:_____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
__ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
__ I, as owner of the property, am exclusively contracting with licensed contractors to construct this project.
__ I am exempt under Sec._____, B&PC for this reason

DATE:_____ Owner:_____

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.
COMPANY:EXP. 7/92 POL NO:_____ DATE EXP:__/__/__
DATE:_____ APPL/PERMT:_____ VER BY:_____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if permit for $100 or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of CA.
DATE:4/3/91 APPL/PERMT:_____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.
DATE:4/3/91 APPL/PERMT:_____
APPL/PERMT/AGENTS NAME:_____

ZONING INFORMATION

C/L STREET SETBACK:
FRONT P/L SETBACK: EAVE PROJ:
SIDE YARD RIGHT: EAVE PROJ:
SIDE YARD LEFT: EAVE PROJ:
REAR YARD (TO P/L): EAVE PROJ:
REQ'D PARKING SPACES OPEN: 0 COVERED: 0
ZONING APPROVED BY: LLM DATE: 04/03/91

FEE INFORMATION

DESCRIPTION	QUANTITY	AMOUNT
NON RESID PLAN CHECK	3200.00	33.25
NON RESID PERMIT	3200.00	51.10

REMARKS:

JUN 19 1991

INSPECTION RECORDS

TYPE INSPECTION APPROVALS	DATE	APRV. INSPR'S SIG.	REMARKS
FOUNDATION LOCATION			
SLAB REINF MEMB.			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF SHEATING	5-1-91	J Bright	
ROOF FRAMING			
FRAMING			
INSULATION SOUND/ENERGY			
LATH EXTERIOR			
LATH OR DRYWALL INT			
PLASTER BROWN COAT			

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

California Regional Office
26401 Cabot Road
Suite 118
Laguna Hills, CA 92653

A/E WEST CONSULTANTS INC.

ph: 949.582.6250
fx: 949.582.6252
Client Service:
1-800-488-8586

SITE ASSESSMENT QUESTIONNAIRE
For NONRESIDENTIAL PROPERTIES

To be completed by the Owner, Property Manager or major User knowledgeable about the subject site.

Site Name: Mission Hills Plaza

Site Address: 25260 La Paz Rd. Laguna Hills - 92653

Date Provided: 3-25-11 A/E West Comm. No.

It is important that the following Questionnaire be completed in its entirety. Please do not leave any question unanswered. If a question is not applicable to the site, answer *NA*. Where specific information is not requested, or a "yes" or "no" is indicated, please place an "x" next to the choice.

Key Personnel

Position	Name	Telephone Number	Years at Site
Owner			
Property Manager	Phil Eastman	858-472-5342	1½
Building/Maintenance Engineer			
Other			

Documents Reviewed
Indicate the availability of the documents listed by placing an "x" in the appropriate column:

Document	Attached to Questionnaire	Submitted Separately	Not Available
Site plans/unit plans			x
Construction Drawings/Specifications			x
Soils/Geographical/Foundation Reports			x
Building addresses	x		
Rent roll with net tenant areas/breakdown	x		
Maintenance work orders within the last 12 months			x
Original building shell building permit(s)			x
Certificate(s) of Occupancy/Completion			x
Health Department permits (food service, pools, etc.)			x
Seismic Evaluation Reports			x
Appraisal(s)			x
Environmental Site Assessments			x
HVAC balancing reports; Eddy Current Surveys			x
Electrical thermograph reports			x
ADA Compliance Surveys/Barrier Removal Plans			x

Building Description (for each building)

Address/Number	Square Footage	Year Built	No. of Floors	No. of Elevators	Number of Tenants
See Rent Roll					

Please use additional pages as necessary to include all buildings.
***If a rent roll is not available, please list each tenant with suite number, nature of the business and net rentable area of each tenant space on a separate paper.**

California Regional Office
25401 Cabot Road
Suite 118
Laguna Hills, CA 92653

A/E WEST CONSULTANTS INC.

ph: 949.502.6250
fx: 949.502.6252
Client Service:
1-800-488-8586

Site Data and History

Legal Description (may be attached): See attached

Lot No.: Tract No.: Block:

Assessor's Parcel No. (from tax records):

Site Area: acres square feet

Property Purchase Date (current Owner): Unknown

Building Construction Start Date/Year: Unknown Final:

Building Remodeling/Addition Dates: Unknown

Fire Damage Repair, Demolition, Major Construction Activity: None Yes No

Description:

Parking Total: See attached

Standard Spaces: Compact Spaces: Disabled Spaces:

Parking Allocation: Open Carport: Garage: Structure:

Paving: Asphalt: Concrete: Other:

Utility Service Providers:

Storm Sewer Service Provider:

Sanitary Sewer Service Provider:

Domestic Water Service Provider:

Reclaimed Water: Yes No

Natural Gas Service Provider: SDGE

Natural Gas Meter Location(s): Rear of bldg.

Electric Service Provider: SDGE

Electrical Transformer Type: Pole-Mounted Pad-Mounted Vault

Electrical Transformer Location: Unknown

Trash Disposal Service Provider: CR & R WASTE

Exterior Lighting

Fixture Type

Type: Pole-mounted: Unknown Building-mounted:

Controller(s): Photo Cell: Timer:

Landscaping

Irrigation: Manual: Automatic: X

Building Data

Total Building Area: See Rent Roll.

Gross Building Area: sf: Net Building Area: sf

Net Rentable Building Area: sf

Current Occupancy: % Vacant Area: sf

Unfinished Areas: Yes No Area: sf

Location(s):

Roof Access: Yes No Type:

Location(s):

Heating System(s): *(Describe type of system or equipment)*
A variety of PACKAGE UNITS

Serviced by: Owner / Maintenance Staff / Vendor

System last repaired/major equipment replaced (year):

Scope of Repair/Replacement Work:

Plumbing System: Water Supply Piping: Copper Lead Other

Hot Water Supply: Water Heater(s) No. Capacity: gallons

Boiler(s): Storage Tanks No. Capacity gallons UNKNOWN

Heating: Gas Electric Other

Electrical: Wiring: Copper Aluminum Other

Tenant Spaces Metered: Individually Master Metered Central Plant

Other:

Fire Alarm/Life Safety:

Alarm System: UNKNOWN Yes No

Audio Alarms: Visual Alarms: Monitored Off Site:

Monitoring Vendor:

Fire Suppression System: Yes No

Areas served: 5-Year Certification Date:

Emergency generator: Yes No

Emergency Lighting Provided: Yes No

Exit Signage: Battery-Powered Hard-wired Illuminated

Disabled Access:

Total No. of Disabled Parking Spaces:

Type: Open Covered

Access to Building Entries: Ramps Lifts Elevators

Path(s) of travel from Designated Parking Spaces to Building Entries:

Toilet Rooms Improved to Current ADA Standards Yes (No)

Completed (month/year):

Maintenance Service Vendors

Indicate maintenance provider, and, if provided by a contractor or vendor, indicated name and telephone number.

Provider (Property Manager / Owner / Contract / Staff)	Type	Contractor/Vendor Telephone Number	Frequency (No. x Day / Week / Month / Year)
PM	Pest Control	WESTERN GOLF - 760.438.5141	
PM	Trash Disposal	CISCO R - 877.728.0946	
PM	Landscaping	LANDSCAPE ONE - 760.420.6357	
PM	Parking/walkway Sweeping	JEFFORIANTE - 949-292-7830	
N/A	Swimming Pool		
PM	Roofing	SYLVESTER ROOFING 760 743-0048	
PM	Janitorial	" " 949-292-7830	

California Regional Office
25401 Cabot Road
Suite 118
Laguna Hills, CA 92653

A/E WEST CONSULTANTS INC.

ph: 949.502.6250
fx: 949.502.6252
Client Service:
1-800-483-8586

	Heating/Cooling	Xtreme - 760-438-7676	
	Electrical	N/A	
	Elevators	N/A	
	Fire System	N/A	
	Tenant turnover	N/A	
	Windows	N/A	

Repairs or Replacements

Indicate the most current repairs or replacements of the following items; where partial repairs or replacements have occurred, list all such work and the portions replaced or repaired.

Item	Date	Scope of Work
Paving		Unknown
Landscape/Irrigation		none
Exterior Finish		none
Roofing		none
Heating/Cooling		none
Water Heaters		none
Boilers		none
Flooring		none
Appliances		none
Elevators		none

Environmental Site Conditions

Do any of the following specific conditions exist on site? If Yes, please describe the condition.

Type	Yes	No	If Yes, Describe Location and Identify
Landfill, Dump Area, Junkyard		X	
Surface Impoundment or Retention Ponds		X	
Asbestos Containing Materials			Unknown
Asbestos O&M Plan			N/A
Polychlorinated Biphneyls (PCBs)			Unknown
Radon			Unknown
Lead-based Paint (LBP)			Unknown
Mold			" "
Aboveground or Underground Storage Tank(s) (including septic)			N/A
Dry Cleaning	X		
Container/Drum Storage Area(s)		X	
Surface Staining		X	
Wetlands		X	
Flood Zone or Areas Subject to Flooding		X	
Wells (on-site monitoring, water supply, or injection)		X	
Incinerator or Open Burning		X	

Has any environmental work or reporting been conducted at the subject site? Yes (No)

Type of activity?

Date: By:

Environmental work or reporting been conducted at neighboring properties? Yes No

Type of Activity: Unknown

Date: Address:

Demolition or construction activity required prior to the construction of the current improvements? Yes No

If Yes, date and describe:

Is there any past existence or operation of any underground storage tanks or aboveground storage tanks on the subject site? Yes No
If yes please complete the following table: UNKNOWN

UST/AST Information

Material Stored	Size	Age	Leak Detection	Corrosion Protection	Overfill Prevention

Is there any past existence or operation of an emergency electrical generator and/or fire pump on the subject site? UNKNOWN Yes No

Fuel Type?

Describe fuel storage and location:

Is there any past existence or operation of automotive fueling, servicing, repairing, painting, or washing activities on the subject site? Yes No
Describe operations and disposition of waste products: UNKNOWN

Is there any past existence or operation of hydraulically operated elevators, automobile hoists, or truck dock levelers on the subject site? Yes No
Describe location: UNKNOWN

Does the current Owner/Occupant discharge wastewater (including storm water, process and nonprocess water, or sanitary waste? Yes No
If yes, identify what is released and quantities: UNKNOWN

Waste water treatment?	Yes	No
Waste disposal operations?	Yes	No

Have any historic operations on the subject site involved the generation, manufacture, processing, transportation, treatment, storage, or handling of any of the following?

Petroleum products (fuels, solvents, waste oils, etc.) UNKNOWN	Yes	No
Asbestos	Yes	No
Lead-based Paint	Yes	No
Hazardous Materials	Yes	No
Biohazardous Materials	Yes	No
Polychlorinated Biphenyls (PCBs)	Yes	No

If Yes, describe the operations:

Has the Owner of the property taken any of the following actions relative to the subject site? UNKNOWN

Prepared a Chemical Safety Contingency Plan	Yes	No
Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1986	Yes	No
Filed a Toxic Chemical Release Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1986	Yes	No
Maintained Material Safety Data Sheets (MSDS) on site	Yes	No
Prepared a Spill Prevention Control and Countermeasure (SPCC) plan	Yes	No
Conducted leak testing of storage tank piping and piping systems	Yes	No

If yes, to any of the questions above, please include copies of the applicable documents.

Has the Owner or operator of any facility on the subject site or the subject site itself been the subject of any of the following state or federal governmental actions? Unknown

Written notification regarding known, suspected or alleged contamination on or emanating from the subject site	Yes	No
Environmental enforcement case or lawsuit	Yes	No
Environmental Notice of Violation for any activities	Yes	No
Named as a Potentially Responsible Party (PRP) or Responsible Party in any environmental action	Yes	No

If yes, to any of the questions above, please include documentation of the action and its resolution.

Has any situation occurred at this site or neighboring sites that resulted in a reportable "release" of any hazardous substances or petroleum as required under state or federal laws? Unknown Yes No
If Yes, please describe:

Have any hazardous substances or petroleum come into direct contact with the ground, ground water or surface water at this site? Unknown Yes No
If Yes, please describe:

If the answers to questions above are "Yes" have any of the following actions or events been associated with a release on the subject site or neighboring sites?

Removal or treatment of materials including soils, pavement, or other surficial materials	Yes	No
Designation, by the State or Federal EPA of the release as "significant"	Yes	No
Sampling and analysis of soils, ground water or surface water	Yes	No
Temporary or more long-term monitoring of ground water at or near the site	Yes	No
Impaired usage of an on-site or nearby water well	Yes	No
Fumes from subsurface storm drains, sumps, or inside basements, etc.	Yes	No
Unusual stains, or damaged vegetation, or substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site	Yes	No
Environmental variances granted by a state or federal regulatory agency	Yes	No
Water damage, mold growth, and/or complaints about indoor air quality?	Yes	No

User Declaration in accordance with the *ASTM Standard Practice for Environmental Site Assessments*, E-1527-05

Please answer the following questions that to the best of your knowledge as the User/Owner of the subject property:

I am (aware) (not aware) *[cross out the phrase not applicable]* **of any environmental liens currently recorded against this property.**
[If there are environmental liens currently recorded against this property, please include the lien documents with this questionnaire.]

I (have) (have no) *[cross out the phrase not applicable]* **specialized knowledge or experience relative to the subject property or surrounding properties, with the exception that I have managed the property or the past** *[insert number]* **years.**
[If you have specialized knowledge of the property due to work or other affiliation, please include your role and job title.]

I (have) (have no) *[cross out the phrase not applicable]* no other information regarding past uses, specific chemicals or other reasonably ascertainable information in association with the subject property, other than that indicated in this Site Assessment Questionnaire I have completed.
[If completed by another entity other than the Owner, Property Manager or User, please specify your relationship to the subject property and indicate that, to the best of your knowledge the Owner or User is also not aware of these items.]

I (have) (have no) *[cross out the phrase not applicable]* knowledge or experience regarding obvious indicators or contamination at the subject property.

Please sign, print your name and title, affiliation (company name) and date when completed.

Signed: _____ Date: 3.29.2011

Name: Phil Laymon Title: V.P.

Company: Boardwalk Pav. Trlr

When completed, please return the completed questionnaire as soon as possible by facsimile, email or next-day delivery to:

a/e west consultants inc.
25401 Cabot Road
Suite 118
Laguna Hills, CA 92653
fx: 949.582.6252
email: kledermann@ae-west.com

TENANT LIST

ADDRESS	TENANT	SQUARE FEET
25260-A	Kappo Hana	1200
25260-B	Heidelberg Bakery	1800
25260-C	Haircrafters	1200
25260-D	Awakenings	2000
25260-E	Vacant	1140
25260-F	La Paz Acupuncture	1140
25260-G	Curves for Women	1200
25260-H	Prime Spa	1200
25260-I	Package People	1200
25260-J, K	Vacancy	2917 divisible
25260-L	Vacancy	1865
25260-M	OC Cleaners	1918
First Floor totals:		18780
	Common Area & Stairwell	290

ADDRESS	TENANT	SQUARE FEET
25260-Suite 1	La Paz Spa	1000
25260-Suite 2c	La Paz Spa	144
25260-Suite 2a	Vacant	144
25260-Suite 2b	Scott Harvey	144

25260-Suite 2d	Vacant	144
25260-Suite 2e	Richard Garrison	156
25260-Suites 3A & 3B	Vacant	300
25260-3C & rooftop	Nextel of California, Inc.	256
25260-3D	Affordable Plumbing	144
25260-3E	Vacant	144
25260-4A	Doctor's Ambulance Service	500
25260-4B & rooftop	Verizon Wireless	500
Second Floor Totals		2,770
25254-Suite A	Villa Roma Argentinean & Italian Restaurant	3200
25254-Suite B	Argentinean Market & Deli	2800
Across Parking Lot Totals		6,000
TOTALS-P1		

ADDRESS	TENANT	SQUARE FEET
25732-25758	7-Eleven #13801	4458

ASBESTOS TEST RESULTS

Qualtest, Inc.
2458 Alton Parkway
Irvine, CA 92606
www.qualtestusa.com

Client: A/E West Constultants Inc.
Project ID: Mission Hills Plaza
Project contact: Ken Ledermann
Date sampled: March 17, 2011
Date received: March 21, 2011
Date characterizations completed: March 25, 2011
Date reported: March 25, 2011
QTI Report No.: 032111-04

Polarized Light Microscopy Asbestos Analysis of Bulk Material - EPA 600/R-93/116(QTI 120)

			Non-Asbestos		Asbestos
Client Sample ID	Location	Description	% Fibrous	% Non-Fibrous	% Type
ACM-14	25260-Suite E	Light brown wavy	75% cellulose	-	None detected
		Beige granular	-	25% granular	
ACM-15	25260-Suite E	Light yellow straight	100% fiberglass	-	None detected
ACM-16	25260-Suite J	Tan wavy	50% cellulose	-	None detected
		Tan granular	-	50% granular	
ACM-17	25260-Suite J	Tan wavy	2% cellulose	-	None detected
		Tan granular	-	98% granular	
ACM18	25260-Suite K	Brown wavy	5% cellulose	-	None detected
		Brown granular	-	95% granular	
ACM-19	25260-Suite K	Light brown wavy	100% vinyl	-	None detected
ACM-20	25260-Suite K	Brown granular	-	100% granular	None detected
ACM-21	25260-Suite L	Brown granular	-	100% granular	None detected

The sample(s) in this report was/were received in acceptable conditions.

Qualtest, Inc.
2458 Alton Parkway
Irvine, CA 92606
www.qualtestusa.com

Client: A/E West Constultants Inc.
Project ID: Mission Hills Plaza
Project contact: Ken Ledermann
Date sampled: March 17, 2011
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Polarized Light Microscopy Asbestos Analysis of Bulk Material - EPA 600/R-93/116(QTI 120)

			Non-Asbestos		Asbestos
Client Sample ID	Location	Description	% Fibrous	% Non-Fibrous	% Type
ACM-22	25260-south stairway	Light grey wavy	85% cellulose	-	None detected
		Tan granular	-	15% granular	
ACM-23	25260-second story roof	Black wavy	5% cellulose	-	None detected
		Black granular	-	95% granular	
ACM-24	25260-second story roof	Black wavy	5% cellulose	-	None detected
		Black granular	-	95% granular	
ACM-25	25260-first story roof	Black wavy	1% cellulose	-	None detected
		Black granular	-	99% granular	
ACM-26	25260-first story roof	Black wavy	5% cellulose	-	None detected
		Black granular	-	95% granular	
ACM-27	25260-Suite A	Light brown wavy	75% cellulose	-	None detected
		Beige granular	-	25% granular	

The sample(s) in this report was/were received in acceptable conditions.

Qualtest, Inc.
2458 Alton Parkway
Irvine, CA 92606
www.qualtestusa.com

Client: A/E West Constultants Inc.
Project ID: Mission Hills Plaza
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Polarized Light Microscopy Asbestos Analysis of Bulk Material - EPA 600/R-93/116(QTI 120)

			Non-Asbestos		Asbestos
Client Sample ID	Location	Description	% Fibrous	% Non-Fibrous	% Type
ACM-28	25260-Suite 3A	Tan wavy	2% cellulose	-	None detected
		Tan granular	-	98% granular	
ACM-29	25260-Suite 2D	Tan wavy	5% cellulose	-	None detected
		Tan granular	-	95% granular	
ACM-30	25260-Suite 2D	Tan wavy	50% cellulose	-	None detected
		Tan granular	-	50% granular	
ACM-31	25260-Suite 2 toilet room	Black wavy	5% cellulose	-	None detected
		Tan granular	-	95% granular	
ACM-32	25260-north stairway	Tan wavy	50% cellulose	-	None detected
		Tan granular	-	50% granular	

The sample(s) in this report was/were received in acceptable conditions.

Report Approved By: _____
Hsiuhui L. Su, M.Sc.
Technical Manager

Qualtest, Inc.
2458 Alton Parkway
Irvine, CA 92606
www.qualtestusa.com

Client: A/E West Constultants Inc.
Project ID: Mission Hills Plaza
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Date sampled: March 17, 2011
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Date reported: March 25, 2011
QTI Report No.: 032111-04

Polarized Light Microscopy Asbestos Analysis of Bulk Material - EPA 600/R-93/116(QTI 120)

			Non-Asbestos		Asbestos
Client Sample ID	Location	Description	% Fibrous	% Non-Fibrous	% Type
ACM-33	Villa Roma Restaurant	Black wavy	1% cellulose	-	None detected
		Black granular	-	99% granular	
ACM-34	Villa Roma Restaurant	Black wavy	5% cellulose	-	None detected
		Black granular	-	95% granular	

The sample(s) in this report was/were received in acceptable conditions.

Report Approved By: _____
Hsiuhui L. Su, M.Sc.
Technical Manager

CITY DIRECTORY ABSTRACT

PHOTOGRAPHS

1 View of La Paz Road looking west.

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2 View of La Paz Road looking east.

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3 View of McIntyre Street looking south.

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4 View of the adjoining properties north of the subject site.

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5 View of the adjoining property west of the subject site.

---

6 View of the adjoining property south of the subject site.

---

7 View of the adjoining property east of the subject site.

---

8 View of the 25254 La Paz Road tenant frontage.

---

9 View of an electric transformer at the 25254 La Paz Road building.

10 View of the roof area at the 25254 La Paz Road building.

11 View of the dining area at the 25254 La Paz Road building.

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12 View of the dining cooking area at the 25254 La Paz building.

---

13 View of a toilet room at the dining area of the 25254 La Paz Road building.

---

14 View of the deli serving and dining area at the 25254 La Paz Road building.

---

15 View of a toilet room at the deli area of the 25254 La Paz Road building.

---

16 View of the deli storage area at the 25254 La Paz Road building.

---

17 View of a the tenant frontage at the 25260 La Paz Road building..

---

18 View of an electric transformer at the 25260 La Paz Road building.

---

19 View of the dining area at 21141-21143 Hawthorne Boulevard.

---

20 View of the east roof area at the 25260 La Paz Road building.

---

21 View of the roof drainage at the 25260 La Paz Road building.

---

22 View of the roof area at the second story of the 25260 La Paz Road building.

---

23 View of the roof area at the west portion of the 25260 La Paz Road building.

---

24 View of the condensate roof drain at the 25260 La Paz Road building.

---

25 View of the dining area at Hana Sushi, tenant space A, of the 25260 La Paz Road building.

---

26 View of the cooking area at Hana Sushi, tenant space A, of the 25260 La Paz Road building.

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27 View of the serving area at Heidleberg Bakery, tenant space B, of the 25260 La Paz Road building.

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28 View of the baking and food prep area at the Heidleberg Bakery, tenant space B, of the 25260 La Paz Road building

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29 View of a toilet room at the Heidleberg Bakery, tenant space B, of the 25260 La Paz Road building.

---

30 View of the customer service area at the Haircutters, tenant space C, of the 25260 La Paz Road building.

---

31 View of the vacant tenant space E at the 25260 La Paz Road building.

---

32 View of the vacant tenant space E at the 25260 La Paz Road building.

---

33 View of the vacant tenant space J/K at the 25260 La Paz Road building.

---

34 View of a toilet room at the vacant tenant space J/K of the 25260 La Paz Road building.

---

35 View of the vinyl flooring at the janitor's room in the tenant space J/K at the 25260 La Paz Road building.

---

36 View of the vacant tenant space L at the 25260 La Paz Road building.

---

37 View of a toilet room at the vacant tenant space L of the 25260 La Paz Road building.

---

38 View of the OC Cleaners, tenant space M, at the 25260 La Paz Road building.

---

39 View of the OC Cleaners clothing prep and storage area, tenant space M, at the 25260 La Paz Road building

---

40 View of the OC Cleaners dry cleaning unit, tenant space M, at the 25260 La Paz Road building.

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41 View of the OC Cleaners clothing boiler, tenant space M, at the 25260 La Paz Road building

---

42 View of the OC Cleaners toilet room, tenant space M, at the 25260 La Paz Road building.

---

43 View of the vacant space 2D, at the 25260 La Paz Road building

---

44 View of the toilet room, tenant space 2, at the 25260 La Paz Road building.

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45 View of the vacant space 3, at the 25260 La Paz Road building

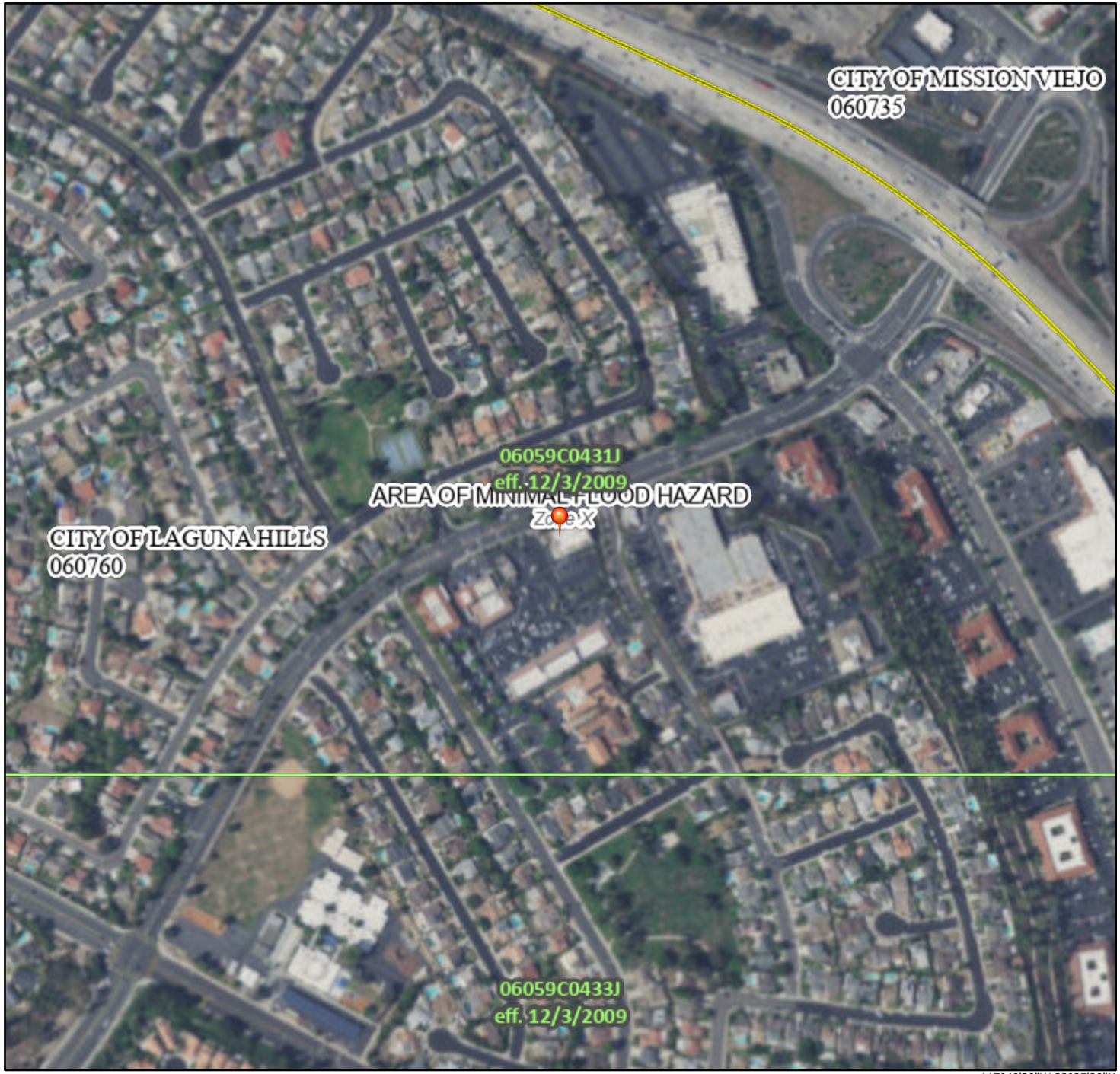
---

46 View of the vacant tenant space 3A, at the 25260 La Paz Road building.

National Flood Hazard Layer FIRMette

FEMA

117°41'7"W 33°35'59"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

117°40'30"W 33°35'29"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

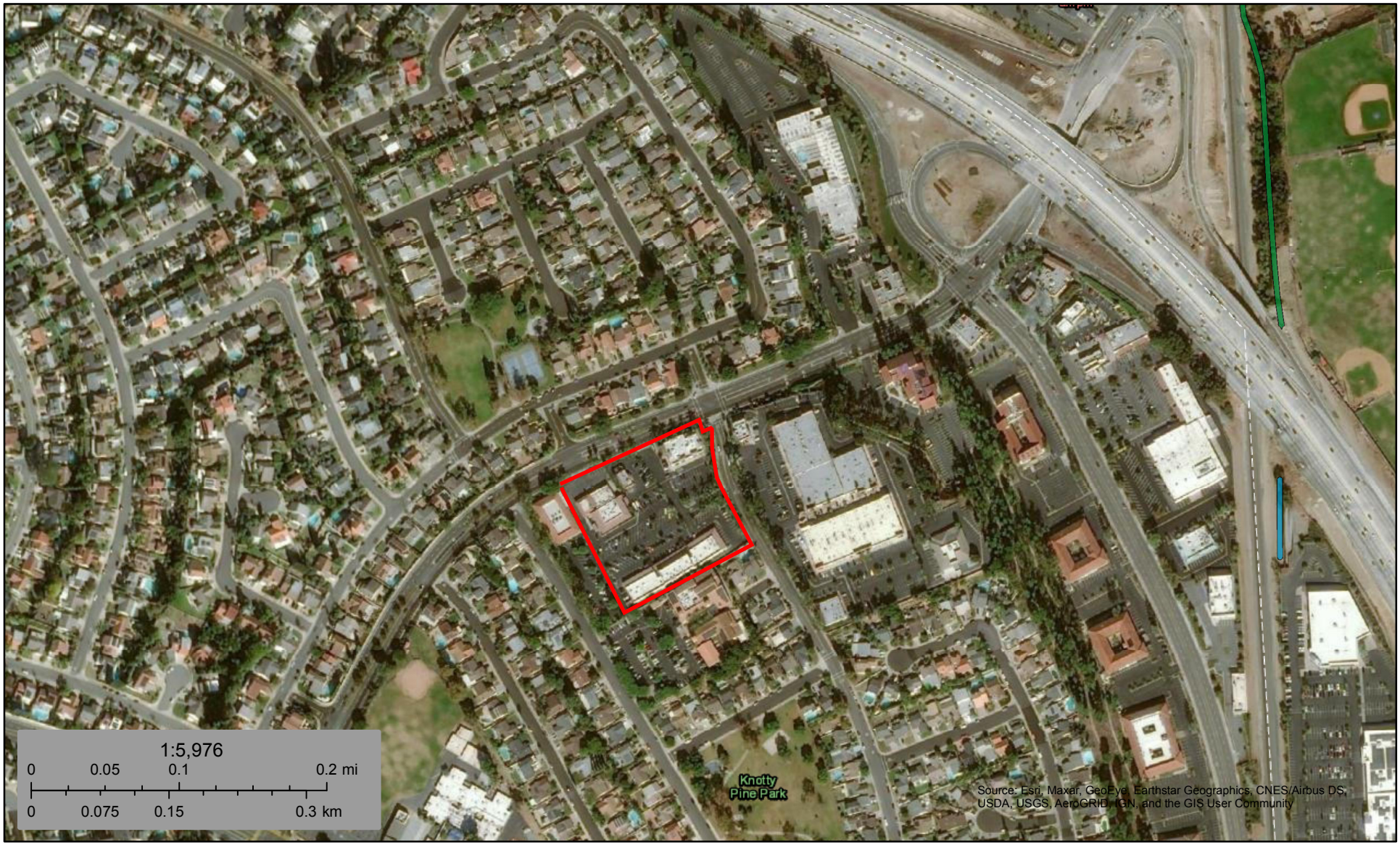
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2021 at 2:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands Map, La Paz Village



December 4, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX 4

Regulatory Database Report

25250 LA Paz Road
25250 LA Paz Road
Laguna Hills, CA 92653

Inquiry Number: 6748531.2s
November 12, 2021

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Detail Map	3
Map Findings Summary	4
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Orphan Summary	234
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GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
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Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-14
Physical Setting Source Map Findings	A-16
Physical Setting Source Records Searched	PSGR-1

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 (E 1527-13), 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

25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

COORDINATES

Latitude (North):	33.5954600 - 33° 35' 43.65''
Longitude (West):	117.6799600 - 117° 40' 47.85''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	436909.1
UTM Y (Meters):	3717317.0
Elevation:	472 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5641316 SAN JUAN CAPISTRANO, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140603
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SUPER CLEANERS	25260 LA PAZ RD	DRYCLEANERS	Higher	28, 0.005, SSW
A2	YES CLEANERS	25260 E LAPAZ RD	DRYCLEANERS	Higher	28, 0.005, SSW
A3	LA PAZ CLEANERS	25260 LAPAZ RD	DRYCLEANERS	Higher	28, 0.005, SSW
A4	LA PAZ CLEANERS	25260 LA PAZ RD SUIT	DRYCLEANERS	Higher	28, 0.005, SSW
A5	YES CLEANERS, MAHESH	25260 E LA PAZ RD UN	DRYCLEANERS	Higher	28, 0.005, SSW
A6	LA PAZ CLEANERS	25260 E LA PAZ RD	EDR Hist Cleaner	Higher	28, 0.005, SSW
A7	OC CLEANERS, TATYOS	25260 E LA PAZ RD UN	DRYCLEANERS	Higher	28, 0.005, SSW
A8	BOARDWALK DEVELOPMEN	25260 EAST LA PAZ RO	CPS-SLIC, DRYCLEANERS	Higher	28, 0.005, SSW
A9	OC CLEANERS, BABAK N	25260 E LA PAZ RD UN	DRYCLEANERS	Higher	28, 0.005, SSW
A10	OC CLEANERS, Q CLEAN	25260 E LA PAZ RD UN	DRYCLEANERS	Higher	28, 0.005, SSW
B11	LA PAZ CLEANERS	25265 LA PAZ RD SUIT	DRYCLEANERS	Higher	59, 0.011, WNW
B12	RICHARD SARNER	25216 PIKE RD	RCRA NonGen / NLR	Lower	153, 0.029, NNW
B13	RICHARD SARNER	25216 PIKE RD	RCRA NonGen / NLR	Lower	153, 0.029, NNW
C14	ACE CLEANERS.	25292 MCINTYRE ST	DRYCLEANERS	Lower	301, 0.057, SE
C15	ACE CLEANERS	25292 MCINTYRE ST	DRYCLEANERS	Lower	301, 0.057, SE
C16	TROPICAL DEN CLEANER	25292 MCINTYRE ST	EDR Hist Cleaner	Lower	301, 0.057, SE
C17	ROYALE CLEANERS	25292 MCINTYRE ST SU	DRYCLEANERS	Lower	301, 0.057, SE
C18	ROYALE CLEANERS	25292 MCINTYRE ST ST	DRYCLEANERS	Lower	301, 0.057, SE
D19	RAFAEL ENRIQUEZ	25362 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	339, 0.064, SW
20	AZAM RASHID	25261 PIKE ROAD	RCRA NonGen / NLR	Lower	339, 0.064, West
E21	STANLEY KOMATSU	25412 CHAMPLAIN RD	RCRA NonGen / NLR	Higher	461, 0.087, SSW
D22	DANIEL & LAURA MOORE	25361 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	469, 0.089, SW
D23	JOHN SHADWICK	25371 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	471, 0.089, SW
24	BILL POWER	25152 MODOC DR	RCRA NonGen / NLR	Higher	517, 0.098, North
E25	JORDAN TERRONES	25401 MACKENZIE ST	RCRA NonGen / NLR	Lower	518, 0.098, SSW
F26	JACOB ZIMMERMAN	25761 KNOTTY PINE RD	RCRA NonGen / NLR	Lower	547, 0.104, South
E27	CINDY NEUMANN	25411 CHAMPALIAN ROA	RCRA NonGen / NLR	Higher	556, 0.105, SW
G28	LA PAZ PROFESSIONAL	25200 LA PAZ	LUST, Cortese, HIST CORTESE, CERS	Lower	582, 0.110, ENE
G29	LA PAZ OFFICE PLAZA	25200 LA PAZ RD.	RCRA NonGen / NLR	Lower	582, 0.110, ENE
G30	LA PAZ PROFESSIONAL	25200 LA PAZ RD	UST	Lower	582, 0.110, ENE
G31	ORANGE COUNTY UROLOG	25200 LA PAZ RD STE	LUST, HAZNET, HWTS	Lower	582, 0.110, ENE
G32	LA PAZ OFFICE PLAZA	25200 LA PAZ	RCRA NonGen / NLR	Lower	582, 0.110, ENE
G33	LA PAZ OFFICE PLAZA	25200 LA PAZ RD	RCRA NonGen / NLR	Lower	582, 0.110, ENE
E34	RICHARD EVANS	25452 CHAMPLAIN RD	RCRA NonGen / NLR	Higher	676, 0.128, SSW
F35	SPENCE LEONARDO	25451 MACKENZIE ST	RCRA NonGen / NLR	Lower	711, 0.135, South
H36	BRENT DELINGER	25862 SPRUCE LN	RCRA NonGen / NLR	Lower	719, 0.136, SE
I37	ED HAMADA	25282 ORELLANO WAY	RCRA NonGen / NLR	Lower	725, 0.137, West
I38	ED HAMADA	25282 ORELLANO WAY	RCRA NonGen / NLR	Lower	725, 0.137, West
H39	BRIGID BAPTISTA	25892 SPRUCE LN	RCRA NonGen / NLR	Lower	790, 0.150, SE

MAPPED SITES SUMMARY

Target Property Address:
25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
H40	BRIGID BAPTISTA	25892 SPRUCE LANE	RCRA NonGen / NLR	Lower	790, 0.150, SE
H41	JUAN & ROSA VALENZUE	25902 SPRUCE LN	RCRA NonGen / NLR	Lower	814, 0.154, SE
J42	MICHELLE LYTLE-KNAPP	25382 OAK LEAF RD	RCRA NonGen / NLR	Higher	854, 0.162, ESE
J43	MICHELLE LYTLE-KNAPP	25382 OAK LEAF RD	RCRA NonGen / NLR	Higher	854, 0.162, ESE
44	MATHEW VAUGHAN	25182 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	879, 0.166, WNW
H45	JAVIER SANCHEZ	25891 WHITE ALDER LA	RCRA NonGen / NLR	Lower	905, 0.171, SE
J46	BRIAN GARIA	25392 OAK LEAF RD	RCRA NonGen / NLR	Lower	912, 0.173, ESE
K47	COREY HOWARD	25691 PADUA DRIVE	RCRA NonGen / NLR	Lower	980, 0.186, NNW
K48	COREY HOWARD	25691 PADUA DR	RCRA NonGen / NLR	Lower	980, 0.186, NNW
L49	JOHN SATHER	25522 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	991, 0.188, South
K50	ANTONIO MARTINEZ	25731 PADUA DR	RCRA NonGen / NLR	Lower	993, 0.188, NNW
M51	MANI ZARNEGAR DDS	25255 CABOT RD STE 1	RCRA NonGen / NLR	Lower	1001, 0.190, East
M52	JESUS SALAZAR	25255 CABOT RD	RCRA NonGen / NLR	Lower	1001, 0.190, East
N53	PAUL & GEORGIANA MAZ	25251 ORELLANO WAY	RCRA NonGen / NLR	Lower	1025, 0.194, West
O54	CHEVRON SERVICE STAT	25172 CABOT RD	LUST, Cortese, HIST CORTESE, CERS	Lower	1025, 0.194, ENE
O55	LAGUNA HILLS AUTO SP	25172 CABOT RD	RCRA NonGen / NLR	Lower	1025, 0.194, ENE
O56	PETROLINK INC CABOT	25172 CABOT RD	CERS HAZ WASTE, CA FID UST, CERS TANKS, HAZNET,...	Lower	1025, 0.194, ENE
O57	DICK PRICE CHEVRON	25172 CABOT RD	HIST UST	Lower	1025, 0.194, ENE
O58	CHEVRON NO 90991	25172 CABOT RD	RCRA-SQG	Lower	1025, 0.194, ENE
O59	CHEVRON STATION #909	25172 CABOT RD	SWEEPS UST	Lower	1025, 0.194, ENE
O60	APRO LLC DBA UNITED	25172 CABOT DR	RCRA NonGen / NLR	Lower	1025, 0.194, ENE
O61	UNITED PACIFIC 0676	25172 CABOT RD	UST	Lower	1025, 0.194, ENE
O62	90991	25172 CABOT RD	HIST UST	Lower	1025, 0.194, ENE
P63	MARY BARNASEY	25301 ORRELLANO WAY	RCRA NonGen / NLR	Lower	1029, 0.195, West
P64	ELVIRA CRUZ	25321 ORELLANO WAY	RCRA NonGen / NLR	Lower	1052, 0.199, WSW
M65	TORO JR CLEANERS	25248 CABOT RD	DRYCLEANERS, EMI	Lower	1062, 0.201, East
Q66	PAUL LAPIANA	25512 MACKENZIE ST	RCRA NonGen / NLR	Lower	1079, 0.204, South
Q67	PAUL LAPIANA	25512 MCKENZIE	RCRA NonGen / NLR	Lower	1079, 0.204, South
M68	TORO CLEANERS	25250 CABOT RD	RCRA NonGen / NLR	Lower	1103, 0.209, East
M69	TORO CLEANERS	25250 CABOT RD	DRYCLEANERS, HWTS	Lower	1103, 0.209, East
M70	TORO CLEANERS	25250 CABOT RD	CERS HAZ WASTE, DRYCLEANERS, CERS, HWTS	Lower	1103, 0.209, East
Q71	BRAD BUKANT	25511 FIR LANE	RCRA NonGen / NLR	Lower	1107, 0.210, SSE
R72	SYLVIA AND PAUL RODR	25442 OAK LEAF RD	RCRA NonGen / NLR	Lower	1127, 0.213, ESE
R73	SYLVIA & PAUL RODRIG	25442 OAK LEAF RD	RCRA NonGen / NLR	Lower	1127, 0.213, ESE
R74	SYLVIA RODRIGUEZ	25442 OAK LEAF RD	RCRA NonGen / NLR	Lower	1127, 0.213, ESE
M75	TORO CLEANERS	24248 CABOT RD	DRYCLEANERS	Lower	1132, 0.214, East
L76	MELANIE TRUONG	25542 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	1135, 0.215, South
R77	VIRGIL GRIZZLE	25452 OAK LEAF RD	RCRA NonGen / NLR	Lower	1163, 0.220, SE
N78	RICHARD STONE	25268 DE SALLE ST	RCRA NonGen / NLR	Lower	1165, 0.221, West

MAPPED SITES SUMMARY

Target Property Address:
25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
R79	SHANNON AGUIRRE	25481 OAK LEAF RD	RCRA NonGen / NLR	Lower	1238, 0.234, SE
R80	RYAN MUNOZ	25482 OAK LEAF ROAD	RCRA NonGen / NLR	Lower	1290, 0.244, SE
81	WILSON, MARK	25118 CHAMPLAIN ROAD	RCRA NonGen / NLR	Lower	1296, 0.245, NW
82	GEORGE QUEZAZA	25902 PINEWOOD LANE	RCRA NonGen / NLR	Lower	1316, 0.249, SE
S83	ARCO SERVICE STATION	26001 LA PAZ RD	LUST, CHMIRS, Cortese, HIST CORTESE, CERS	Lower	1640, 0.311, NE
84	LA PAZ STOPPLE T PIP	LA PAZ ROAD ALONG RA	CPS-SLIC, CERS	Lower	1659, 0.314, ENE
S85	MOBIL #18-HL8	26051 LA PAZ	LUST, Cortese, HIST CORTESE, CERS	Lower	1890, 0.358, NE
S86	MOBIL #18-HL8	26051 W LA PAZ RD	LUST	Lower	1890, 0.358, NE
87	ALICIA TOWNE PLAZA	24391-24471 ALICIA P	ENVIROSTOR, VCP	Lower	5147, 0.975, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ..... Underground Storage Tank Listing
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing
VCP ..... Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
ODI ..... Open Dump Inventory
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites ..... Historical Calsites Database
SCH ..... School Property Evaluation Program

CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
PFAS	PFAS Contamination Site Location Listing

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
Orange Co. Industrial Site	List of Industrial Site Cleanups
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines

FINDS ---- Facility Index System/Facility Registry System
DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
UXO ---- Unexploded Ordnance Sites
ECHO ---- Enforcement & Compliance History Information
FUELS PROGRAM ---- EPA Fuels Program Registered Listing
CA BOND EXP. PLAN ---- Bond Expenditure Plan
CUPA Listings ---- CUPA Resources List
EMI ---- Emissions Inventory Data
ENF ---- Enforcement Action Listing
Financial Assurance ---- Financial Assurance Information Listing
HAZNET ---- Facility and Manifest Data
ICE ---- ICE
HWP ---- EnviroStor Permitted Facilities Listing
HWT ---- Registered Hazardous Waste Transporter Database
MINES ---- Mines Site Location Listing
MWMP ---- Medical Waste Management Program Listing
NPDES ---- NPDES Permits Listing
PEST LIC ---- Pesticide Regulation Licenses Listing
PROC ---- Certified Processors Database
Notify 65 ---- Proposition 65 Records
UIC ---- UIC Listing
UIC GEO ---- UIC GEO (GEOTRACKER)
WASTEWATER PITS ---- Oil Wastewater Pits Listing
WDS ---- Waste Discharge System
WIP ---- Well Investigation Program Case List
MILITARY PRIV SITES ---- MILITARY PRIV SITES (GEOTRACKER)
PROJECT ---- PROJECT (GEOTRACKER)
WDR ---- Waste Discharge Requirements Listing
CIWQS ---- California Integrated Water Quality System
CERS ---- CERS
NON-CASE INFO ---- NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS ---- OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS ---- PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT ---- SAMPLING POINT (GEOTRACKER)
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 Hist Auto ---- EDR Exclusive Historical Auto Stations

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

Federal RCRA generators list

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 09/13/2021 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON NO 90991 EPA ID:: CAP000067504	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O58	142

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/22/2021 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALICIA TOWNE PLAZA Facility Id: 60002864 Status: Active	***24391-24471 ALICIA P***	***NNW 1/2 - 1 (0.975 mi.)***	***87***	***229***

State and tribal leaking storage tank lists

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 6 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ PROFESSIONAL	***25200 LA PAZ***	***ENE 0 - 1/8 (0.110 mi.)***	***G28***	***47***
Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: LUST, Date of Government Version: 06/03/2021 Status: Completed - Case Closed Case Number: 9UT2479 Closed Date: 6/16/93 Status: Case Closed Global Id: T0605902485				
ORANGE COUNTY UROLOG	***25200 LA PAZ RD STE***	***ENE 0 - 1/8 (0.110 mi.)***	***G31***	***53***
Database: ORANGE CO. LUST, Date of Government Version: 07/09/2021 Facility Id: 93UT026				
CHEVRON SERVICE STAT	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O54***	***113***
Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: ORANGE CO. LUST, Date of Government Version: 07/09/2021 Database: LUST, Date of Government Version: 06/03/2021 Status: Completed - Case Closed Case Number: 9UT1682 Facility Id: 90UT129 Status: Remediation Plan Global Id: T0605902404				
ARCO SERVICE STATION	***26001 LA PAZ RD***	***NE 1/4 - 1/2 (0.311 mi.)***	***S83***	***210***
Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: ORANGE CO. LUST, Date of Government Version: 07/09/2021 Database: LUST, Date of Government Version: 06/03/2021 Status: Open - Remediation Case Number: 9UT923 Facility Id: 88UT054 Status: Remedial action (cleanup) Underway Global Id: T0605902622				
MOBIL #18-HL8	***26051 LA PAZ***	***NE 1/4 - 1/2 (0.358 mi.)***	***S85***	***221***
Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: LUST, Date of Government Version: 06/03/2021 Status: Open - Remediation Case Number: 9UT824 Status: Remedial action (cleanup) Underway Global Id: T0605902613				
MOBIL #18-HL8	26051 W LA PAZ RD	NE 1/4 - 1/2 (0.358 mi.)	S86	228
Database: ORANGE CO. LUST, Date of Government Version: 07/09/2021 Facility Id: 87UT211				

CPS-SLIC: 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.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 2 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOARDWALK DEVELOPMEN	***25260 EAST LA PAZ RO***	***SSW 0 - 1/8 (0.005 mi.)***	***A8***	***13***
Database: SLIC REG 9, Date of Government Version: 09/10/2007				
Status: Closed				

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ STOPPLE T PIP	***LA PAZ ROAD ALONG RA***	***ENE 1/4 - 1/2 (0.314 mi.)***	***84***	***221***
Database: CPS-SLIC, Date of Government Version: 06/03/2021				
Facility Status: Completed - Case Closed				
Global Id: SL0607370770				

State and tribal registered storage tank lists

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.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ PROFESSIONAL	25200 LA PAZ RD	ENE 0 - 1/8 (0.110 mi.)	G30	52
Database: UST, Date of Government Version: 06/03/2021				
Facility Id: 9687				
UNITED PACIFIC 0676	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O61	153
Database: ORANGE CO. UST, Date of Government Version: 07/09/2021				
Database: UST, Date of Government Version: 06/03/2021				
Facility Id: FA0059754				
Facility Id: 2186				

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 07/15/2021 has revealed that there

are 2 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PETROLINK INC CABOT	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O56***	***120***
TORO CLEANERS	***25250 CABOT RD***	***E 1/8 - 1/4 (0.209 mi.)***	***M70***	***171***

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON STATION #909 Status: A Tank Status: A Comp Number: 2186	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O59	145

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 2 HIST UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DICK PRICE CHEVRON Facility Id: 00000017780	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O57	141
90991 Facility Id: 00000061960	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O62	153

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PETROLINK INC CABOT Facility Id: 30001439 Status: A	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O56***	***120***

EXECUTIVE SUMMARY

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 07/15/2021 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PETROLINK INC CABOT	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O56***	***120***

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 09/13/2021 has revealed that there are 52 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
STANLEY KOMATSU	25412 CHAMPLAIN RD	SSW 0 - 1/8 (0.087 mi.)	E21	29
BILL POWER	25152 MODOC DR	N 0 - 1/8 (0.098 mi.)	24	37
CINDY NEUMANN	25411 CHAMPALIAN ROA	SW 0 - 1/8 (0.105 mi.)	E27	44
RICHARD EVANS	25452 CHAMPLAIN RD	SSW 1/8 - 1/4 (0.128 mi.)	E34	63
MICHELLE LYTLE-KNAPP EPA ID:: CAC003032915	25382 OAK LEAF RD	ESE 1/8 - 1/4 (0.162 mi.)	J42	83
MICHELLE LYTLE-KNAPP EPA ID:: CAC003034573	25382 OAK LEAF RD	ESE 1/8 - 1/4 (0.162 mi.)	J43	86

Lower Elevation	Address	Direction / Distance	Map ID	Page
RICHARD SARNER EPA ID:: CAC003027682	25216 PIKE RD	NNW 0 - 1/8 (0.029 mi.)	B12	16
RICHARD SARNER EPA ID:: CAC002965269	25216 PIKE RD	NNW 0 - 1/8 (0.029 mi.)	B13	19
RAFAEL ENRIQUEZ EPA ID:: CAC003011933	25362 CHAMPLAIN RD	SW 0 - 1/8 (0.064 mi.)	D19	24
AZAM RASHID	25261 PIKE ROAD	W 0 - 1/8 (0.064 mi.)	20	27
DANIEL & LAURA MOORE EPA ID:: CAC003055622	25361 CHAMPLAIN RD	SW 0 - 1/8 (0.089 mi.)	D22	32
JOHN SHADWICK	25371 CHAMPLAIN RD	SW 0 - 1/8 (0.089 mi.)	D23	34
JORDAN TERRONES EPA ID:: CAC003006803	25401 MACKENZIE ST	SSW 0 - 1/8 (0.098 mi.)	E25	39
JACOB ZIMMERMAN EPA ID:: CAC003051359	25761 KNOTTY PINE RD	S 0 - 1/8 (0.104 mi.)	F26	42
LA PAZ OFFICE PLAZA	25200 LA PAZ RD.	ENE 0 - 1/8 (0.110 mi.)	G29	50
LA PAZ OFFICE PLAZA	25200 LA PAZ	ENE 0 - 1/8 (0.110 mi.)	G32	58
LA PAZ OFFICE PLAZA EPA ID:: CAC002967507	25200 LA PAZ RD	ENE 0 - 1/8 (0.110 mi.)	G33	61
SPENCE LEONARDO	25451 MACKENZIE ST	S 1/8 - 1/4 (0.135 mi.)	F35	66

EPA ID:: CAC003046562				
BRENT DELINGER	25862 SPRUCE LN	SE 1/8 - 1/4 (0.136 mi.)	H36	68
EPA ID:: CAC002994968				
ED HAMADA	25282 ORELLANO WAY	W 1/8 - 1/4 (0.137 mi.)	I37	71
ED HAMADA	25282 ORELLANO WAY	W 1/8 - 1/4 (0.137 mi.)	I38	73
BRIGID BAPTISTA	25892 SPRUCE LN	SE 1/8 - 1/4 (0.150 mi.)	H39	76
BRIGID BAPTISTA	25892 SPRUCE LANE	SE 1/8 - 1/4 (0.150 mi.)	H40	78
JUAN & ROSA VALENZUE	25902 SPRUCE LN	SE 1/8 - 1/4 (0.154 mi.)	H41	81
MATHEW VAUGHAN	25182 CHAMPLAIN RD	WNW 1/8 - 1/4 (0.166 mi.)	44	88
EPA ID:: CAC003009505				
JAVIER SANCHEZ	25891 WHITE ALDER LA	SE 1/8 - 1/4 (0.171 mi.)	H45	91
BRIAN GARIA	25392 OAK LEAF RD	ESE 1/8 - 1/4 (0.173 mi.)	J46	93
COREY HOWARD	25691 PADUA DRIVE	NNW 1/8 - 1/4 (0.186 mi.)	K47	96
COREY HOWARD	25691 PADUA DR	NNW 1/8 - 1/4 (0.186 mi.)	K48	98
JOHN SATHER	25522 CHAMPLAIN RD	S 1/8 - 1/4 (0.188 mi.)	L49	101
EPA ID:: CAC002985987				
ANTONIO MARTINEZ	25731 PADUA DR	NNW 1/8 - 1/4 (0.188 mi.)	K50	103
MANI ZARNEGAR DDS	25255 CABOT RD STE 1	E 1/8 - 1/4 (0.190 mi.)	M51	106
EPA ID:: CAL000162825				
JESUS SALAZAR	25255 CABOT RD	E 1/8 - 1/4 (0.190 mi.)	M52	108
PAUL & GEORGIANA MAZ	25251 ORELLANO WAY	W 1/8 - 1/4 (0.194 mi.)	N53	111
EPA ID:: CAC003016086				
LAGUNA HILLS AUTO SP	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O55	117
EPA ID:: CAL000376192				
APRO LLC DBA UNITED	25172 CABOT DR	ENE 1/8 - 1/4 (0.194 mi.)	O60	148
MARY BARNASEY	25301 ORRELLANO WAY	W 1/8 - 1/4 (0.195 mi.)	P63	155
EPA ID:: CAC002979193				
ELVIRA CRUZ	25321 ORELLANO WAY	WSW 1/8 - 1/4 (0.199 mi.)	P64	157
PAUL LAPIANA	25512 MACKENZIE ST	S 1/8 - 1/4 (0.204 mi.)	Q66	162
PAUL LAPIANA	25512 MCKENZIE	S 1/8 - 1/4 (0.204 mi.)	Q67	164
TORO CLEANERS	25250 CABOT RD	E 1/8 - 1/4 (0.209 mi.)	M68	167
EPA ID:: CAL000423115				
BRAD BUKANT	25511 FIR LANE	SSE 1/8 - 1/4 (0.210 mi.)	Q71	182
EPA ID:: CAC003012669				
SYLVIA AND PAUL RODR	25442 OAK LEAF RD	ESE 1/8 - 1/4 (0.213 mi.)	R72	184
EPA ID:: CAC003026471				
SYLVIA & PAUL RODRIG	25442 OAK LEAF RD	ESE 1/8 - 1/4 (0.213 mi.)	R73	187
EPA ID:: CAC003035946				
SYLVIA RODRIGUEZ	25442 OAK LEAF RD	ESE 1/8 - 1/4 (0.213 mi.)	R74	189
EPA ID:: CAC003027907				
MELANIE TRUONG	25542 CHAMPLAIN RD	S 1/8 - 1/4 (0.215 mi.)	L76	193
EPA ID:: CAC003031672				
VIRGIL GRIZZLE	25452 OAK LEAF RD	SE 1/8 - 1/4 (0.220 mi.)	R77	195
EPA ID:: CAC003057311				
RICHARD STONE	25268 DE SALLE ST	W 1/8 - 1/4 (0.221 mi.)	N78	198
EPA ID:: CAC003043975				
SHANNON AGUIRRE	25481 OAK LEAF RD	SE 1/8 - 1/4 (0.234 mi.)	R79	200
RYAN MUNOZ	25482 OAK LEAF ROAD	SE 1/8 - 1/4 (0.244 mi.)	R80	203
WILSON, MARK	25118 CHAMPLAIN ROAD	NW 1/8 - 1/4 (0.245 mi.)	81	205

EPA ID:: CAC002970652

GEORGE QUEZAZA	25902 PINEWOOD LANE	SE 1/8 - 1/4 (0.249 mi.)	82	208

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 06/17/2021 has revealed that there are 4 Cortese sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ PROFESSIONAL	***25200 LA PAZ***	***ENE 0 - 1/8 (0.110 mi.)***	***G28***	***47***
Cleanup Status: COMPLETED - CASE CLOSED				
CHEVRON SERVICE STAT	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O54***	***113***
Cleanup Status: COMPLETED - CASE CLOSED				
ARCO SERVICE STATION	***26001 LA PAZ RD***	***NE 1/4 - 1/2 (0.311 mi.)***	***S83***	***210***
Cleanup Status: OPEN - REMEDIATION				
MOBIL #18-HL8	***26051 LA PAZ***	***NE 1/4 - 1/2 (0.358 mi.)***	***S85***	***221***
Cleanup Status: OPEN - REMEDIATION				

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 18 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUPER CLEANERS	25260 LA PAZ RD	SSW 0 - 1/8 (0.005 mi.)	A1	9
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
YES CLEANERS	25260 E LAPAZ RD	SSW 0 - 1/8 (0.005 mi.)	A2	9
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
LA PAZ CLEANERS	25260 LAPAZ RD	SSW 0 - 1/8 (0.005 mi.)	A3	10
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
LA PAZ CLEANERS	25260 LA PAZ RD SUIT	SSW 0 - 1/8 (0.005 mi.)	A4	10
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
YES CLEANERS, MAHESH	25260 E LA PAZ RD UN	SSW 0 - 1/8 (0.005 mi.)	A5	11
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
OC CLEANERS, TATYOS	25260 E LA PAZ RD UN	SSW 0 - 1/8 (0.005 mi.)	A7	12
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
BOARDWALK DEVELOPMEN	***25260 EAST LA PAZ RO***	***SSW 0 - 1/8 (0.005 mi.)***	***A8***	***13***
Database: DRYCLEANERS, Date of Government Version: 05/25/2021				
EPA Id: CAL000282346				
EPA Id: CAL000171493				
OC CLEANERS, BABAK N	25260 E LA PAZ RD UN	SSW 0 - 1/8 (0.005 mi.)	A9	15
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
OC CLEANERS, Q CLEAN	25260 E LA PAZ RD UN	SSW 0 - 1/8 (0.005 mi.)	A10	15
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ CLEANERS	25265 LA PAZ RD SUIT	WNW 0 - 1/8 (0.011 mi.)	B11	16
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				

Lower Elevation	Address	Direction / Distance	Map ID	Page
ACE CLEANERS.	25292 MCINTYRE ST	SE 0 - 1/8 (0.057 mi.)	C14	21
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
ACE CLEANERS	25292 MCINTYRE ST	SE 0 - 1/8 (0.057 mi.)	C15	22
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
ROYALE CLEANERS	25292 MCINTYRE ST SU	SE 0 - 1/8 (0.057 mi.)	C17	23
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
ROYALE CLEANERS	25292 MCINTYRE ST ST	SE 0 - 1/8 (0.057 mi.)	C18	23
Database: DRYCLEANERS, Date of Government Version: 05/25/2021 EPA Id: CAL000255294				
TORO JR CLEANERS	***25248 CABOT RD***	***E 1/8 - 1/4 (0.201 mi.)***	***M65***	***160***
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
TORO CLEANERS	***25250 CABOT RD***	***E 1/8 - 1/4 (0.209 mi.)***	***M69***	***169***
Database: DRYCLEANERS, Date of Government Version: 05/25/2021 EPA Id: CAL000423798				
TORO CLEANERS	***25250 CABOT RD***	***E 1/8 - 1/4 (0.209 mi.)***	***M70***	***171***
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021 Database: DRYCLEANERS, Date of Government Version: 05/25/2021 EPA Id: CAL000423115 EPA Id: CAC002954175				
TORO CLEANERS	24248 CABOT RD	E 1/8 - 1/4 (0.214 mi.)	M75	192
Database: DRYCLEANERS, Date of Government Version: 05/25/2021 EPA Id: CAD981968845 EPA Id: CAL000256818				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ PROFESSIONAL Reg Id: 9UT2479	***25200 LA PAZ***	***ENE 0 - 1/8 (0.110 mi.)***	***G28***	***47***
CHEVRON SERVICE STAT Reg Id: 9UT1682	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O54***	***113***
ARCO SERVICE STATION Reg Id: 9UT923	***26001 LA PAZ RD***	***NE 1/4 - 1/2 (0.311 mi.)***	***S83***	***210***
MOBIL #18-HL8 Reg Id: 9UT824	***26051 LA PAZ***	***NE 1/4 - 1/2 (0.358 mi.)***	***S85***	***221***

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ CLEANERS	25260 E LA PAZ RD	SSW 0 - 1/8 (0.005 mi.)	A6	11

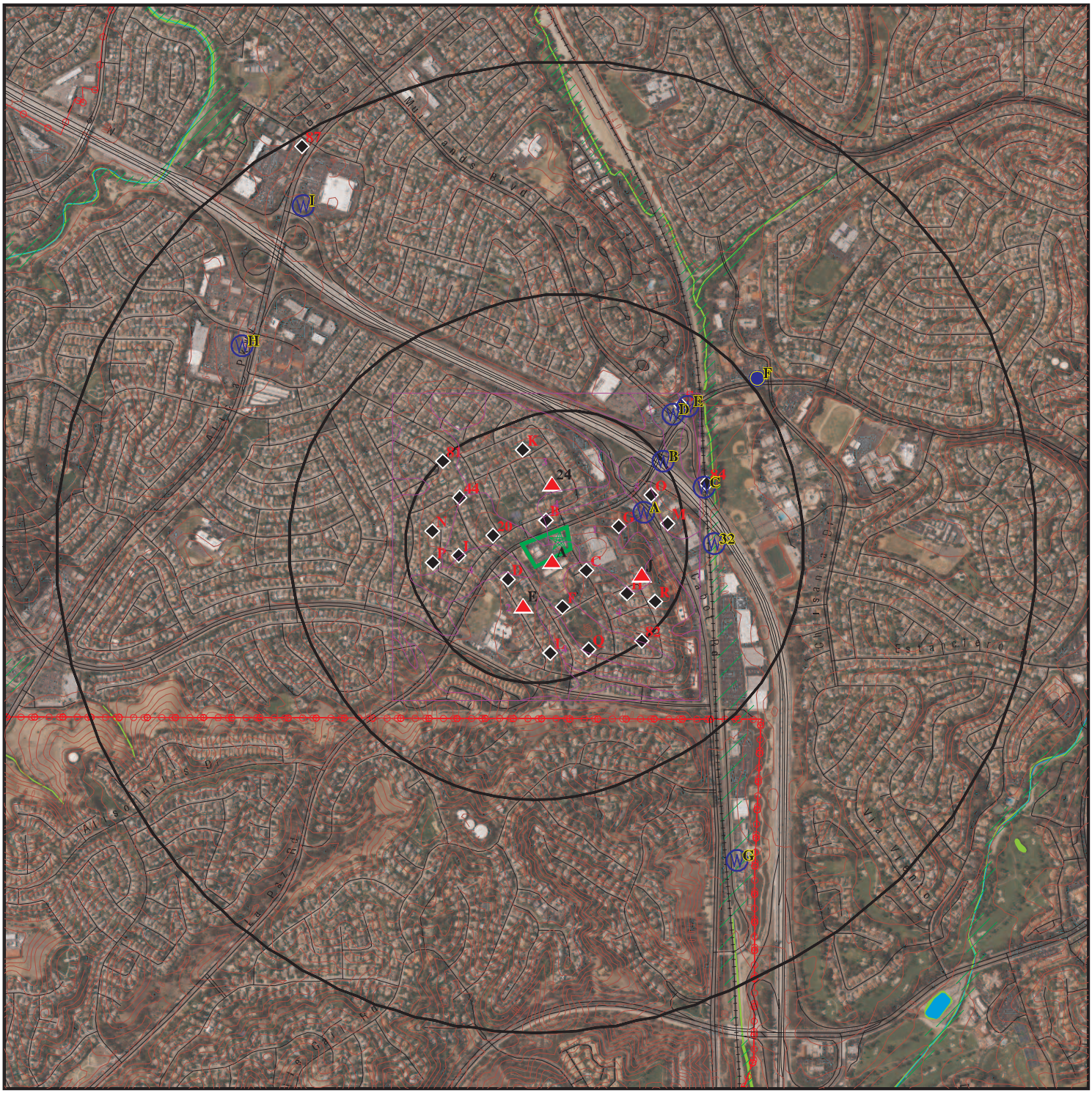
Lower Elevation	Address	Direction / Distance	Map ID	Page
TROPICAL DEN CLEANER	25292 MCINTYRE ST	SE 0 - 1/8 (0.057 mi.)	C16	22

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.

Site Name	Database(s)
LA PAZ SERVICE CENTER	HAZNET, HWTS
LA PAZ OSO VIEJO	NPDES, CIWQS
PARK CLEANERS	DRYCLEANERS
MOBIL	LUST
LA PAZ CENTER	Orange Co. Industrial Site
LA PAZ STOPPLE T PIPELINE RELEASE	CPS-SLIC

OVERVIEW MAP - 6748531.2S



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:	25250 LA Paz Road	CLIENT:	BBG Assessment Inc.
ADDRESS:	25250 LA Paz Road Laguna Hills CA 92653	CONTACT:	Mbouchie@bbgres.com
LAT/LONG:	33.59546 / 117.67996	INQUIRY #:	6748531.2s
		DATE:	November 12, 2021 4:11 pm

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DETAIL MAP - 6748531.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

100-year flood zone

500-year flood zone

Areas of Concern

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

SITE NAME: 25250 LA Paz Road	CLIENT: BBG Assessment Inc.
ADDRESS: 25250 LA Paz Road Laguna Hills CA 92653	CONTACT: Mbouchie@bbgres.com INQUIRY #: 6748531.2s
LAT/LONG: 33.59546 / 117.67996	DATE: November 12, 2021 4:13 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	1	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		2	1	3	NR	NR	6

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
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		1	0	1	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	1	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	2	NR	NR	NR	2
US CDL	0.001		0	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		0	2	NR	NR	NR	2
CA FID UST	0.250		0	1	NR	NR	NR	1
CERS TANKS	0.250		0	1	NR	NR	NR	1
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
Orange Co. Industrial Site	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		14	38	NR	NR	NR	52
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		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
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	2	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		14	4	NR	NR	NR	18
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	2	NR	NR	4
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		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
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		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
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		0	NR	NR	NR	NR	0
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
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	36	54	8	1	0	99

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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **SUPER CLEANERS** **DRYCLEANERS** **S121693628**
SSW **25260 LA PAZ RD** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 1 of 10 in cluster A**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	SUPER CLEANERS
Address:	25260 LA PAZ RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	105386
Application Number:	308261
Permit Number:	D93989
Status:	O
Representative Name:	HELEN KIM
Representative Telephone:	714 7701437
Permit Status:	INACT_NR
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:	10/12/1995
PO Issue Date:	10/24/1995
NAICS Code:	Not reported
SIC Code:	7216

Actual:
486 ft.

A2 **YES CLEANERS** **DRYCLEANERS** **S121694042**
SSW **25260 E LAPAZ RD** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 2 of 10 in cluster A**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	YES CLEANERS
Address:	25260 E LAPAZ RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	114266
Application Number:	334884
Permit Number:	F12145
Status:	S
Representative Name:	KHALIQ AHMED
Representative Telephone:	949 2060220
Permit Status:	INACTIVE
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	435.51998901
UTM North:	3715.6499023
Application Date:	12/02/1997
PO Issue Date:	02/18/1998
NAICS Code:	Not reported
SIC Code:	Not reported

Actual:
486 ft.

A3 **LA PAZ CLEANERS** **DRYCLEANERS** **S121700269**
SSW **25260 LAPAZ RD** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 3 of 10 in cluster A**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	LA PAZ CLEANERS
Address:	25260 LAPAZ RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	91585
Application Number:	266730
Permit Number:	D52650
Status:	O
Representative Name:	JASON LEE
Representative Telephone:	714 7701437
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:	04/27/1992
PO Issue Date:	04/29/1992
NAICS Code:	Not reported
SIC Code:	7216

Actual:
486 ft.

A4 **LA PAZ CLEANERS** **DRYCLEANERS** **S121698157**
SSW **25260 LA PAZ RD SUITE M** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 4 of 10 in cluster A**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	LA PAZ CLEANERS
Address:	25260 LA PAZ RD SUITE M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	49848
Application Number:	136199
Permit Number:	M45562
Status:	O
Representative Name:	JAMES J KIM
Representative Telephone:	714 7701637
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	435.20001221
UTM North:	3715
Application Date:	08/28/1985
PO Issue Date:	09/05/1985
NAICS Code:	812320
SIC Code:	7216

Actual:
486 ft.

A5 **YES CLEANERS, MAHESH SONI** **DRYCLEANERS** **S121695491**
SSW **25260 E LA PAZ RD UNIT #M** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 5 of 10 in cluster A**

Relative: **Higher**
Actual: **486 ft.**

DRYCLEAN SOUTH COAST:

Name:	YES CLEANERS, MAHESH SONI
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	141161
Application Number:	431610
Permit Number:	F69908
Status:	S
Representative Name:	MAHESH SONI
Representative Telephone:	949 2060220
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:	435.51998901
UTM North:	3715.6499023
Application Date:	06/22/2004
PO Issue Date:	07/27/2004
NAICS Code:	Not reported
SIC Code:	7216

A6 **LA PAZ CLEANERS** **EDR Hist Cleaner** **1018652456**
SSW **25260 E LA PAZ RD** **N/A**
< 1/8 **LAGUNA BEACH, CA 92653**
0.005 mi.
28 ft. **Site 6 of 10 in cluster A**

Relative: **Higher**
Actual: **486 ft.**

EDR Hist Cleaner

Year:	Name:	Type:
1987	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1988	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1989	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1990	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1991	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1992	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1993	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1994	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1995	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1996	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1998	YES CLEANERS	Garment Pressing And Cleaners' Agents
1999	YES CLEANERS	Garment Pressing And Cleaners' Agents
2000	YES CLEANERS	Garment Pressing And Cleaners' Agents
2001	YES CLEANERS	Garment Pressing And Cleaners' Agents
2002	YES CLEANERS	Garment Pressing And Cleaners' Agents
2002	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2002	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2003	YES CLEANERS	Garment Pressing And Cleaners' Agents
2003	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2003	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2004	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2004	YES CLEANERS	Garment Pressing And Cleaners' Agents
2004	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC

LA PAZ CLEANERS (Continued) **1018652456**

2005	YES CLEANERS	Garment Pressing And Cleaners' Agents
2005	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2005	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2006	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2006	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2007	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2008	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2008	NADPRISE INC	Drycleaning Plants, Except Rugs
2009	NADPRISE INC	Drycleaning Plants, Except Rugs
2009	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2010	NADPRISE INC	Drycleaning Plants, Except Rugs
2010	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2011	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2011	NADPRISE INC	Drycleaning Plants, Except Rugs
2012	NADPRISE INC	Drycleaning Plants, Except Rugs
2012	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2013	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2013	NADPRISE INC	Drycleaning Plants, Except Rugs
2014	NADPRISE INC	Drycleaning Plants, Except Rugs
2014	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs

A7 **OC CLEANERS, TATYOS TED DEMIRCIAN** **DRYCLEANERS** **S121695835**
SSW **25260 E LA PAZ RD UNIT #M** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 7 of 10 in cluster A**

Relative: **Higher**

Actual: **486 ft.**

DRYCLEAN SOUTH COAST:

Name:	OC CLEANERS, TATYOS TED DEMIRCIAN
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	146972
Application Number:	452508
Permit Number:	F80561
Status:	S
Representative Name:	TATYOS TED DEMIRCIAN
Representative Telephone:	949 5006770
Permit Status:	ACTIVE
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	435.51998901
UTM North:	3715.6499023
Application Date:	01/18/2006
PO Issue Date:	02/07/2006
NAICS Code:	424990
SIC Code:	7216

Name:	OC CLEANERS, TATYOS TED DEMIRCIAN
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	146972
Application Number:	475155
Permit Number:	F93773
Status:	S
Representative Name:	TATYOS TED DEMIRCIAN
Representative Telephone:	949 5006770

OC CLEANERS, TATYOS TED DEMIRCIAN (Continued) **S121695835**

Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	435.51998901
UTM North:	3715.6499023
Application Date:	11/02/2007
PO Issue Date:	11/14/2007
NAICS Code:	424990
SIC Code:	7216

A8 **BOARDWALK DEVELOPMENT INC** **CPS-SLIC S106905762**
SSW **25260 EAST LA PAZ ROAD** **DRYCLEANERS N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 8 of 10 in cluster A**

Relative:
Higher

Actual:
486 ft.

SLIC REG 9:

Name:	BOARDWALK DEVELOPMENT INC
Address:	25260 EAST LA PAZ ROAD
City:	LAGUNA HILLS
Region:	9
Facilty Type:	Not reported
Status:	Closed
Sort Code:	20-0029.051
Waste Discharger Id:	Not reported
Local Case Num:	Not reported
Responsible Party:	SUPER CLEANERS/MISSION HILLS PLAZA
Category:	ENF. REPORT
Class:	SLIC
Order Number:	Not reported
File Number:	1
Date Entered:	10/1996
End Date:	12/1996
Archive Box #:	0
Archive Box Storage:	Not reported
Archive Box Storage Location:	PHASE II
Remarks:	Not reported

DRYCLEANERS:

Name:	YES CLEANERS
Address:	25260 LA PAZ RD
City,State,Zip:	LAGUNA HILLS, CA 926530000
EPA Id:	CAL000282346
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	05/19/2004
Facility Active:	No
Inactive Date:	06/30/2005
Facility Addr2:	Not reported
Owner Name:	MAHESH SONI
Owner Address:	25260 LA PAZ RD STE M
Owner Address 2:	Not reported
Owner Telephone:	9492060220

BOARDWALK DEVELOPMENT INC (Continued) **S106905762**

Contact Name:	MAHESH SONI
Contact Address:	25260 LA PAZ RD STE M
Contact Address 2:	Not reported
Contact Telephone:	9492060220
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25260 LA PAZ RD STE M
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	926530000
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.595893
Longitude:	-117.679792

Name:	YES CLEANERS
Address:	25260 LA PAZ RD
City,State,Zip:	LAGUNA HILLS, CA 926530000
EPA Id:	CAL000171493
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	02/14/2000
Facility Active:	No
Inactive Date:	05/19/2004
Facility Addr2:	Not reported
Owner Name:	KHALIQ AHMED
Owner Address:	25260 LA PAZ RD STE M
Owner Address 2:	Not reported
Owner Telephone:	9492060220
Contact Name:	KHALIQ AHMED-OWNER
Contact Address:	25260 LA PAZ RD STE M
Contact Address 2:	Not reported
Contact Telephone:	9492060220
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25260 LA PAZ RD STE M
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	926530000
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.595908
Longitude:	-117.679828

A9
SSW
< 1/8
0.005 mi.
28 ft.

OC CLEANERS, BABAK NADERI
25260 E LA PAZ RD UNIT #M
LAGUNA HILLS, CA 92653

DRYCLEANERS

S121696249
N/A

Site 9 of 10 in cluster A

Relative:
Higher

Actual:
486 ft.

DRYCLEAN SOUTH COAST:

Name:	OC CLEANERS, BABAK NADERI
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	154216
Application Number:	477504
Permit Number:	F95146
Status:	S
Representative Name:	BABAK NADERI
Representative Telephone:	714 7215706
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	436.92001343
UTM North:	3717.3701172
Application Date:	01/24/2008
PO Issue Date:	02/01/2008
NAICS Code:	Not reported
SIC Code:	7216

A10
SSW
< 1/8
0.005 mi.
28 ft.

OC CLEANERS, Q CLEANERS INC.
25260 E LA PAZ RD UNIT #M
LAGUNA HILLS, CA 92653

DRYCLEANERS

S121696450
N/A

Site 10 of 10 in cluster A

Relative:
Higher

Actual:
486 ft.

DRYCLEAN SOUTH COAST:

Name:	OC CLEANERS, Q CLEANERS INC.
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	161752
Application Number:	503087
Permit Number:	G5177
Status:	A
Representative Name:	FRANK KANG
Representative Telephone:	714 7972181
Permit Status:	INACT_NR
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	435.51998901
UTM North:	3715.6499023
Application Date:	10/15/2009
PO Issue Date:	12/03/2009
NAICS Code:	812320
SIC Code:	7216

B11 **LA PAZ CLEANERS** **DRYCLEANERS** **S121696564**
WNW **25265 LA PAZ RD SUITE M** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.011 mi.
59 ft. **Site 1 of 3 in cluster B**

Relative: **Higher**
Actual: **478 ft.**

DRYCLEAN SOUTH COAST:

Name:	LA PAZ CLEANERS
Address:	25265 LA PAZ RD SUITE M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	16834
Application Number:	11171A
Permit Number:	M27621
Status:	S
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:	02/17/1982
PO Issue Date:	10/01/1982
NAICS Code:	812320
SIC Code:	7216

B12 **RICHARD SARNER** **RCRA NonGen / NLR** **1025847664**
NNW **25216 PIKE RD** **CAC003027682**
< 1/8 **LAGUNA HILLS, CA 92653**
0.029 mi.
153 ft. **Site 2 of 3 in cluster B**

Relative: **Lower**
Actual: **461 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20190805
Handler Name:	RICHARD SARNER	
Handler Address:		25216 PIKE RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5142
EPA ID:		CAC003027682
Contact Name:		RICHARD SARNER
Contact Address:		25216 PIKE RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5142
Contact Telephone:		949-330-0918
Contact Fax:		Not reported
Contact Email:		NANCYRUIZ@ALLIANCE-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:		25216 PIKE RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5142
Owner Name:		RICHARD SARNER
Owner Type:		Other

RICHARD SARNER (Continued) **1025847664**

Operator Name:	RICHARD SARNER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190910
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

RICHARD SARNER (Continued) **1025847664**

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RICHARD SARNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25216 PIKE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5142
Owner/Operator Telephone:	949-330-0918
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RICHARD SARNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25216 PIKE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5142
Owner/Operator Telephone:	949-330-0918
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190805
Handler Name: RICHARD SARNER	
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

B13 **RICHARD SARNER** **RCRA NonGen / NLR** **1024745499**
NNW **25216 PIKE RD** **CAC002965269**
< 1/8 **LAGUNA HILLS, CA 92653**
0.029 mi.
153 ft. **Site 3 of 3 in cluster B**

Relative: **Lower**

Actual: **461 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20180607
Handler Name:	RICHARD SARNER	
Handler Address:		25216 PIKE RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC002965269
Contact Name:		RICHARD SARNER
Contact Address:		25216 PIKE RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-597-4783
Contact Fax:		Not reported
Contact Email:		BRYAN@ALLAMERICANAGI.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:		25216 PIKE RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		RICHARD SARNER
Owner Type:		Other
Operator Name:		RICHARD SARNER
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

RICHARD SARNER (Continued) **1024745499**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180831
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:	RICHARD SARNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25216 PIKE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-597-4783
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RICHARD SARNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25216 PIKE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-597-4783
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

RICHARD SARNER (Continued) **1024745499**

Historic Generators:
- Receive Date: 20180607
- Handler Name: RICHARD SARNER
- 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

C14 **ACE CLEANERS.** **DRYCLEANERS** **S121698518**
SE **25292 MCINTYRE ST** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.057 mi.
301 ft. **Site 1 of 5 in cluster C**

Relative: **Lower**
Actual: **465 ft.**

DRYCLEAN SOUTH COAST:
- Name: ACE CLEANERS.
- Address: 25292 MCINTYRE ST
- City,State,Zip: LAGUNA HILLS, CA 92653
- Facility ID: 55929
- Application Number: 152865
- Permit Number: M57310
- Status: A
- Representative Name: CHUN WOO CHUNG
- Representative Telephone: 714 8375676
- Permit Status: INACTIVE
- BCAT Number: 000234
- BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
- CCAT Number: 02
- CCAT Description: ADSORBER (DRY CLEANING) REGENERATIVE
- UTM East: 437
- UTM North: 3717.3999023
- Application Date: 02/02/1987
- PO Issue Date: 06/23/1987
- NAICS Code: 812320
- SIC Code: 7216

C15 **ACE CLEANERS** **DRYCLEANERS** **S121693272**
SE **25292 MCINTYRE ST** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.057 mi.
301 ft. **Site 2 of 5 in cluster C**

Relative: **Lower**
Actual: **465 ft.**

DRYCLEAN SOUTH COAST:

Name:	ACE CLEANERS
Address:	25292 MCINTYRE ST
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	100559
Application Number:	290613
Permit Number:	D81256
Status:	O
Representative Name:	INCHUL BYUN
Representative Telephone:	714 8375676
Permit Status:	INACT_NR
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	02
CCAT Description:	ADSORBER (DRY CLEANING) REGENERATIVE
UTM East:	437
UTM North:	3717.3999023
Application Date:	03/11/1994
PO Issue Date:	03/14/1994
NAICS Code:	Not reported
SIC Code:	7216

C16 **TROPICAL DEN CLEANERS** **EDR Hist Cleaner** **1019920676**
SE **25292 MCINTYRE ST** **N/A**
< 1/8 **ALISO VIEJO, CA 92653**
0.057 mi.
301 ft. **Site 3 of 5 in cluster C**

Relative: **Lower**
Actual: **465 ft.**

EDR Hist Cleaner

Year:	Name:	Type:
1992	ACE CLEANERS	Drycleaning Plants, Except Rugs
1993	ACE CLEANERS	Drycleaning Plants, Except Rugs
1994	ACE CLEANERS	Drycleaning Plants, Except Rugs
1995	ACE CLEANERS	Drycleaning Plants, Except Rugs
2001	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2002	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2003	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2003	ACE CLEANERS	Drycleaning Plants, Except Rugs
2004	ACE CLEANERS	Drycleaning Plants, Except Rugs
2004	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs
2004	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2005	ACE CLEANERS	Drycleaning Plants, Except Rugs
2005	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs
2005	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2006	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2006	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs
2006	ACE CLEANERS	Drycleaning Plants, Except Rugs
2007	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2007	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs
2007	ACE CLEANERS	Drycleaning Plants, Except Rugs
2008	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2008	ACE CLEANERS	Drycleaning Plants, Except Rugs
2008	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs

C17 **ROYALE CLEANERS** **DRYCLEANERS** **S121694834**
SE **25292 MCINTYRE ST SUITE W** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.057 mi.
301 ft. **Site 4 of 5 in cluster C**

Relative: **Lower**
Actual: **465 ft.**

DRYCLEAN SOUTH COAST:

Name:	ROYALE CLEANERS
Address:	25292 MCINTYRE ST SUITE W
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	128636
Application Number:	387466
Permit Number:	F41027
Status:	A
Representative Name:	RIAZ MUKADAN
Representative Telephone:	949 5971157
Permit Status:	INACT_NR
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	0
UTM North:	0
Application Date:	06/08/2001
PO Issue Date:	06/21/2001
NAICS Code:	812320
SIC Code:	7216

Name:	ROYALE CLEANERS
Address:	25292 MCINTYRE ST SUITE W
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	128636
Application Number:	417361
Permit Number:	F62619
Status:	A
Representative Name:	RIAZ MUKADAN
Representative Telephone:	949 5971157
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:	0
UTM North:	0
Application Date:	07/08/2003
PO Issue Date:	08/13/2003
NAICS Code:	812320
SIC Code:	7216

C18 **ROYALE CLEANERS** **DRYCLEANERS** **S105807918**
SE **25292 MCINTYRE ST STE W** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.057 mi.
301 ft. **Site 5 of 5 in cluster C**

Relative: **Lower**
Actual: **465 ft.**

DRYCLEANERS:

Name:	ROYALE CLEANERS
Address:	25292 MCINTYRE ST STE W
City,State,Zip:	LAGUNA HILLS, CA 926535434
EPA Id:	CAL000255294

ROYALE CLEANERS (Continued) **S105807918**

NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	07/09/2002
Facility Active:	No
Inactive Date:	06/30/2005
Facility Addr2:	Not reported
Owner Name:	ROYALE CLEANERS
Owner Address:	25292 MCINTYRE ST
Owner Address 2:	Not reported
Owner Telephone:	9495971157
Contact Name:	RIAZ NUKADAM
Contact Address:	25292 MCINTYRE STE W
Contact Address 2:	Not reported
Contact Telephone:	9595971157
Contact Fax:	Not reported
Mailing Name:	RIAZ MUKADAM
Mailing Address 1:	25292 MCINTYRE STE W
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	926530000
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.595332
Longitude:	-117.67955

D19 **RAFAEL ENRIQUEZ** **RCRA NonGen / NLR** **1025832368**
SW **25362 CHAMPLAIN RD** **CAC003011933**
< 1/8 **LAGUNA HILLS, CA 92653**
0.064 mi.
339 ft. **Site 1 of 3 in cluster D**

Relative: **Lower**

Actual: **464 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20190425
Handler Name:	RAFAEL ENRIQUEZ	
Handler Address:		25362 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003011933
Contact Name:		RAFAEL ENRIQUEZ
Contact Address:		25362 CHAMPLAIN RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-945-4563
Contact Fax:		Not reported
Contact Email:		NANCYRUIZ@ALLIANCE-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:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		25362 CHAMPLAIN RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653

RAFAEL ENRIQUEZ (Continued) **1025832368**

Owner Name:	RAFAEL ENRIQUEZ
Owner Type:	Other
Operator Name:	RAFAEL ENRIQUEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	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

RAFAEL ENRIQUEZ (Continued) **1025832368**

Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: RAFAEL ENRIQUEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25362 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-945-4563
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: RAFAEL ENRIQUEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25362 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-945-4563
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190425
Handler Name: RAFAEL ENRIQUEZ
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

20
West
< 1/8
0.064 mi.
339 ft.

AZAM RASHID
25261 PIKE ROAD
LAGUNA HILLS, CA 92653

RCRA NonGen / NLR | **1026800127** / **CAC003111997**

Relative:
Lower

Actual:
466 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20210326
Handler Name:	AZAM RASHID	
Handler Address:		25261 PIKE ROAD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003111997
Contact Name:		AZAM RASHID
Contact Address:		25261 PIKE ROAD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		239-588-1008
Contact Fax:		Not reported
Contact Email:		DONNAC@PWSEI.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:		25261 PIKE ROAD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		AZAM RASHID
Owner Type:		Other
Operator Name:		AZAM RASHID
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

AZAM RASHID (Continued) **1026800127**

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:	20210326
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:	AZAM RASHID
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25261 PIKE ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	239-588-1008
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	AZAM RASHID
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25261 PIKE ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	239-588-1008
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

AZAM RASHID (Continued) **1026800127**

Historic Generators:
Receive Date: 20210326
Handler Name: AZAM RASHID
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

E21 **STANLEY KOMATSU** **RCRA NonGen / NLR** **1026824009**
SSW **25412 CHAMPLAIN RD** **CAC003137025**
< 1/8 **LAGUNA HILLS, CA 92653**
0.087 mi.
461 ft. **Site 1 of 4 in cluster E**

Relative: **Higher**
Actual: **492 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210831
Handler Name: STANLEY KOMATSU
Handler Address: 25412 CHAMPLAIN RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003137025
Contact Name: STANLEY KOMATSU
Contact Address: 25412 CHAMPLAIN RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-837-3258
Contact Fax: Not reported
Contact Email: SCHEDULING@PWSEI.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: 25412 CHAMPLAIN RD
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: STANLEY KOMATSU

STANLEY KOMATSU (Continued) **1026824009**

Owner Type:	Other
Operator Name:	STANLEY KOMATSU
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210901
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

STANLEY KOMATSU (Continued) **1026824009**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: STANLEY KOMATSU
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25412 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-837-3258
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: STANLEY KOMATSU
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25412 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-837-3258
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210831
Handler Name: STANLEY KOMATSU
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

D22 **DANIEL & LAURA MOORE** **RCRA NonGen / NLR** **1026048928**
SW **25361 CHAMPLAIN RD** **CAC003055622**
< 1/8 **LAGUNA HILLS, CA 92653**
0.089 mi.
469 ft. **Site 2 of 3 in cluster D**

Relative: **Lower**
Actual: **455 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200212
Handler Name:	DANIEL & LAURA MOORE	
Handler Address:		25361 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003055622
Contact Name:		DANIEL & LAURA MOORE
Contact Address:		25361 CHAMPLAIN RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-290-5361
Contact Fax:		Not reported
Contact Email:		LHERNANDEZ@VIKINGENVIRO.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:		25361 CHAMPLAIN RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		DANIEL & LAURA MOORE
Owner Type:		Other
Operator Name:		DANIEL & LAURA MOORE
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

DANIEL & LAURA MOORE (Continued) **1026048928**

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:	20200306
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:	DANIEL & LAURA MOORE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25361 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-290-5361
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DANIEL & LAURA MOORE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25361 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-290-5361
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

DANIEL & LAURA MOORE (Continued) **1026048928**

Historic Generators:
Receive Date: 20200212
Handler Name: DANIEL & LAURA MOORE
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

D23 **JOHN SHADWICK** **RCRA NonGen / NLR** **1026486836**
SW **25371 CHAMPLAIN RD** **CAC003093001**
< 1/8 **LAGUNA HILLS, CA 92653**
0.089 mi.
471 ft. **Site 3 of 3 in cluster D**

Relative: **Lower**

Actual: **460 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20201116
Handler Name: JOHN SHADWICK
Handler Address: 25371 CHAMPLAIN RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003093001
Contact Name: JOHN SHADWICK
Contact Address: 25371 CHAMPLAIN RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 714-309-4133
Contact Fax: Not reported
Contact Email: SCHEDULING@PWSEI.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: 25371 CHAMPLAIN RD
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: JOHN SHADWICK

JOHN SHADWICK (Continued) **1026486836**

Owner Type:	Other
Operator Name:	JOHN SHADWICK
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20201117
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No

JOHN SHADWICK (Continued) **1026486836**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: JOHN SHADWICK
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25371 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 714-309-4133
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JOHN SHADWICK
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25371 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 714-309-4133
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20201116
Handler Name: JOHN SHADWICK
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

24
North
< 1/8
0.098 mi.
517 ft.

BILL POWER
25152 MODOC DR
LAGUNA HILLS, CA 92653

RCRA NonGen / NLR **1026482315** **CAC003088352**

Relative:
Higher

Actual:
474 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20201014
Handler Name:	BILL POWER	
Handler Address:		25152 MODOC DR
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003088352
Contact Name:		BILL POWER
Contact Address:		25152 MODOC DR
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		310-467-7211
Contact Fax:		Not reported
Contact Email:		SCHEDULING@PWSEI.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:		25152 MODOC DR
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		BILL POWER
Owner Type:		Other
Operator Name:		BILL POWER
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

BILL POWER (Continued) **1026482315**

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:	20201026
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:	BILL POWER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25152 MODOC DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	310-467-7211
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BILL POWER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25152 MODOC DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	310-467-7211
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

BILL POWER (Continued) **1026482315**

Historic Generators:
Receive Date: 20201014
Handler Name: BILL POWER
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

E25 **JORDAN TERRONES** **RCRA NonGen / NLR** **1025827255**
SSW **25401 MACKENZIE ST** **CAC003006803**
< 1/8 **LAGUNA HILLS, CA 92653**
0.098 mi.
518 ft. **Site 2 of 4 in cluster E**

Relative: **Lower**

Actual: **466 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20190322
Handler Name: JORDAN TERRONES
Handler Address: 25401 MACKENZIE ST
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003006803
Contact Name: JORDAN TERRONES
Contact Address: 25401 MACKENZIE ST
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 760-481-8178
Contact Fax: Not reported
Contact Email: SARAH@PWSEI.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: 25401 MACKENZIE ST
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: JORDAN TERRONES

JORDAN TERRONES (Continued) **1025827255**

Owner Type:	Other
Operator Name:	JORDAN TERRONES
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190626
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

JORDAN TERRONES (Continued) **1025827255**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JORDAN TERRONES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25401 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	760-481-8178
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JORDAN TERRONES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25401 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	760-481-8178
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190322
Handler Name: JORDAN TERRONES	
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

F26 **JACOB ZIMMERMAN** **RCRA NonGen / NLR** **1026044996**
South **25761 KNOTTY PINE RD** **CAC003051359**
< 1/8 **LAGUNA HILLS, CA 92653**
0.104 mi.
547 ft. **Site 1 of 2 in cluster F**

Relative: **Lower**

Actual: **466 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200116
Handler Name:	JACOB ZIMMERMAN	
Handler Address:		25761 KNOTTY PINE RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003051359
Contact Name:		JACOB ZIMMERMAN
Contact Address:		25761 KNOTTY PINE RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		717-649-9648
Contact Fax:		Not reported
Contact Email:		ANAB@PWSEI.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:		25761 KNOTTY PINE RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		JACOB ZIMMERMAN
Owner Type:		Other
Operator Name:		JACOB ZIMMERMAN
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

JACOB ZIMMERMAN (Continued) **1026044996**

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:	20200210
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:	JACOB ZIMMERMAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25761 KNOTTY PINE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	717-649-9648
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JACOB ZIMMERMAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25761 KNOTTY PINE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	717-649-9648
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

JACOB ZIMMERMAN (Continued) **1026044996**

Historic Generators:
- Receive Date: 20200116
- Handler Name: JACOB ZIMMERMAN
- 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

E27 **CINDY NEUMANN** **RCRA NonGen / NLR** **1026814601**
SW **25411 CHAMPALIAN ROAD** **CAC003127232**
< 1/8 **LAGUNA HILLS, CA 92653**
0.105 mi.
556 ft. **Site 3 of 4 in cluster E**

Relative: **Higher**

Actual: **485 ft.**

RCRA NonGen / NLR:
- Date Form Received by Agency: 20210630
- Handler Name: CINDY NEUMANN
- Handler Address: 25411 CHAMPALIAN ROAD
- Handler City,State,Zip: LAGUNA HILLS, CA 92653
- EPA ID: CAC003127232
- Contact Name: CINDY NEUMANN
- Contact Address: 25411 CHAMPALIAN ROAD
- Contact City,State,Zip: LAGUNA HILLS, CA 92653
- Contact Telephone: 949-233-7445
- Contact Fax: Not reported
- Contact Email: AD.AQHIINC@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: Not reported
- State District Owner: Not reported
- State District: Not reported
- Mailing Address: 25411 CHAMPALIAN ROAD
- Mailing City,State,Zip: LAGUNA HILLS, CA 92653
- Owner Name: CINDY NEUMANN

CINDY NEUMANN (Continued) **1026814601**

Owner Type:	Other
Operator Name:	CINDY NEUMANN
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210630
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

CINDY NEUMANN (Continued) **1026814601**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CINDY NEUMANN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25411 CHAMPALIAN ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-233-7445
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CINDY NEUMANN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25411 CHAMPALIAN ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-233-7445
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210630
Handler Name: CINDY NEUMANN	
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

G28 **LA PAZ PROFESSIONAL BLDG** **LUST** **S102432426**
ENE **25200 LA PAZ** **Cortese** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653** **HIST CORTESE**
0.110 mi. **CERS**
582 ft. **Site 1 of 6 in cluster G**

Relative:
Lower

Actual:
432 ft.

LUST:

Name:	LA PAZ PROFESSIONAL BLDG
Address:	25200 LA PAZ
City,State,Zip:	LAGUNA HILLS, CA 92653
Lead Agency:	ORANGE COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902485
Global Id:	T0605902485
Latitude:	33.5784291
Longitude:	-117.6972312
Status:	Completed - Case Closed
Status Date:	06/16/1993
Case Worker:	KL
RB Case Number:	9UT2479
Local Agency:	ORANGE COUNTY LOP
File Location:	Local Agency
Local Case Number:	93UT026
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel, Gasoline
Site History:	Not reported

LUST:

Global Id:	T0605902485
Contact Type:	Local Agency Caseworker
Contact Name:	GENIECE HIGGINS
Organization Name:	ORANGE COUNTY LOP
Address:	1241 EAST DYER ROAD SUITE 120
City:	SANTA ANA
Email:	ghiggins@ochca.com
Phone Number:	7144336260

Global Id:	T0605902485
Contact Type:	Local Agency Caseworker
Contact Name:	KEVIN LAMBERT
Organization Name:	ORANGE COUNTY LOP
Address:	1241 E DYER ROAD SUITE 120
City:	SANTA ANA
Email:	klambert@ochca.com
Phone Number:	7144336261

LUST:

Global Id:	T0605902485
Action Type:	Other
Date:	03/29/1993
Action:	Leak Discovery

Global Id:	T0605902485
Action Type:	ENFORCEMENT
Date:	06/16/1993
Action:	Closure/No Further Action Letter

Global Id:	T0605902485
Action Type:	Other

LA PAZ PROFESSIONAL BLDG (Continued) **S102432426**

Date: 03/29/1993
Action: Leak Reported

LUST:
Global Id: T0605902485
Status: Open - Case Begin Date
Status Date: 03/29/1993

Global Id: T0605902485
Status: Completed - Case Closed
Status Date: 06/16/1993

LUST REG 9:
Region: 9
Status: Case Closed
Case Number: 9UT2479
Local Case: 93UT26
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Not reported
Local Agency: Orange
How Found: Tank Closure
How Stopped: Close Tank
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Soil only
Date Found: 03/29/1993
Date Stopped: 03/29/1993
Confirm Date: / /
Submit Workplan: Not reported
Prelim Assess: 03/29/1993
Desc Pollution: Not reported
Remed Plan: / /
Remed Action: Not reported
Began Monitor: Not reported
Release Date: 04/19/1993
Enforce Date: Not reported
Closed Date: 6/16/93
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.20
GW Depth: 25'
Beneficial Use: Municipal groundwater use
NPDES Number: Not reported
Priority: Not reported
File Dispn: File discarded, case closed
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

CORTESE:
Name: LA PAZ PROFESSIONAL BLDG
Address: 25200 LA PAZ
City,State,Zip: LAGUNA HILLS, CA 92653

LA PAZ PROFESSIONAL BLDG (Continued) **S102432426**

Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0605902485
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

HIST CORTESE:

edr_fname:	LA PAZ PROFESSIONAL BUILD
edr_fadd1:	25200 LA PAZ
City,State,Zip:	LAGUNA HILLS, CA
Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	9UT2479

CERS:

Name:	LA PAZ PROFESSIONAL BLDG
Address:	25200 LA PAZ
City,State,Zip:	LAGUNA HILLS, CA 92653
Site ID:	206869
CERS ID:	T0605902485
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	JAMES STROZIER - ORANGE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	1241 E. DYER ROAD SUITE 120
Affiliation City:	SANTA ANA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	7144336273

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	KEVIN LAMBERT - ORANGE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	1241 E DYER ROAD SUITE 120
Affiliation City:	SANTA ANA
Affiliation State:	CA
Affiliation Country:	Not reported

LA PAZ PROFESSIONAL BLDG (Continued) **S102432426**

Affiliation Zip: Not reported
Affiliation Phone: 7144336261

G29 **LA PAZ OFFICE PLAZA LLC** **RCRA NonGen / NLR** **1026466130**
ENE **25200 LA PAZ RD.** **CAC003071398**
< 1/8 **LAGUNA HILLS, CA 92653**
0.110 mi.
582 ft. **Site 2 of 6 in cluster G**

Relative: **Lower**
Actual: **432 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200618
Handler Name:	LA PAZ OFFICE PLAZA LLC	
Handler Address:		25200 LA PAZ RD.
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003071398
Contact Name:		LA PAZ OFFICE PLAZA LLC
Contact Address:		259 RANDOLPH AVE SUITE 140
Contact City,State,Zip:		BREA, CA 92821
Contact Telephone:		949-837-3450
Contact Fax:		Not reported
Contact Email:		SKYBLUEGABY1@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:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		259 RANDOLPH AVE SUITE 140
Mailing City,State,Zip:		BREA, CA 92821
Owner Name:		LA PAZ OFFICE PLAZA LLC
Owner Type:		Other
Operator Name:		LA PAZ OFFICE PLAZA LLC
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

LA PAZ OFFICE PLAZA LLC (Continued) **1026466130**

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:	20200710
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:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	259 RANDOLPH AVE SUITE 140
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	949-837-3450
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	259 RANDOLPH AVE SUITE 140
Owner/Operator City,State,Zip:	BREA, CA 92821

LA PAZ OFFICE PLAZA LLC (Continued) **1026466130**

Owner/Operator Telephone: 949-837-3450
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20200618
Handler Name: LA PAZ OFFICE PLAZA LLC
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

G30 **LA PAZ PROFESSIONAL BLDG** **UST** **U003785411**
ENE **25200 LA PAZ RD** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.110 mi.
582 ft. **Site 3 of 6 in cluster G**

Relative: **Lower**
Actual: **432 ft.**

UST:
Name: LA PAZ PROFESSIONAL BLDG
Address: 25200 LA PAZ RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: 9687
Permitting Agency: ORANGE COUNTY
Latitude: 33.5975518
Longitude: -117.6764195

G31 **ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GRO** **LUST** **S113473537**
ENE **25200 LA PAZ RD STE 107** **HAZNET** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653** **HWTS**
0.110 mi.
582 ft. **Site 4 of 6 in cluster G**

Relative:
Lower

Actual:
432 ft.

ORANGE CO. LUST:

Name:	LA PAZ PROFESSIONAL BLDG
Address:	25200 LA PAZ RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Region:	ORANGE
Facility Id:	93UT026
Released Substance:	Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4; Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	06/16/1993
Record ID:	RO0001551

HAZNET:

Name:	ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP
Address:	25200 LA PAZ RD STE 107
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653
Contact:	TRANG PHAM
Telephone:	9498551101
Mailing Name:	Not reported
Mailing Address:	23961 CALLE DE LA MAGDALENA #500
Year:	2018
Gepaid:	CAL000427369
TSD EPA ID:	CAD008252405
CA Waste Code:	551 - Laboratory waste chemicals
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.40032
Year:	2017
Gepaid:	CAL000427369
TSD EPA ID:	CAD008252405
CA Waste Code:	551 - Laboratory waste chemicals
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.37947
Year:	2017
Gepaid:	CAL000427369
TSD EPA ID:	TXD982560294
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.0126

Additional Info:

Year:	2017
Gen EPA ID:	CAL000427369
Shipment Date:	20171218
Creation Date:	10/16/2018 18:30:53
Receipt Date:	20171219
Manifest ID:	017652375JJK

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03753
Waste Quantity:	9
Quantity Unit:	G
Additional 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:	20171204
Creation Date:	12/5/2018 18:30:10
Receipt Date:	20171205
Manifest ID:	017652359JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional 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:	20171120
Creation Date:	10/16/2018 18:31:07
Receipt Date:	20171121
Manifest ID:	017652288JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional 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:	20171106
Creation Date:	7/28/2018 18:34:05
Receipt Date:	20171114
Manifest ID:	017652330JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.02085
Waste Quantity:	5
Quantity Unit:	G
Additional 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:	20171023
Creation Date:	7/10/2018 18:30:24
Receipt Date:	20171024
Manifest ID:	017652020JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03753
Waste Quantity:	9
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

Additional Code 5:	Not reported
Shipment Date:	20171013
Creation Date:	8/1/2018 18:30:51
Receipt Date:	20171017
Manifest ID:	017652191JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.05004
Waste Quantity:	12
Quantity Unit:	G
Additional 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:	20170925
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20170926
Manifest ID:	015734384JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03753
Waste Quantity:	9
Quantity Unit:	G
Additional 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:	20170911
Creation Date:	7/18/2018 18:30:10
Receipt Date:	20170912
Manifest ID:	017652218JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional 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:	20170818
Creation Date:	8/2/2018 18:30:29
Receipt Date:	20170822
Manifest ID:	017651984JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional 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:	20170803
Creation Date:	8/1/2018 18:31:20
Receipt Date:	20170808
Manifest ID:	017652111JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03336

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

Waste Quantity:	8
Quantity Unit:	G
Additional 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:	ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP
Address:	25200 LA PAZ RD STE 107
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAL000427369
Inactive Date:	06/30/2017
Create Date:	05/03/2017
Last Act Date:	11/06/2019
Mailing Name:	Not reported
Mailing Address:	23961 CALLE DE LA MAGDALENA #500
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	PAUL A BROWER
Owner Address:	23961 CALLE DE LA MAGDALENA #500
Owner Address 2:	Not reported
Owner City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Name:	TRANG PHAM
Contact Address:	25200 LA PAZ RD STE 200
Contact Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653

NAICS:

EPA ID:	CAL000427369
Create Date:	2017-05-03 10:14:17.420
NAICS Code:	62211
NAICS Description:	General Medical and Surgical Hospitals
Issued EPA ID Date:	2017-05-03 10:14:17.38700
Inactive Date:	2017-06-30 00:00:00
Facility Name:	ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP
Facility Address:	25200 LA PAZ RD STE 107
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92653

G32 **LA PAZ OFFICE PLAZA** **RCRA NonGen / NLR** **1026466070**
ENE **25200 LA PAZ** **CAC003071338**
< 1/8 **LAGUNA HILLS, CA 92653**
0.110 mi.
582 ft. **Site 5 of 6 in cluster G**

Relative: **Lower**

Actual: **432 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200617
Handler Name:	LA PAZ OFFICE PLAZA	
Handler Address:		25200 LA PAZ
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003071338

LA PAZ OFFICE PLAZA (Continued) **1026466070**

Contact Name:	LA PAZ OFFICE PLAZA LLC
Contact Address:	LA PAZ OFFICE PLAZA LLC
Contact City,State,Zip:	BREA, CA 92821
Contact Telephone:	949-285-1047
Contact Fax:	Not reported
Contact Email:	JESUS@SEBUILDERS.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:	LA PAZ OFFICE PLAZA LLC
Mailing City,State,Zip:	BREA, CA 92821
Owner Name:	LA PAZ OFFICE PLAZA LLC
Owner Type:	Other
Operator Name:	LA PAZ OFFICE PLAZA LLC
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

LA PAZ OFFICE PLAZA (Continued) **1026466070**

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:	20200710
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:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	LA PAZ OFFICE PLAZA LLC
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	949-285-1047
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	LA PAZ OFFICE PLAZA LLC
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	949-285-1047
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200617
Handler Name: LA PAZ OFFICE PLAZA	
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

LA PAZ OFFICE PLAZA (Continued) **1026466070**

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: 336350
NAICS Description: MOTOR VEHICLE TRANSMISSION AND POWER TRAIN PARTS MANUFACTURING

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

G33 **LA PAZ OFFICE PLAZA** **RCRA NonGen / NLR** **1024747730**
ENE **25200 LA PAZ RD** **CAC002967507**
< 1/8 **LAGUNA HILLS, CA 92653**
0.110 mi.
582 ft. **Site 6 of 6 in cluster G**

Relative: **Lower**
Actual: **432 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20180621
Handler Name:	LA PAZ OFFICE PLAZA	
Handler Address:		25200 LA PAZ RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC002967507
Contact Name:		LA PAZ OFFICE PLAZA
Contact Address:		259 SOUTH RANDOLPH AVE C40
Contact City,State,Zip:		BREA, CA 92821
Contact Telephone:		714-529-1335
Contact Fax:		Not reported
Contact Email:		SARAH@PWSEI.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:		LA PAZ OFFICE PLAZA, LLC
Mailing City,State,Zip:		BREA, CA 92821
Owner Name:		LA PAZ OFFICE PLAZA
Owner Type:		Other
Operator Name:		LA PAZ OFFICE PLAZA
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

LA PAZ OFFICE PLAZA (Continued) **1024747730**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180831
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:	LA PAZ OFFICE PLAZA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

LA PAZ OFFICE PLAZA (Continued) **1024747730**

Owner/Operator Address:	259 SOUTH RANDOLPH AVE C40
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	714-529-1335
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	LA PAZ OFFICE PLAZA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	259 SOUTH RANDOLPH AVE C40
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	714-529-1335
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180621
Handler Name: LA PAZ OFFICE PLAZA	
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

E34 **RICHARD EVANS** **RCRA NonGen / NLR** **1026167637**
SSW **25452 CHAMPLAIN RD** **CAC003067681**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.128 mi.
676 ft. **Site 4 of 4 in cluster E**

Relative: **Higher**
Actual: **478 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200520
Handler Name:	RICHARD EVANS	
Handler Address:		25452 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003067681

RICHARD EVANS (Continued) **1026167637**

Contact Name:	RICHARD EVANS
Contact Address:	25452 CHAMPLAIN RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-290-3858
Contact Fax:	Not reported
Contact Email:	GENEVADEGUIRE@ALLIANCE-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:	25452 CHAMPLAIN RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	RICHARD EVANS
Owner Type:	Other
Operator Name:	RICHARD EVANS
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

RICHARD EVANS (Continued) **1026167637**

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:	20200608
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:	RICHARD EVANS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25452 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-290-3858
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RICHARD EVANS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25452 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-290-3858
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200520
Handler Name: RICHARD EVANS	
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

RICHARD EVANS (Continued) **1026167637**

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

F35 **SPENCE LEONARDO** **RCRA NonGen / NLR** **1026040460**
South **25451 MACKENZIE ST** **CAC003046562**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.135 mi.
711 ft. **Site 2 of 2 in cluster F**

Relative: **Lower**

Actual: **434 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20191210
Handler Name:	SPENCE LEONARDO	
Handler Address:		25451 MACKENZIE ST
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5437
EPA ID:		CAC003046562
Contact Name:		SPENCE LEONARDO
Contact Address:		25451 MACKENZIE ST
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5437
Contact Telephone:		949-615-6082
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:		25451 MACKENZIE ST
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5437
Owner Name:		SPENCE LEONARDO
Owner Type:		Other
Operator Name:		SPENCE LEONARDO
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

SPENCE LEONARDO (Continued) **1026040460**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200210
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:	SPENCE LEONARDO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

SPENCE LEONARDO (Continued) **1026040460**

Owner/Operator Address:	25451 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5437
Owner/Operator Telephone:	949-615-6082
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	SPENCE LEONARDO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25451 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5437
Owner/Operator Telephone:	949-615-6082
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20191210
Handler Name: SPENCE LEONARDO	
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

H36 **BRENT DELINGER** **RCRA NonGen / NLR** **1024775041**
SE **25862 SPRUCE LN** **CAC002994968**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.136 mi.
719 ft. **Site 1 of 5 in cluster H**

Relative: **Lower**
Actual: **410 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	20190103
Handler Name: BRENT DELINGER	
Handler Address:	25862 SPRUCE LN
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC002994968

BRENT DELINGER (Continued) **1024775041**

Contact Name:	BRENT DELINGER
Contact Address:	25862 SPRUCE LN
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	714-403-3271
Contact Fax:	Not reported
Contact Email:	CHRIS@JCENVIRONMENTALINC.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:	25862 SPRUCE LN
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	BRENT DELINGER
Owner Type:	Other
Operator Name:	BRENT DELINGER
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

BRENT DELINGER (Continued) **1024775041**

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:	20190222
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:	BRENT DELINGER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25862 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-403-3271
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BRENT DELINGER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25862 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-403-3271
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190103
Handler Name: BRENT DELINGER	
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

BRENT DELINGER (Continued) **1024775041**

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

I37 **ED HAMADA** **RCRA NonGen / NLR** **1026719424**
West **25282 ORELLANO WAY** **CAC003108068**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.137 mi.
725 ft. **Site 1 of 2 in cluster I**

Relative: **Lower**

Actual: **445 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210302
Handler Name:	ED HAMADA	
Handler Address:		25282 ORELLANO WAY
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003108068
Contact Name:		ED HAMADA
Contact Address:		25282 ORELLANO WAY
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-859-7373
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:		25282 ORELLANO WAY
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		ED HAMADA
Owner Type:		Other
Operator Name:		ED HAMADA
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

ED HAMADA (Continued) **1026719424**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210312
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:	ED HAMADA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

ED HAMADA (Continued) **1026719424**

Owner/Operator Address: 25282 ORELLANO WAY
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-859-7373
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ED HAMADA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25282 ORELLANO WAY
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-859-7373
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210302
Handler Name: ED HAMADA
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

I38 **ED HAMADA** **RCRA NonGen / NLR** **1026719415**
West **25282 ORELLANO WAY** **CAC003108058**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.137 mi.
725 ft. **Site 2 of 2 in cluster I**

Relative: **Lower**
Actual: **445 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210302
Handler Name: ED HAMADA
Handler Address: 25282 ORELLANO WAY
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003108058

ED HAMADA (Continued) **1026719415**

Contact Name:	ED HAMADA
Contact Address:	25282 ORELLANO WAY
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-859-7373
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:	25282 ORELLANO WAY
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	ED HAMADA
Owner Type:	Other
Operator Name:	ED HAMADA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

ED HAMADA (Continued) **1026719415**

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:	20210312
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:	ED HAMADA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25282 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-859-7373
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ED HAMADA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25282 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-859-7373
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210302
Handler Name: ED HAMADA	
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

ED HAMADA (Continued) **1026719415**

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

H39 **BRIGID BAPTISTA** **RCRA NonGen / NLR** **1026813016**
SE **25892 SPRUCE LN** **CAC003125565**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.150 mi.
790 ft. **Site 2 of 5 in cluster H**

Relative: **Lower**
Actual: **434 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	20210621
Handler Name:	BRIGID BAPTISTA
Handler Address:	25892 SPRUCE LN
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC003125565
Contact Name:	BRIGID BAPTISTA
Contact Address:	25892 SPRUCE LN
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-533-9103
Contact Fax:	Not reported
Contact Email:	SCHEDULING@PWSEI.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:	25892 SPRUCE LN
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	BRIGID BAPTISTA
Owner Type:	Other
Operator Name:	BRIGID BAPTISTA
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

BRIGID BAPTISTA (Continued) **1026813016**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210630
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:	BRIGID BAPTISTA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

BRIGID BAPTISTA (Continued) **1026813016**

Owner/Operator Address:	25892 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-533-9103
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRIGID BAPTISTA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25892 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-533-9103
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210621
Handler Name: BRIGID BAPTISTA	
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

H40 **BRIGID BAPTISTA** **RCRA NonGen / NLR** **1026711358**
SE **25892 SPRUCE LANE** **CAC003099528**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.150 mi.
790 ft. **Site 3 of 5 in cluster H**

Relative: **Lower**
Actual: **434 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210105
Handler Name:	BRIGID BAPTISTA	
Handler Address:		25892 SPRUCE LANE
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003099528

BRIGID BAPTISTA (Continued) **1026711358**

Contact Name:	BRIGID BAPTISTA
Contact Address:	25892 SPRUCE LANE
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-533-9103
Contact Fax:	Not reported
Contact Email:	SCHEDULING@PWSEI.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:	25892 SPRUCE LANE
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	BRIGID BAPTISTA
Owner Type:	Other
Operator Name:	BRIGID BAPTISTA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

BRIGID BAPTISTA (Continued) **1026711358**

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:	20210226
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:	BRIGID BAPTISTA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25892 SPRUCE LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-533-9103
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRIGID BAPTISTA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25892 SPRUCE LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-533-9103
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210105
Handler Name: BRIGID BAPTISTA	
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

BRIGID BAPTISTA (Continued) **1026711358**

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

H41 **JUAN & ROSA VALENZUELA** **RCRA NonGen / NLR** **1026167190**
SE **25902 SPRUCE LN** **CAC003067228**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.154 mi.
814 ft. **Site 4 of 5 in cluster H**

Relative: **Lower**
Actual: **443 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200518
Handler Name:	JUAN & ROSA VALENZUELA	
Handler Address:		25902 SPRUCE LN
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003067228
Contact Name:		JUAN & ROSA VALENZUELA
Contact Address:		25902 SPRUCE LN
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-614-3303
Contact Fax:		Not reported
Contact Email:		ANAB@PWSEI.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:		25902 SPRUCE LN
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		JUAN & ROSA VALENZUELA
Owner Type:		Other
Operator Name:		JUAN & ROSA VALENZUELA
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

JUAN & ROSA VALENZUELA (Continued) **1026167190**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200608
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:	JUAN & ROSA VALENZUELA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

JUAN & ROSA VALENZUELA (Continued) **1026167190**

Owner/Operator Address:	25902 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-614-3303
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	JUAN & ROSA VALENZUELA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25902 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-614-3303
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200518
Handler Name: JUAN & ROSA VALENZUELA	
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

J42 **MICHELLE LYTLE-KNAPPER** **RCRA NonGen / NLR** **1025852734**
ESE **25382 OAK LEAF RD** **CAC003032915**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.162 mi.
854 ft. **Site 1 of 3 in cluster J**

Relative:
Higher

Actual:
476 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20190909
Handler Name: MICHELLE LYTLE-KNAPPER	
Handler Address:	25382 OAK LEAF RD
Handler City,State,Zip:	LAGUNA HILLS, CA 92653-5413
EPA ID:	CAC003032915

MICHELLE LYTLE-KNAPPER (Continued) **1025852734**

Contact Name:	MICHELLE LYTLE-KNAPPER
Contact Address:	25382 OAK LEAF RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653-5413
Contact Telephone:	949-201-8774
Contact Fax:	Not reported
Contact Email:	NANCYRUIZ@ALLIANCE-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:	25382 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653-5413
Owner Name:	MICHELLE LYTLE-KNAPPER
Owner Type:	Other
Operator Name:	MICHELLE LYTLE-KNAPPER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

MICHELLE LYTLE-KNAPPER (Continued) **1025852734**

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:	20190910
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:	MICHELLE LYTLE-KNAPPER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25382 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5413
Owner/Operator Telephone:	949-201-8774
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MICHELLE LYTLE-KNAPPER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25382 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5413
Owner/Operator Telephone:	949-201-8774
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190909
Handler Name: MICHELLE LYTLE-KNAPPER	
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

MICHELLE LYTLE-KNAPPER (Continued) **1025852734**

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

J43 **MICHELLE LYTLE-KNAPPER** **RCRA NonGen / NLR** **1025854345**
ESE **25382 OAK LEAF RD** **CAC003034573**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.162 mi.
854 ft. **Site 2 of 3 in cluster J**

Relative:
Higher

Actual:
476 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20190918
Handler Name:	MICHELLE LYTLE-KNAPPER	
Handler Address:		25382 OAK LEAF RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5413
EPA ID:		CAC003034573
Contact Name:		MICHELLE LYTLE-KNAPPER
Contact Address:		25382 OAK LEAF RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5413
Contact Telephone:		949-201-8774
Contact Fax:		Not reported
Contact Email:		TAMMYHURLEY@ALLIANCE-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:		25382 OAK LEAF RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5413
Owner Name:		MICHELLE LYTLE-KNAPPER
Owner Type:		Other
Operator Name:		MICHELLE LYTLE-KNAPPER
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

MICHELLE LYTLE-KNAPPER (Continued) **1025854345**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190927
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:	MICHELLE LYTLE-KNAPPER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

MICHELLE LYTLE-KNAPPER (Continued) **1025854345**

Owner/Operator Address: 25382 OAK LEAF RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5413
Owner/Operator Telephone: 949-201-8774
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: MICHELLE LYTLE-KNAPPER
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25382 OAK LEAF RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5413
Owner/Operator Telephone: 949-201-8774
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190918
Handler Name: MICHELLE LYTLE-KNAPPER
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

44
WNW
1/8-1/4
0.166 mi.
879 ft.

MATHEW VAUGHAN **RCRA NonGen / NLR** **1025829951**
25182 CHAMPLAIN RD **CAC003009505**
LAGUNA HILLS, CA 92653

Relative:
Lower

Actual:
439 ft.

RCRA NonGen / NLR:
Date Form Received by Agency: 20190409
Handler Name: MATHEW VAUGHAN
Handler Address: 25182 CHAMPLAIN RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003009505

MATHEW VAUGHAN (Continued) **1025829951**

Contact Name:	MATHEW VAUGHAN
Contact Address:	25182 CHAMPLAIN RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	714-366-8898
Contact Fax:	Not reported
Contact Email:	AMARTINO@VIKINGENVIRO.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:	25182 CHAMPLAIN RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	MATHEW VAUGHAN
Owner Type:	Other
Operator Name:	MATHEW VAUGHAN
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

MATHEW VAUGHAN (Continued) **1025829951**

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:	20190626
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:	MATHEW VAUGHAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25182 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-366-8898
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MATHEW VAUGHAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25182 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-366-8898
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190409
Handler Name: MATHEW VAUGHAN	
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

MATHEW VAUGHAN (Continued) **1025829951**

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

H45 **JAVIER SANCHEZ** **RCRA NonGen / NLR** **1026808318**
SE **25891 WHITE ALDER LANE** **CAC003120633**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.171 mi.
905 ft. **Site 5 of 5 in cluster H**

Relative: **Lower**
Actual: **416 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210520
Handler Name: JAVIER SANCHEZ
Handler Address: 25891 WHITE ALDER LANE
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003120633
Contact Name: JAVIER SANCHEZ
Contact Address: 25891 WHITE ALDER LANE
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 626-636-6874
Contact Fax: Not reported
Contact Email: KIZQUIERDO@JJANDSCONSTRUCTION.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: 25891 WHITE ALDER LANE
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: JAVIER SANCHEZ
Owner Type: Other
Operator Name: JAVIER SANCHEZ
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

JAVIER SANCHEZ (Continued) **1026808318**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210521
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:	JAVIER SANCHEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

JAVIER SANCHEZ (Continued) **1026808318**

Owner/Operator Address:	25891 WHITE ALDER LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	626-636-6874
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	JAVIER SANCHEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25891 WHITE ALDER LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	626-636-6874
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210520
Handler Name: JAVIER SANCHEZ	
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

J46 **BRIAN GARIA** **RCRA NonGen / NLR** **1026475043**
ESE **25392 OAK LEAF RD** **CAC003080773**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.173 mi.
912 ft. **Site 3 of 3 in cluster J**

Relative: **Lower**

Actual: **467 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200825
Handler Name:	BRIAN GARIA	
Handler Address:		25392 OAK LEAF RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003080773

BRIAN GARIA (Continued) **1026475043**

Contact Name:	BRIAN GARCIA
Contact Address:	25392 OAK LEAF RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-412-4017
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:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	25392 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	BRIAN GARCIA
Owner Type:	Other
Operator Name:	BRIAN GARCIA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

BRIAN GARIA (Continued) **1026475043**

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:	20200904
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:	BRIAN GARCIA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25392 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-412-4017
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRIAN GARCIA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25392 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-412-4017
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200825
Handler Name: BRIAN GARIA	
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

BRIAN GARIA (Continued) **1026475043**

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

K47 **COREY HOWARD** **RCRA NonGen / NLR** **1026488700**
NNW **25691 PADUA DRIVE** **CAC003094931**
1/8-1/4 **IRVINE, CA 92653**
0.186 mi.
980 ft. **Site 1 of 3 in cluster K**

Relative: **Lower**
Actual: **448 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20201130
Handler Name:	COREY HOWARD	
Handler Address:		25691 PADUA DRIVE
Handler City,State,Zip:		IRVINE, CA 92653
EPA ID:		CAC003094931
Contact Name:		COREY HOWARD
Contact Address:		25691 PADUA DRIVE
Contact City,State,Zip:		IRVINE, CA 92653
Contact Telephone:		714-585-9731
Contact Fax:		Not reported
Contact Email:		BTRIPLETT@VIKINGENVIRO.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:		25691 PADUA DRIVE
Mailing City,State,Zip:		IRVINE, CA 92653
Owner Name:		COREY HOWARD
Owner Type:		Other
Operator Name:		COREY HOWARD
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

COREY HOWARD (Continued) **1026488700**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20201130
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:	COREY HOWARD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

COREY HOWARD (Continued) **1026488700**

Owner/Operator Address:	25691 PADUA DRIVE
Owner/Operator City,State,Zip:	IRVINE, CA 92653
Owner/Operator Telephone:	714-585-9731
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	COREY HOWARD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25691 PADUA DRIVE
Owner/Operator City,State,Zip:	IRVINE, CA 92653
Owner/Operator Telephone:	714-585-9731
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20201130
Handler Name: COREY HOWARD	
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

K48 **COREY HOWARD** **RCRA NonGen / NLR** **1026709242**
NNW **25691 PADUA DR** **CAC003097311**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.186 mi.
980 ft. **Site 2 of 3 in cluster K**

Relative: **Lower**
Actual: **448 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	20201215
Handler Name: COREY HOWARD	
Handler Address:	25691 PADUA DR
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC003097311

COREY HOWARD (Continued) **1026709242**

Contact Name:	COREY HOWARD
Contact Address:	25691 PADUA DR
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	714-585-9731
Contact Fax:	Not reported
Contact Email:	CHOWARD@AMPCOCONTRACTING.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:	25691 PADUA DR
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	COREY HOWARD
Owner Type:	Other
Operator Name:	COREY HOWARD
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

COREY HOWARD (Continued) **1026709242**

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:	20201218
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:	COREY HOWARD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25691 PADUA DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-585-9731
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	COREY HOWARD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25691 PADUA DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-585-9731
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20201215
Handler Name: COREY HOWARD	
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

COREY HOWARD (Continued) **1026709242**

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

L49 **JOHN SATHER** **RCRA NonGen / NLR** **1024766118**
South **25522 CHAMPLAIN RD** **CAC002985987**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.188 mi.
991 ft. **Site 1 of 2 in cluster L**

Relative: **Lower**
Actual: **437 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20181022
Handler Name:	JOHN SATHER	
Handler Address:		25522 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5442
EPA ID:		CAC002985987
Contact Name:		JOHN SATHER
Contact Address:		25522 CHAMPLAIN RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5442
Contact Telephone:		949-294-2124
Contact Fax:		Not reported
Contact Email:		GENEVADEGUIRE@ALLIANCE-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:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		25522 CHAMPLAIN RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5442
Owner Name:		JOHN SATHER
Owner Type:		Other
Operator Name:		JOHN SATHER
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

JOHN SATHER (Continued) **1024766118**

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:	20181120
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:	JOHN SATHER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

JOHN SATHER (Continued) **1024766118**

Owner/Operator Address:	25522 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5442
Owner/Operator Telephone:	949-294-2124
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	JOHN SATHER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25522 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5442
Owner/Operator Telephone:	949-294-2124
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20181022
Handler Name: JOHN SATHER	
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

K50 **ANTONIO MARTINEZ** **RCRA NonGen / NLR** **1026803908**
NNW **25731 PADUA DR** **CAC003116001**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.188 mi.
993 ft. **Site 3 of 3 in cluster K**

Relative: **Lower**
Actual: **450 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210421
Handler Name:	ANTONIO MARTINEZ	
Handler Address:		25731 PADUA DR
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5120
EPA ID:		CAC003116001

ANTONIO MARTINEZ (Continued) **1026803908**

Contact Name:	ANTONIO MARTINEZ
Contact Address:	25731 PADUA DR
Contact City,State,Zip:	LAGUNA HILLS, CA 92653-5120
Contact Telephone:	949-325-9418
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:	25731 PADUA DR
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653-5120
Owner Name:	ANTONIO MARTINEZ
Owner Type:	Other
Operator Name:	ANTONIO MARTINEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

ANTONIO MARTINEZ (Continued) **1026803908**

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:	20210422
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:	ANTONIO MARTINEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25731 PADUA DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5120
Owner/Operator Telephone:	949-325-9418
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ANTONIO MARTINEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25731 PADUA DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5120
Owner/Operator Telephone:	949-325-9418
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210421
Handler Name: ANTONIO MARTINEZ	
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

ANTONIO MARTINEZ (Continued) **1026803908**

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

M51 **MANI ZARNEGAR DDS** **RCRA NonGen / NLR** **1024795404**
East **25255 CABOT RD STE 107** **CAL000162825**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.190 mi.
1001 ft. **Site 1 of 7 in cluster M**

Relative: **Lower**

Actual: **379 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 19950517
Handler Name: MANI ZARNEGAR DDS
Handler Address: 25255 CABOT RD STE 107
Handler City,State,Zip: LAGUNA HILLS, CA 92653-0000
EPA ID: CAL000162825
Contact Name: MANI ZARNEGAR, DDS
Contact Address: 25255 CABOT ROAD SUITE 107
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-581-5055
Contact Fax: 949-581-5046
Contact Email: MANIZARNEGAR@COX.NET
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: 25255 CABOT RD
Mailing City,State,Zip: LAGUNA HILLS, CA 92653-5507
Owner Name: MANI ZARNEGAR DDS
Owner Type: Other
Operator Name: MANI ZARNEGAR, DDS
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

MANI ZARNEGAR DDS (Continued) **1024795404**

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:	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:	MANI ZARNEGAR, DDS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

MANI ZARNEGAR DDS (Continued) **1024795404**

Owner/Operator Address:	25255 CABOT ROAD SUITE 107
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-581-5055
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	MANI ZARNEGAR DDS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25255 CABOT RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5507
Owner/Operator Telephone:	949-581-5055
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19950517
Handler Name: MANI ZARNEGAR DDS	
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

M52 **JESUS SALAZAR** **RCRA NonGen / NLR** **1026466405**
East **25255 CABOT RD** **CAC003071687**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.190 mi.
1001 ft. **Site 2 of 7 in cluster M**

Relative: **Lower**
Actual: **379 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	20200619
Handler Name: JESUS SALAZAR	
Handler Address:	25255 CABOT RD
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC003071687

JESUS SALAZAR (Continued) **1026466405**

Contact Name:	JESUS SALAZAR
Contact Address:	25255 CABOT RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-285-1047
Contact Fax:	Not reported
Contact Email:	ANAB@PWSEI.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:	25255 CABOT RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	LA PAZ OFFICE PLAZA LLC
Owner Type:	Other
Operator Name:	JESUS SALAZAR
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

JESUS SALAZAR (Continued) **1026466405**

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:	20200710
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:	JESUS SALAZAR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25255 CABOT RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-285-1047
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25255 CABOT RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-285-1047
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200619
Handler Name: JESUS SALAZAR	
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

JESUS SALAZAR (Continued) **1026466405**

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

N53 **PAUL & GEORGIANA MAZUR** **RCRA NonGen / NLR** **1025836498**
West **25251 ORELLANO WAY** **CAC003016086**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 1 of 2 in cluster N**

Relative: **Lower**
Actual: **443 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20190521
Handler Name: PAUL & GEORGIANA MAZUR
Handler Address: 25251 ORELLANO WAY
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003016086
Contact Name: PAUL & GEORGIANA MAZUR
Contact Address: 25251 ORELLANO WAY
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-306-4376
Contact Fax: Not reported
Contact Email: NANCYRUIZ@ALLIANCE-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: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: 25251 ORELLANO WAY
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: PAUL & GEORGIANA MAZUR
Owner Type: Other
Operator Name: PAUL & GEORGIANA MAZUR
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

PAUL & GEORGIANA MAZUR (Continued) **1025836498**

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:	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:	Owner
Owner/Operator Name:	PAUL & GEORGIANA MAZUR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

PAUL & GEORGIANA MAZUR (Continued) **1025836498**

Owner/Operator Address:	25251 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-306-4376
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	PAUL & GEORGIANA MAZUR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25251 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-306-4376
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190521
Handler Name:	PAUL & GEORGIANA MAZUR
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

O54 **CHEVRON SERVICE STATION** **LUST** **S101307810**
ENE **25172 CABOT RD** **Cortese** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653** **HIST CORTESE**
0.194 mi. **CERS**
1025 ft. **Site 1 of 9 in cluster O**

Relative: **Lower**
Actual: **383 ft.**

LUST:

Name:	CHEVRON
Address:	25172 CABOT
City,State,Zip:	LAGUNA HILLS, CA 92653
Lead Agency:	ORANGE COUNTY LOP
Case Type:	LUST Cleanup Site

CHEVRON SERVICE STATION (Continued) **S101307810**

Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902404
Global Id:	T0605902404
Latitude:	33.596914078
Longitude:	-117.6768434
Status:	Completed - Case Closed
Status Date:	04/15/2004
Case Worker:	KL
RB Case Number:	9UT1682
Local Agency:	ORANGE COUNTY LOP
File Location:	Local Agency Warehouse
Local Case Number:	90UT129
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0605902404
Contact Type:	Local Agency Caseworker
Contact Name:	GENIECE HIGGINS
Organization Name:	ORANGE COUNTY LOP
Address:	1241 EAST DYER ROAD SUITE 120
City:	SANTA ANA
Email:	ghiggins@ochca.com
Phone Number:	7144336260

Global Id:	T0605902404
Contact Type:	Local Agency Caseworker
Contact Name:	KEVIN LAMBERT
Organization Name:	ORANGE COUNTY LOP
Address:	1241 E DYER ROAD SUITE 120
City:	SANTA ANA
Email:	klambert@ochca.com
Phone Number:	7144336261

LUST:

Global Id:	T0605902404
Action Type:	Other
Date:	01/16/1990
Action:	Leak Discovery

Global Id:	T0605902404
Action Type:	ENFORCEMENT
Date:	04/15/2004
Action:	Closure/No Further Action Letter

Global Id:	T0605902404
Action Type:	REMEDIATION
Date:	01/16/1990
Action:	Excavation

Global Id:	T0605902404
Action Type:	REMEDIATION
Date:	11/13/1994
Action:	Soil Vapor Extraction (SVE)

Global Id:	T0605902404
Action Type:	REMEDIATION

CHEVRON SERVICE STATION (Continued) **S101307810**

Date: 10/18/1999
Action: Excavation

Global Id: T0605902404
Action Type: Other
Date: 01/24/1990
Action: Leak Reported

LUST:
Global Id: T0605902404
Status: Open - Case Begin Date
Status Date: 01/16/1990

Global Id: T0605902404
Status: Open - Verification Monitoring
Status Date: 11/19/1999

Global Id: T0605902404
Status: Completed - Case Closed
Status Date: 04/15/2004

LUST REG 9:
Region: 9
Status: Remediation Plan
Case Number: 9UT1682
Local Case: 90UT129
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Local Agency: Orange
How Found: Not reported
How Stopped: Not reported
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Aquifer affected
Date Found: 01/24/1990
Date Stopped: / /
Confirm Date: / /
Submit Workplan: 5/15/90
Prelim Assess: / /
Desc Pollution: Not reported
Remed Plan: 08/27/1992
Remed Action: Not reported
Began Monitor: Not reported
Release Date: 01/24/1990
Enforce Date: Not reported
Closed Date: Not reported
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.21
GW Depth: Not reported
Beneficial Use: Municipal groundwater use
NPDES Number: 96-41

CHEVRON SERVICE STATION (Continued) **S101307810**

Priority: Not reported
File Dispn: Not reported
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

ORANGE CO. LUST:
Name: CHEVRON
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Region: ORANGE
Facility Id: 90UT129
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 04/15/2004
Record ID: RO0002480

CORTESE:
Name: CHEVRON
Address: 25172 CABOT
City,State,Zip: LAGUNA HILLS, CA 92653
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0605902404
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

HIST CORTESE:
edr_fname: CHEVRON SERVICE STATION #
edr_fadd1: 25172 CABOT
City,State,Zip: LAGUNA HILLS, CA 92656
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 9UT1682

CERS:
Name: CHEVRON
Address: 25172 CABOT
City,State,Zip: LAGUNA HILLS, CA 92653

CHEVRON SERVICE STATION (Continued) **S101307810**

Site ID: 213786
CERS ID: T0605902404
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: KEVIN LAMBERT - ORANGE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1241 E DYER ROAD SUITE 120
Affiliation City: SANTA ANA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 7144336261

Affiliation Type Desc: Local Agency Caseworker
Entity Name: JAMES STROZIER - ORANGE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1241 E. DYER ROAD SUITE 120
Affiliation City: SANTA ANA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 7144336273

O55 **LAGUNA HILLS AUTO SPA** **RCRA NonGen / NLR** **1024834944**
ENE **25172 CABOT RD** **CAL000376192**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 2 of 9 in cluster O**

Relative: **Lower**

Actual: **383 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20120711
Handler Name: LAGUNA HILLS AUTO SPA
Handler Address: 25172 CABOT RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653-5502
EPA ID: CAL000376192
Contact Name: LISA THOMPSON
Contact Address: 29501 CANWOOD ST STE 200
Contact City,State,Zip: AGOURA HILLS, CA 91301
Contact Telephone: 818-336-8984
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: PETROLINK SUPERIOR INC
Owner Type: Other

LAGUNA HILLS AUTO SPA (Continued) **1024834944**

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
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

LAGUNA HILLS AUTO SPA (Continued) **1024834944**

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	PETROLINK SUPERIOR INC
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 91301-1570
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:	818-336-8984
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20120711
Handler Name: LAGUNA HILLS AUTO SPA	
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:	44719
NAICS Description:	OTHER GASOLINE STATIONS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

O56 **PETROLINK INC CABOT 2634408** **CERS HAZ WASTE** **S101631403**
ENE **25172 CABOT RD** **CA FID UST** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653** **CERS TANKS**
0.194 mi. **HAZNET**
1025 ft. **Site 3 of 9 in cluster O** **CERS**
HWTS

Relative:
Lower

Actual:
383 ft.

CERS HAZ WASTE:
Name: UNITED PACIFIC 0676
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Site ID: 43093
CERS ID: 10419571
CERS Description: Hazardous Waste Generator

CA FID UST:
Facility ID: 30001439
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7148305814
Mail To: Not reported
Mailing Address: 1300 S BCH BLVD / P O BOX 2
Mailing Address 2: Not reported
Mailing City,St,Zip: LAGUNA HILLS 92653
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CERS TANKS:
Name: UNITED PACIFIC 0676
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Site ID: 43093
CERS ID: 10419571
CERS Description: Underground Storage Tank

HAZNET:
Name: PETROLINK INC CABOT 2634408
Address: 25172 CABOT RD
Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 91301
Contact: LISA THOMPSON
Telephone: 8182065700
Mailing Name: Not reported
Mailing Address: 29501 CANWOOD ST STE 200

Year: 2018
Gepaid: CAL000408890
TSD EPA ID: CAD044429835
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)

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Tons:	0.25000
Year:	2018
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.27000
Year:	2017
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.15
Year:	2016
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
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:	0.08
Year:	2016
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.075
Year:	2015
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.09
Year:	2015
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
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:	0.1

Additional Info:

Year:	2016

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Gen EPA ID:	CAL000408890
Shipment Date:	20150904
Creation Date:	11/4/2015 22:15:36
Receipt Date:	20150904
Manifest ID:	008817249FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
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:	0.1
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:	20150904
Creation Date:	11/4/2015 22:15:36
Receipt Date:	20150904
Manifest ID:	008817249FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.09
Waste Quantity:	180
Quantity Unit:	P
Additional 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:	CAL000408890
Shipment Date:	20150904

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Creation Date:	11/4/2015 22:15:36
Receipt Date:	20150904
Manifest ID:	008817249FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
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:	0.1
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:	20150904
Creation Date:	11/4/2015 22:15:36
Receipt Date:	20150904
Manifest ID:	008817249FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.09
Waste Quantity:	180
Quantity Unit:	P
Additional 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:	CAL000408890

Shipment Date:	20170210
Creation Date:	5/16/2017 18:30:23
Receipt Date:	20170210
Manifest ID:	010338195FLE

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS OF WILMINGTON, LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	UNITED PACIFIC 0676
Address:	25172 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Site ID:	43093
CERS ID:	10419571
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	05-10-2019
Citation:	23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description:	Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1,- 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

	engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes:	Returned to compliance on 06/13/2019. Overfill Prevention Equipment Inspection was not conducted by October 13, 2018. This inspection must be conducted and test results be submitted to this agency within 30 days of this inspection report.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-18-2018
Citation:	23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description:	Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes:	Returned to compliance on 06/18/2018.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-07-2016
Citation:	23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description:	Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes:	Returned to compliance on 01/20/2017. Latest designated operator training was performed on 5-29-15. This is an annual requirement. Provide and document training for all UST operators.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-07-2016
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 07/05/2016. Latest submittal in CERS has expired. Submit current Certification of Financial Responsibility.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-09-2014
Citation:	22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Violation Description: Failure to properly close hazardous waste containers when not in active use.
Violation Notes: Currently there are several one gallon paint and solvent cans stored behind the car wash building and back fence. The cans are rusting and appear to be no longer in use. Properly store the contents in these cans. Determine if it is usable product or waste. Identify it as such. If it is waste, properly manage it and provide disposal documentation to Health Care Agency.
Violation Division: Orange County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 43093
Site Name: United Pacific 0676
Violation Date: 06-07-2016
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 01/20/2017. The accumulation date is missing on the hazardous waste label for the used absorbent/filter drum. Post this date on the label (should be sometime after 9-4-15).
Violation Division: Orange County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 43093
Site Name: United Pacific 0676
Violation Date: 05-21-2015
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Description: Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.
Violation Notes: Returned to compliance on 06/17/2015. 87 & 91 product failed SB 989 testing. UDCs 3/4 & 7/8 were not tested. Submit results for the failed and non tested components.
Violation Division: Orange County Environmental Health
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-11-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Review of CERS accepted for 2017
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-10-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval Notes:	Please be advised that this facility is not in compliance with Underground Storage Tank Regulations since Overfill Prevention Equipment Inspection was not conducted by October 13, 2018. Overfill Prevention Equipment Inspection must be conducted and results be submitted to this agency within 30 days of this inspection report.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-15-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Monitor cert notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-09-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On site for initial hazardous materials and business emergency plan audit. Observed the facility and inspected hazardous materials storage. The following hazardous materials were observed in amounts that exceed the required disclosure quantities: - One 55 gallon drum of waste sump testing water - One UST of gasoline - One UST of gasoline/diesel - One CO2 compressed gas cannister - Various car wash chemicals Business has submitted on CERS. Disclosure to be reviewed.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-09-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Laguna Hills Auto Spa 25172 Cabot Road Laguna Hills, CA 92653 Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Luis Basilio. Hazardous waste properly stored, labeled and dated. Manifests for hazardous waste pickup reviewed on site (200 pounds of solid & 40 gallons of liquid on 5-7-14 by Able Environmental Services). Training provided to 20 employees on 2-22-14. Business emergency plan available for review.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	04-28-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB 989 test notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval General Type:	Other/Unknown
Eval Date:	05-04-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Monitor cert notification for 6-5
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-07-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Monitor cert notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-03-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to witness monitoring system certification activities and to conduct routine UST inspection. Annular and turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Fill sump sensors are not programmed to shut down turbines and alarmed properly, both visual and audible, when submerged in water. UDC sensors are G stand alonesG and shut down all each dispenser when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detector were tested and passed. Spill buckets were tested visually without any changes in water level. Valid permit, designated operator documentation, monthly inspection reports, responses to alarms, monitoring plan, response plan, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification, Overfill Prevention Equipment Inspection Report Form (last conducted on [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-05-2020
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	I received a copy of Monitoring System Certification Form and Spill Container Testing Report Form for activities conducted on 6/3/20. All components passed test.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-22-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Recieved and reviewed monitoring certification test report from

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

	testing done on 6/18/2018. All components passed at that time.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-02-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	United Pacific 0676 25172 Cabot Rd Laguna Hills, CA 92653 (949) 770-0240 On site to conduct new hazardous waste generator inspection due to change in ownership that occurred in 6/2020. . Berenice Andolon granted consent to conduct inspection. EPA ID# for this business is CAL000453897. I walked the perimeter, detailing area and inspected waste storage area between store and car was tunnel. I did not observe any hazardous waste in municipal trash. Fuel waste solids (1) and liquid (1) drums are stored closed and labeled. A copy of emergency plan is available (inside 2020 Compliance Binder) on site . An Emergency Response Notification & Contingency Plan card was provided to be filled out and posted.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	12-29-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Review of CERS, declined emergency response plan, hazardous materials .
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-20-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Training records up to date. Violation I651 abated.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-21-2015
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received results for secondary containment testing performed on 5-6-15. Address and correct the failures. Submit modification plans if necessary. Provide test results after modifications have been performed.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-05-2017

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Bernice Andalon granted consent to conduct inspection. I walked the perimeter and inspected waste storage area behind the car wash. I did not observe any hazardous waste in municipal trash. Fuel waste solids (1) and liquid (1) drums are stored closed and labeled. Both drums are currently empty. Manifests were reviewed. Business emergency plan is available on site. Emergency numbers are posted in cashier area.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-07-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site for a compliance inspection. Jimmy Quintanilla of JQ Engineering performing a UST tank system monitoring certification. Current ICC, Veeder-Root, Franklin Fueling & VMI certifications provided. Tank system consists of two tanks and four UDCs. One of the tanks is compartmental. The compartmental tank contains gasoline (91) and diesel. UDCs 1/2 & 7/8 have Beaudreau optical sensors for leak detection. UDCs 3/4 & 5/6 have Franklin S404 float sensors for leak detection. Tanks have 420s and sumps have 208s. The three fill sumps have small amounts of liquid in them . Jimmy Quintanilla said he would remove all liquid before leaving the facility. All other secondary containment was free of liquid. Sensors were located at the low area of secondary containment. Sensors in the fill sumps were not set totally vertical. These sensors need to be set at 90 degrees to ensure they will be operable. * The 87 fill sump in particular had approximately 3 to 4 inches of [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-08-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Bernice Andalon Hazardous waste properly stored, labeled and dated. No hazardous waste pickup in the last 12 months. Latest hazardous waste pickup was for 200 pounds of solid & 40 gallons of liquid on 5-7-14 by Able Environmental Services. Currently there is approximately 15 gallons of sump water and 75 pounds of solid waste stored on site. Hazardous waste emergency response sticker completed and posted on site.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-08-2015
Violations Found:	No
Eval Type:	Routine done by local agency

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval Notes:	On site for a compliance inspection. Jimmy Quintanilla of JQ Engineering performing a UST tank system monitoring certification. Current ICC, Veeder-Root, Franklin Fueling & VMI certifications provided. Tank system consists of two tanks and four UDCs. One of the tanks is compartmental. The compartmental tank contains gasoline (91) and diesel. UDCs 1/2 & 7/8 have Beaudreau optical sensors for leak detection. UDCs 3/4 & 5/6 have Franklin S404 float sensors for leak detection. Tanks have 420s and sumps have 208s. The three fill sumps have a small amount of liquid in them (< one gallon). Jimmy Quintanilla said he would remove all liquid before leaving the facility. All other secondary containment was free of liquid. Sensors were located at the low area of secondary containment. * Sensors in the fill sumps were not set totally vertical. These sensors need to be set at 90 degrees to ensure they will be operable. Sensor sleeves are strongly recommended to ensure proper [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-18-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	emailed copy to site and to Lisa Thompson
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	07-05-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received report for a UST monitoring system certification performed on 6-7-16. All monitoring equipment operational per manufacturer's specifications. Current CFR submitted. Certification valid through 1-1-17. Abated violation I583. Still need to provide current employee training log/documentation provided by the designated operator.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-12-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received and reviewed monitoring certification results from testing done on 6/5/2017, all components passed.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-13-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular sensors alarmed

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

properly (visual and audible) and shut down respective turbine when submerged in water. 87 sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Diesel and 91 turbine sump sensors alarmed properly (visual and audible) and shut down turbine when submerged in water. Diesel and 91 fill sump sensors are not programmed to shut down turbine and alarmed properly, both visual and audible, when submerged in water. UDC sensors are G stand alonesG and shut down all each dispenser when submerged in water. Fail-safe and sensor out were tested and passed. Site has flappers for overfill prevention. Overfill Equipment Inspection was being conducted this date and ball floats were removed during inspection. Outstanding violation I101 regarding failure to inspect overfill prevention [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-18-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: emailed copy to site and to Lisa Thompson
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-18-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Onsite for UST inspection. Cal Maintenance and Environmental Jose Rodriguez onsite for testing ICC-5254964 exp 3/18/19 VR- expires 1/11/2020 VMI- expires 8/20/18 3 DW tanks sensors beudreau and 208, 420 emailed copy to site and to Lisa Thompson
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-02-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: United Pacific 0676 25172 Cabot Rd Laguna Hills, CA 92653 (949) 770-0240 On site to conduct new underground storage inspection due to change in ownership that occurred in 6/2020. Berenice Andolon granted consent to conduct inspection. The following documents were printed and placed in 2020 Compliance Binder during inspection: - UST Facility Operating Permit Application - UST Tank Information/Monitoring Plans - UST Monitoring Site Plan - UST Response Plan - UST Certification of Financial Responsibility - Owner Statements of Designated Underground Storage Tank (UST) Operator (DO) form - Underground Storage Tank Statement of Understanding and Compliance Form Designated operator reports for this business and employee training records are also available on site. Please be advised that a Permit to Operate Tanks will be issued by this agency.
Eval Division: Orange County Environmental Health
Eval Program: UST

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-12-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted submittal. CFR updated (valid through 1-1-17). Updated DO statement.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	11-30-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted CERS submittal. Change of EPA ID #. New number is CAL000408890. Changed in EC.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-23-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Monitor cert notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-29-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Review of SB989 training done on 5/04/2018 testing of 87 and 91/diesel annualar, STP and Fill and sumps and 4 UDC passed testing this date.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-05-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Bernice Andalon granted consent to conduct inspection. Annular sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Fill sump sensors are programmed to go into alarm only and do not shut down turbines. All fill sump sensors alarmed properly (visual and audible) when submerged in water. Turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. UDC sensors are G stand alonesG and shut down all each dispenser when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overfill prevention. Spill

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

buckets were tested visually without any changes in water level. Valid permit is posted in cashier area and a copy is in the Environmental [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-07-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine hazardous materials inspection. Walked facility with the latest disclosed chemical inventory and site map submitted in CERS. Did not observe any additional hazardous materials stored at or above disclose threshold (propane is retail). Reviewed and declined submittal. Please address the following: Site map is missing locations for the water/gasoline drum (sump test water) and the absorbent container. Both are located at grid G-4 on the site map. The sewer is listed at grid B-10 on the map. The actual location is at grid F-11. Make these modifications to the map and resubmit.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-07-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Bernice Andalon No hazardous waste liquid stored on site on this date. Latest hazardous waste pickup on 9-4-15. Manifest available for review (180 pounds of water/fuel & 200 pounds absorbent/filters). Hazardous waste emergency response/contingency plan kept on site and available for review (7-14-15).
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-08-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine hazardous materials inspection. Walked facility with the latest disclosed site map submitted in CERS. Did not observe any additional hazardous materials stored at or above disclose threshold (propane is retail). Reviewed and declined inventory and site map. Please address the following: Car soap, pink solution, yellow solution and Vivid dry are disclosed as 30 gallons for maximum daily amount. These volumes are below disclosure threshold. Delete these four materials from the disclosure if the amounts are accurate. If the amounts are 55 gallons or greater, adjust the maximum daily amount for the corresponding disclosures. The mixture components box for the waste flammable liquid disclosure is not completed correctly. There should be two lines filled out in the box [(gasoline 86290-81-5 1%) (diesel 68476-34-6 1%)]. Site map is missing locations for fire hydrant (grid K-11), sewer (grid B-10), storm drain (grid K-11),

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

	emergency response [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-09-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Laguna Hills Auto Spa 25172 Cabot Road Laguna Hills, CA 92653 On site for a compliance inspection. Jimmy Quintanilla of JQ Engineering performing a UST tank system monitoring certification. Current ICC, Veeder-Root, Franklin Fueling & VMI certifications provided. Tank system consists of two tanks and four UDCs. One of the tanks is compartmental. The compartmental tank contains gasoline (91) and diesel. UDCs 1/2 & 7/8 have Beaudreau optical sensors for leak detection. UDCs 3/4 & 5/6 have Franklin S404 float sensors for leak detection. The three fill sumps had a small amount of liquid in them (< one gallon). Jimmy Quintanilla said he would vacuum them out before leaving the facility. All other secondary containment was free of liquid. All sensors were located at the low area of secondary containment. Reviewed designated operator inspection reports for the past 12 months. All alarms were followed up on (corrective action documentation attached). UST training [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-10-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed UST submittal in CERS. Submission was not accepted for the following: An on site inspection was performed on 6-9-14. There are four UDCs at this facility. UDCs 1/2 & 7/8 have Beaudreau 406 sensors. UDCs 3/4 & 5/6 have Franklin S404 sensors. Please include this information in the UDC monitoring box within each of the three monitoring plans for this disclosure. Make the modifications to the disclosure and resubmit.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-13-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Berenice Andolon granted consent to conduct inspection. I walked the perimeter and inspected waste storage area between store and car was tunnel. I did not observe any hazardous waste in municipal trash. Fuel waste solids (1) and liquid (1) drums are stored closed and labeled. Manifests were reviewed. Copy of emergency plan is available on site. Emergency numbers are posted in cashier area.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval General Type:	Other/Unknown
Eval Date:	06-16-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received results for a UST system monitoring certification performed on 6-8-15. All monitoring equipment operational per manufacturer's specifications. Also received results for SB 989 re testing performed on 6-8-15 regarding the components that failed or were not tested on 5-6-15. 87 & 91 product lines and UDCs 1/2 & 5/6 passed testing. Deleted violation I382 * The 5-6-15 report indicated incorrect UDC failures. The correct UDCs were retested. This was confirmed by Jimmy Quintanilla.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-21-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	I received and reviewed copies of Monitoring System Certification Form, Spill Container Testing Report Form and Overfill Prevention Equipment Inspection Report Form for activities conducted on 6/13/19. All components passed test. Overfill prevention at this facility in Fill Tube Shut-Off Valves which are activated at 94% and 95%.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-02-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	United Pacific 0676 25172 Cabot Rd Laguna Hills, CA 92653 (949) 770-0240 On site to conduct new hazardous materials chemical inventory and business emergency plan inspection due to change in ownership that occurred in 6/2020. Berenice Andolon granted consent to conduct inspection. I walked the perimeter, detailing area and inspected hazardous materials storage areas inside building, between store and car was tunnel. Facility stores the following hazardous materials at disclosure threshold: - 48 gallons liquid Carbon Dioxide - 5000 gallons Diesel - 35000 gallons Gasoline Hazardous materials management training is provided annually and records are available. A copy of emergency plan is available (inside 2020 Compliance Binder) on site . An Emergency Response Notification & Contingency Plan card was provided to be filled out and posted.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-12-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted submittal. Requested site map modifications performed.
Eval Division:	Orange County Environmental Health

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-29-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: review of CERS accepted DO George Zoumalan 6/8/18 FR exp 1/1/2018
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 43093
Facility Name: United Pacific 0676
Env Int Type Code: HWG
Program ID: 10419571
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.596920
Longitude: -117.676540

Affiliation:
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: Not reported

Affiliation Type Desc: UST Permit Applicant
Entity Name: LISA THOMPSON
Entity Title: COMPLIANCE MANAGER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (818) 336-8984

Affiliation Type Desc: UST Tank Owner
Entity Name: APRO, LLC
Entity Title: Not reported

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

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:	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:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	SOUTHLAND PROPERTY INVESTMENTS
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:	(818) 206-5700
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:	CUPA District
Entity Name:	Orange County Env Health
Entity Title:	Not reported
Affiliation Address:	1241 East Dyer RoadSuite 120
Affiliation City:	Santa Ana
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92705-5611
Affiliation Phone:	(714) 433-6406
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:	Not reported

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

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:	Not reported

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:	Not reported

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

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	SOUTHLAND PROPERTY INVESTMENTS
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:	(818) 206-5700

HWTS:

Name:	PETROLINK INC CABOT 2634408
Address:	25172 CABOT RD
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 926535502
EPA ID:	CAL000408890
Inactive Date:	06/30/2016
Create Date:	07/31/2015
Last Act Date:	01/12/2017
Mailing Name:	Not reported
Mailing Address:	29501 CANWOOD ST STE 200
Mailing Address 2:	Not reported
Mailing City,State,Zip:	AGOURA HILLS, CA 91301
Owner Name:	PETROLINK INC
Owner Address:	29501 CANWOOD ST STE 200
Owner Address 2:	Not reported

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Owner City,State,Zip: AGOURA HILLS, CA 91301
Contact Name: LISA THOMPSON
Contact Address: 29501 CANWOOD ST STE 200
Contact Address 2: Not reported
City,State,Zip: AGOURA HILLS, CA 91301

NAICS:
EPA ID: CAL000408890
Create Date: 2015-07-31 09:44:15.560
NAICS Code: 44719
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2015-07-31 09:44:15.55700
Inactive Date: 2016-06-30 00:00:00
Facility Name: PETROLINK INC CABOT 2634408
Facility Address: 25172 CABOT RD
Facility Address 2: Not reported
Facility City: LAGUNA HILLS
Facility County: Not reported
Facility State: CA
Facility Zip: 926535502

Name: PETROLINK INC LAGUNA HILLS AUTO SPA
Address: 25172 CABOT RD
Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 926535502
EPA ID: CAL000376192
Inactive Date: 07/17/2020
Create Date: 07/11/2012
Last Act Date: 07/17/2020
Mailing Name: Not reported
Mailing Address: 29501 CANWOOD ST STE 200
Mailing Address 2: Not reported
Mailing City,State,Zip: AGOURA HILLS, CA 913011570
Owner Name: PETROLINK INC
Owner Address: 29501 CANWOOD ST STE 200
Owner Address 2: Not reported
Owner City,State,Zip: AGOURA HILLS, CA 913011570
Contact Name: LISA THOMPSON
Contact Address: 29501 CANWOOD ST STE 200
Contact Address 2: Not reported
City,State,Zip: AGOURA HILLS, CA 91301

NAICS:
EPA ID: CAL000376192
Create Date: 2012-07-11 13:01:46.420
NAICS Code: 44719
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2012-07-11 13:01:46.42000
Inactive Date: 2020-07-17 00:00:00
Facility Name: PETROLINK INC LAGUNA HILLS AUTO SPA
Facility Address: 25172 CABOT RD
Facility Address 2: Not reported
Facility City: LAGUNA HILLS
Facility County: Not reported
Facility State: CA
Facility Zip: 926535502

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

EPA ID:	CAL000376192
Create Date:	2020-07-17 13:26:25.930
NAICS Code:	447190
NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	2012-07-11 13:01:46.42000
Inactive Date:	2020-07-17 00:00:00
Facility Name:	PETROLINK INC LAGUNA HILLS AUTO SPA
Facility Address:	25172 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926535502

O57 **DICK PRICE CHEVRON** **HIST UST** **U001577371**
ENE **25172 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92651**
0.194 mi.
1025 ft. **Site 4 of 9 in cluster O**

Relative: **Lower**

Actual: **383 ft.**

HIST UST:

Name:	DICK PRICE CHEVRON
Address:	25172 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92651
File Number:	0002ED32
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002ED32.pdf
Region:	STATE
Facility ID:	00000017780
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	DICK PRICE
Telephone:	7148305814
Owner Name:	RICHARD W. PRICE
Owner Address:	25172 CABOT RD.
Owner City,St,Zip:	LAGUNA HILLS, CA 92653
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	1970
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor, Pressure Test
Tank Num:	002
Container Num:	2
Year Installed:	1970
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor, Pressure Test
Tank Num:	003
Container Num:	3

DICK PRICE CHEVRON (Continued) **U001577371**

Year Installed:	1970
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor, Pressure Test
Tank Num:	004
Container Num:	4
Year Installed:	1970
Tank Capacity:	00000500
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Click here for Geo Tracker PDF:

O58 **CHEVRON NO 90991** **RCRA-SQG** **1007200519**
ENE **25172 CABOT RD** **CAP000067504**
1/8-1/4 **LAGUNA, CA 92653**
0.194 mi.
1025 ft. **Site 5 of 9 in cluster O**

Relative: RCRA-SQG:
Lower

Actual: Date Form Received by Agency:		20000309
383 ft. Handler Name:	CHEVRON NO 90991	
Handler Address:		25172 CABOT RD
Handler City,State,Zip:		LAGUNA, CA 92653
EPA ID:		CAP000067504
Contact Name:		KATHY NORRIS
Contact Address:		P O BOX 6004
Contact City,State,Zip:		SAN RAMON, CA 94583
Contact Telephone:		925-842-5931
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
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:		P O BOX 6004
Mailing City,State,Zip:		SAN RAMON, CA 94583
Owner Name:		CHEVRON PRODUCTS CO
Owner Type:		Private
Operator Name:		Not reported
Operator Type:		Not reported
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No

CHEVRON NO 90991 (Continued) **1007200519**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20060905
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

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D008
Waste Description:	LEAD

CHEVRON NO 90991 (Continued) **1007200519**

Waste Code: D018
Waste Description: BENZENE

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: CHEVRON PRODUCTS CO
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: P O BOX 6004
Owner/Operator City,State,Zip: SAN RAMON, CA 94583
Owner/Operator Telephone: 925-842-9500
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: CHEVRON PRODUCTS CO
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: P O BOX 6004
Owner/Operator City,State,Zip: SAN RAMON, CA 94583
Owner/Operator Telephone: 925-842-9500
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20000309
Handler Name: CHEVRON NO 90991
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: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20000309
Handler Name: CHEVRON NO 90991
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: 20001012

CHEVRON NO 90991 (Continued) **1007200519**

Handler Name: CHEVRON 90991
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

List of NAICS Codes and Descriptions:
NAICS Code: 4471
NAICS Description: GASOLINE STATIONS

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

O59 **CHEVRON STATION #90991** **SWEEPS UST** **U003982000**
ENE **25172 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 6 of 9 in cluster O**

Relative: SWEEPS UST:
Lower
Name: CHEVRON STATION #90991
Actual: Address: 25172 CABOT RD
383 ft. City: LAGUNA HILLS
Status: Not reported
Comp Number: 2186
Number: Not reported
Board Of Equalization: 44-015927
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002186-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: UNKNOWN
STG: PRODUCT
Content: Not reported
Number Of Tanks: 4

Name: CHEVRON STATION #90991
Address: 25172 CABOT RD
City: LAGUNA HILLS
Status: Not reported
Comp Number: 2186
Number: Not reported

CHEVRON STATION #90991 (Continued) **U003982000**

Board Of Equalization:	44-015927
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002186-000003
Tank Status:	Not reported
Capacity:	5000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	PRODUCT
Content:	Not reported
Number Of Tanks:	Not reported

Name:	CHEVRON STATION #90991
Address:	25172 CABOT RD
City:	LAGUNA HILLS
Status:	Not reported
Comp Number:	2186
Number:	Not reported
Board Of Equalization:	44-015927
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002186-000004
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	PRODUCT
Content:	Not reported
Number Of Tanks:	Not reported

Name:	CHEVRON STATION #90991
Address:	25172 CABOT RD
City:	LAGUNA HILLS
Status:	Not reported
Comp Number:	2186
Number:	Not reported
Board Of Equalization:	44-015927
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002186-000005
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	PRODUCT
Content:	Not reported
Number Of Tanks:	Not reported

Name:	CHEVRON STATION #90991
Address:	25172 CABOT RD
City:	LAGUNA HILLS

CHEVRON STATION #90991 (Continued) **U003982000**

Status: Active
Comp Number: 2186
Number: 9
Board Of Equalization: 44-015927
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002186-000008
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 4

Name: CHEVRON STATION #90991
Address: 25172 CABOT RD
City: LAGUNA HILLS
Status: Active
Comp Number: 2186
Number: 9
Board Of Equalization: 44-015927
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002186-000009
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: CHEVRON STATION #90991
Address: 25172 CABOT RD
City: LAGUNA HILLS
Status: Active
Comp Number: 2186
Number: 9
Board Of Equalization: 44-015927
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002186-000010
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

CHEVRON STATION #90991 (Continued) **U003982000**

Name:	CHEVRON STATION #90991
Address:	25172 CABOT RD
City:	LAGUNA HILLS
Status:	Active
Comp Number:	2186
Number:	9
Board Of Equalization:	44-015927
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002186-000011
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P
Content:	Not reported
Number Of Tanks:	Not reported

O60 **APRO LLC DBA UNITED PACIFIC 0676** **RCRA NonGen / NLR** **1026170339**
ENE **25172 CABOT DR** **CAL000453897**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 7 of 9 in cluster O**

Relative: RCRA NonGen / NLR:
Lower

Date Form Received by Agency:	20210211
Handler Name:	APRO LLC DBA UNITED PACIFIC 0676
Handler Address:	25172 CABOT DR
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAL000460044
Contact Name:	TOM ROBINS
Contact Address:	4130 COVER ST
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 ST
Mailing City,State,Zip:	LONG BEACH, CA 90808
Owner Name:	APRO LLC DBA UNITED PACIFIC
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

Actual:
383 ft.

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210226
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:	APRO LLC DBA UNITED PACIFIC
Legal Status:	Other

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4130 COVER ST
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 ST
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:	20210211
Handler Name:	APRO LLC DBA UNITED PACIFIC 0676
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:	447190
NAICS Description:	OTHER GASOLINE STATIONS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

Date Form Received by Agency:	20200326
Handler Name:	APRO LLC DBA UNITED PACIFIC 0676
Handler Address:	25172 CABOT DR
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAL000453897
Contact Name:	TOM ROBINS
Contact Address:	4130 COVER ST
Contact City,State,Zip:	LONG BEACH, CA 90808
Contact Telephone:	310-323-3992

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

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 ST
Mailing City,State,Zip:	LONG BEACH, CA 90808
Owner Name:	APRO LLC DBA UNITED PACIFIC
Owner Type:	Other
Operator Name:	TOM ROBINS
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200408
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

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 ST
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:	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 ST
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 0676
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

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

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

O61 **UNITED PACIFIC 0676** **UST** **U003913405**
ENE **25172 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 8 of 9 in cluster O**

Relative: **Lower**
Actual: **383 ft.**

ORANGE CO. UST:
Name: UNITED PACIFIC 0676
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: FA0059754
Notes: Not reported

UST:
Name: CHEVRON STATION #90991
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: 2186
Permitting Agency: ORANGE COUNTY
Latitude: 33.5983142
Longitude: -117.6750285

Name: UNITED PACIFIC 0676
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: FA0059754
Permitting Agency: Orange County Environmental Health
Latitude: 33.59692
Longitude: -117.67654

O62 **90991** **HIST UST** **U001577396**
ENE **25172 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 9 of 9 in cluster O**

Relative: **Lower**
Actual: **383 ft.**

HIST UST:
Name: 90991
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
File Number: 0002E6E4
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E6E4.pdf
Region: STATE

90991 (Continued) **U001577396**

Facility ID:	00000061960
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	PRICE,RICHARD W
Telephone:	7148305814
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	1969
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	1969
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	1969
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	1969
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000130
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

P63 **MARY BARNASEY** **RCRA NonGen / NLR** **1024759346**
West **25301 ORRELLANO WAY** **CAC002979193**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.195 mi.
1029 ft. **Site 1 of 2 in cluster P**

Relative: **Lower**

Actual: **429 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20180906
Handler Name:	MARY BARNASEY	
Handler Address:		25301 ORRELLANO WAY
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC002979193
Contact Name:		MARY BARNASEY
Contact Address:		25301 ORRELLANO WAY
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-830-3805
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:		25301 ORRELLANO WAY
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		MARY BARNASEY
Owner Type:		Other
Operator Name:		MARY BARNASEY
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

MARY BARNASEY (Continued) **1024759346**

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:	20180907
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:	MARY BARNASEY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25301 ORRELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-830-3805
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MARY BARNASEY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25301 ORRELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-830-3805
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

MARY BARNASEY (Continued) **1024759346**

Historic Generators:
- Receive Date: 20180906
- Handler Name: MARY BARNASEY
- 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

P64 **ELVIRA CRUZ** **RCRA NonGen / NLR** **1026468230**
WSW **25321 ORELLANO WAY** **CAC003073632**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.199 mi.
1052 ft. **Site 2 of 2 in cluster P**

Relative: **Lower**
Actual: **428 ft.**

RCRA NonGen / NLR:
- Date Form Received by Agency: 20200706
- Handler Name: ELVIRA CRUZ
- Handler Address: 25321 ORELLANO WAY
- Handler City,State,Zip: LAGUNA HILLS, CA 92653
- EPA ID: CAC003073632
- Contact Name: ELVIRA CRUZ
- Contact Address: 25321 ORELLANO WAY
- Contact City,State,Zip: LAGUNA HILLS, CA 92653
- Contact Telephone: 949-500-9547
- Contact Fax: Not reported
- Contact Email: GENEVADEGUIRE@ALLIANCE-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: 25321 ORELLANO WAY
- Mailing City,State,Zip: LAGUNA HILLS, CA 92653
- Owner Name: ELVIRA CRUZ

ELVIRA CRUZ (Continued) **1026468230**

Owner Type:	Other
Operator Name:	ELVIRA CRUZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200710
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

ELVIRA CRUZ (Continued) **1026468230**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ELVIRA CRUZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25321 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-500-9547
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ELVIRA CRUZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25321 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-500-9547
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200706
Handler Name: ELVIRA CRUZ	
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

M65 **TORO JR CLEANERS** **DRYCLEANERS** **S106841239**
East **25248 CABOT RD** **EMI** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.201 mi.
1062 ft. **Site 3 of 7 in cluster M**

Relative: **Lower**

Actual: **377 ft.**

DRYCLEAN SOUTH COAST:

Name:	TORO JR CLEANERS
Address:	25248 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	24676
Application Number:	140560
Permit Number:	M48968
Status:	S
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000236
BCAT Description:	DRY CLEANING EQUIP FLUOROCARBON
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	437.3380127
UTM North:	3717.1818848
Application Date:	01/16/1986
PO Issue Date:	03/31/1986
NAICS Code:	812320
SIC Code:	7216

Name:	TORO JR CLEANERS
Address:	25248 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	24676
Application Number:	212437
Permit Number:	D13877
Status:	S
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	437.3380127
UTM North:	3717.1818848
Application Date:	09/05/1989
PO Issue Date:	01/09/1990
NAICS Code:	812320
SIC Code:	7216

Name:	TORO JR CLEANERS
Address:	25248 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	24676
Application Number:	10676A
Permit Number:	S08072
Status:	S
Representative Name:	Not reported
Representative Telephone:	Not reported
Permit Status:	INACTIVE

TORO JR CLEANERS (Continued) **S106841239**

BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: Not reported
CCAT Description: Not reported
UTM East: 437.3380127
UTM North: 3717.1818848
Application Date: 12/31/9999
PO Issue Date: 07/01/1982
NAICS Code: 812320
SIC Code: 7216

EMI:

Name: TORO JR CLEANERS, KEUN YOUNG Y
Address: 25248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Year: 1987
County Code: 30
Air Basin: SC
Facility ID: 24676
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: 2
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: TORO JR CLEANERS, KEUN YOUNG Y
Address: 25248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Year: 1990
County Code: 30
Air Basin: SC
Facility ID: 24676
Air District Name: SC
SIC Code: 7216
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: TORO JR CLEANERS
Address: 25248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Year: 1995
County Code: 30

TORO JR CLEANERS (Continued) **S106841239**

Air Basin:	SC
Facility ID:	24676
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

Q66 **PAUL LAPIANA** **RCRA NonGen / NLR** **1026809813**
South **25512 MACKENZIE ST** **CAC003122206**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.204 mi.
1079 ft. **Site 1 of 3 in cluster Q**

Relative: **Lower**
Actual: **438 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210601
Handler Name:	PAUL LAPIANA	
Handler Address:		25512 MACKENZIE ST
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003122206
Contact Name:		PAUL LAPIANA
Contact Address:		25512 MACKENZIE ST
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-413-5978
Contact Fax:		Not reported
Contact Email:		ERNIE@SIRRIS.BIZ
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:		25512 MACKENZIE ST
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		PAUL LAPIANA
Owner Type:		Other
Operator Name:		PAUL LAPIANA
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

PAUL LAPIANA (Continued) **1026809813**

Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210601
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:	PAUL LAPIANA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25512 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-413-5978

PAUL LAPIANA (Continued) **1026809813**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: PAUL LAPIANA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25512 MACKENZIE ST
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-413-5978
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210601
Handler Name: PAUL LAPIANA
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

Q67 **PAUL LAPIANA** **RCRA NonGen / NLR** **1026807666**
South **25512 MCKENZIE** **CAC003119956**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.204 mi.
1079 ft. **Site 2 of 3 in cluster Q**

Relative: **Lower**
Actual: **438 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210517
Handler Name: PAUL LAPIANA
Handler Address: 25512 MCKENZIE
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003119956
Contact Name: PAUL LAPIANA
Contact Address: 25512 MCKENZIE
Contact City,State,Zip: LAGUNA HILLS, CA 92653

PAUL LAPIANA (Continued) **1026807666**

Contact Telephone:	949-413-5978
Contact Fax:	Not reported
Contact Email:	MANIFEST.SIRRIS@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:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	25512 MCKENZIE
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	PAUL LAPIANA
Owner Type:	Other
Operator Name:	PAUL LAPIANA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

PAUL LAPIANA (Continued) **1026807666**

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:	20210521
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:	PAUL LAPIANA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25512 MCKENZIE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-413-5978
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	PAUL LAPIANA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25512 MCKENZIE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-413-5978
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210517
Handler Name: PAUL LAPIANA	
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

PAUL LAPIANA (Continued) **1026807666**

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

M68 **TORO CLEANERS** **RCRA NonGen / NLR** **1025870279**
East **25250 CABOT RD** **CAL000423115**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.209 mi.
1103 ft. **Site 4 of 7 in cluster M**

Relative: **Lower**
Actual: **378 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20161222
Handler Name:	TORO CLEANERS	
Handler Address:		25250 CABOT RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAL000423115
Contact Name:		JUSTINE SEONG
Contact Address:		24162 FORD VIEW ST
Contact City,State,Zip:		LAKE FOREST, CA 92630
Contact Telephone:		949-293-4599
Contact Fax:		Not reported
Contact Email:		JUSTINE.SEONG@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:		25250 CABOT RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		TORO CLEANERS
Owner Type:		Other
Operator Name:		JUSTINE SEONG
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

TORO CLEANERS (Continued) **1025870279**

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:	20190628
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:	TORO CLEANERS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	24162 FORD VIEW ST
Owner/Operator City,State,Zip:	LAKE FOREST, CA 92630
Owner/Operator Telephone:	949-293-4599

TORO CLEANERS (Continued) **1025870279**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: JUSTINE SEONG
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 24162 FORD VIEW ST
Owner/Operator City,State,Zip: LAKE FOREST, CA 92630
Owner/Operator Telephone: 949-293-4599
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20161222
Handler Name: TORO CLEANERS
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: 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

M69 **TORO CLEANERS** **DRYCLEANERS** **S120052827**
East **25250 CABOT RD** **HWTS** **N/A**
1/8-1/4 **LAGUNA BEACH, CA 92653**
0.209 mi.
1103 ft. **Site 5 of 7 in cluster M**

Relative: **Lower**
Actual: **378 ft.**

DRYCLEANERS:
Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA BEACH, CA 92653
EPA Id: CAL000423798
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial

TORO CLEANERS (Continued) **S120052827**

Create Date:	01/03/2017
Facility Active:	No
Inactive Date:	06/30/2017
Facility Addr2:	Not reported
Owner Name:	JUSTINE SEONG
Owner Address:	24102 FORD VIEW ST
Owner Address 2:	Not reported
Owner Telephone:	9492934599
Contact Name:	JUSTINE SEONG
Contact Address:	24102 FORD VIEW ST
Contact Address 2:	Not reported
Contact Telephone:	9492934599
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City:	LAGUNA BEACH
Mailing State:	CA
Mailing Zip:	92653
Owner Fax:	Not reported
Region Code:	4
Latitude:	0
Longitude:	0

HWTS:

Name:	TORO CLEANERS
Address:	25250 CABOT RD
Address 2:	Not reported
City,State,Zip:	LAGUNA BEACH, CA 92653
EPA ID:	CAL000423798
Inactive Date:	06/30/2017
Create Date:	01/03/2017
Last Act Date:	01/03/2017
Mailing Name:	Not reported
Mailing Address:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LAGUNA BEACH, CA 92653
Owner Name:	JUSTINE SEONG
Owner Address:	24102 FORD VIEW ST
Owner Address 2:	Not reported
Owner City,State,Zip:	LAKE FOREST, CA 92630
Contact Name:	JUSTINE SEONG
Contact Address:	24102 FORD VIEW ST
Contact Address 2:	Not reported
City,State,Zip:	LAKE FOREST, CA 92630

NAICS:

EPA ID:	CAL000423798
Create Date:	2017-01-03 12:15:07.207
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2017-01-03 12:15:07.14000
Inactive Date:	2017-06-30 00:00:00
Facility Name:	TORO CLEANERS
Facility Address:	25250 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA BEACH

TORO CLEANERS (Continued) **S120052827**

Facility County: Not reported
Facility State: CA
Facility Zip: 92653

M70 **TORO CLEANERS** **CERS HAZ WASTE** **S120052824**
East **25250 CABOT RD** **DRYCLEANERS** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653** **CERS**
0.209 mi. **HWTS**
1103 ft. **Site 6 of 7 in cluster M**

Relative: **Lower**

Actual: **378 ft.**

CERS HAZ WASTE:
Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Site ID: 412527
CERS ID: 10550485
CERS Description: Hazardous Waste Generator

DRYCLEANERS:
Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
EPA Id: CAL000423115
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 12/22/2016
Facility Active: No
Inactive Date: 06/30/2020
Facility Addr2: Not reported
Owner Name: TORO CLEANERS
Owner Address: 24162 FORD VIEW ST
Owner Address 2: Not reported
Owner Telephone: 9492934599
Contact Name: JUSTINE SEONG
Contact Address: 24162 FORD VIEW ST
Contact Address 2: Not reported
Contact Telephone: 9492934599
Contact Fax: Not reported
Mailing Name: Not reported
Mailing Address 1: 25250 CABOT RD
Mailing Address 2: Not reported
Mailing City: LAGUNA HILLS
Mailing State: CA
Mailing Zip: 92653
Owner Fax: Not reported
Region Code: 4
Latitude: 0
Longitude: 0

Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
EPA Id: CAC002954175
NAICS Code: 812320

TORO CLEANERS (Continued) **S120052824**

NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	03/23/2018
Facility Active:	No
Inactive Date:	06/23/2018
Facility Addr2:	Not reported
Owner Name:	JUSTINE SEONG
Owner Address:	25250 CABOT RD
Owner Address 2:	Not reported
Owner Telephone:	9492934599
Contact Name:	JUSTINE SEONG
Contact Address:	25250 CABOT RD
Contact Address 2:	Not reported
Contact Telephone:	9495813900
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	92653
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.595388
Longitude:	-117.67588

DRYCLEAN SOUTH COAST:

Name:	TORO CLEANERS
Address:	25250 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	132709
Application Number:	431944
Permit Number:	F70639
Status:	A
Representative Name:	JUSTINE KEON SEONG
Representative Telephone:	949 5813900
Permit Status:	ACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	437.32998657
UTM North:	3717.2099609
Application Date:	06/29/2004
PO Issue Date:	09/10/2004
NAICS Code:	812320
SIC Code:	7216

Name:	TORO CLEANERS
Address:	25250 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	132709
Application Number:	401801
Permit Number:	F52634
Status:	A
Representative Name:	JUSTINE KEON SEONG

TORO CLEANERS (Continued) **S120052824**

Representative Telephone: 949 5813900
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: 437.32998657
UTM North: 3717.2099609
Application Date: 05/23/2002
PO Issue Date: 06/06/2002
NAICS Code: 812320
SIC Code: 7216

CERS:
Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Site ID: 412527
CERS ID: 10550485
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 412527
Site Name: TORO CLEANERS
Violation Date: 09-16-2020
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 09/28/2020. This business has not reviewed Hazardous Materials Business Plan (HMBP) annually and electronically certified that they are complete, accurate since 2/15/18. HMBP documents must be electronically certified within 30 days of this inspection by going to California Environmental Reporting System (CERS) at http//cers.calepa.ca.gov
Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 412527
Site Name: TORO CLEANERS
Violation Date: 09-16-2020
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: Returned to compliance on 10/16/2020. Waste drum is currently full and accumulation time has been exceeded. Waste dry cleaning solution must be disposed of properly within 30 days of this inspection and copy of

TORO CLEANERS (Continued) **S120052824**

manifest be submitted to this agency.
Violation Division: Orange County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 412527
Site Name: TORO CLEANERS
Violation Date: 10-08-2014
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 01/08/2015.
Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 412527
Site Name: TORO CLEANERS
Violation Date: 10-08-2014
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 01/08/2015.
Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-27-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. I walked through the facility, perimeter and inspected hazardous material storage area. There has been changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Facility has the following hazardous materials that meet the required disclosure quantities: - 107 gallons of new DF-2000 solution (largest container - 55 gallons) - 55 gallons of waste DF-2000 solution (largest container - 55 gallons) Employee only presses clothes. All dry cleaning is conducted by owner. Fire hydrant on La Paz Rd., fire extinguisher in back of the shop and evacuation staging area must be added to site map. New emergency plan which includes phone numbers for reporting spills/emergencies to state and local agencies (including this agency/CUPA) must be submitted.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-27-2018
Violations Found: No

TORO CLEANERS (Continued) **S120052824**

Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. I walked through the facility and inspected waste storage area. Waste hydrocarbon liquid drum is stored closed and labeled. Manifests were reviewed. Emergency card is posted on the bulletin board in front of the shop by desk.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-16-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Jennifer Seong granted consent to conduct inspection. I walked through the facility and inspected waste storage area. Waste hydrocarbon liquid drum is stored closed and labeled. Manifests were reviewed. Last waste pick up occurred on 5/23/19. Waste drum is currently full and accumulation time has been exceeded. Waste dry cleaning solution must be disposed of properly within 30 days of this inspection and copy of manifest be submitted to this agency. Emergency card is posted on the bulletin board in front of the shop by desk.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-21-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site for a routine inspection. Walked facility with the latest disclosed inventory and site map. There currently is a 55 gallon waste hydrocarbon (still bottom, filters & lint) drum stored on site. This will need to be added to the chemical inventory for the the hazardous material disclosure. The following needs to be modified or added to the facility site map: > North arrow is pointing west (per the cross streets on the map). > Add the location of the 55 gallon waste hydrocarbon drum (southwest wall). > Adjust location of back door exit. > Add location of water shut off (back wall). > Add location of emergency response equipment (absorbent material/spill kit). Re submit disclosure after additions/modifications have been completed.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-08-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted disclosure in e submit. Deleted existing violations.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection

TORO CLEANERS (Continued) **S120052824**

Eval Date:	09-16-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Jennifer Seong granted consent to conduct inspection. I walked through the facility, perimeter and inspected hazardous material storage area. There has been no changes in hazardous material stored on site since last inspection or previous reporting period. Facility stores the following hazardous materials at disclosure threshold: - 67 gallons of new DF-2000 solution - 55 gallons of waste DF-2000 solution This business has not reviewed Hazardous Materials Business Plan (HMBP) annually and electronically certified that they are complete, accurate since 2/15/18. HMBP documents must be electronically certified within 30 days of this inspection by going to California Environmental Reporting System (CERS) at http//cers.calepa.ca.gov As requested previously, in the inspection report dated 9/27/18, the following must be addressed in CERS: - Fire hydrant on La [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-23-2020
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On site to assist business owner, Justine Seong, with resetting password, correcting inventory forms, updating site map, preparing new emergency plan and submitting annual certification documents. Document will be submitted after new site map has been scanned and uploaded.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-21-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inspected perimeter of facility including the dumpster area. Permission to inspect granted by Justine Seong. Hazardous waste properly stored, labeled and dated. Documentation for hazardous waste pickup kept on site and available for review. Veolia Environmental Services is the current hazardous waste hauler. Hazardous waste emergency response sticker completed and posted on site. No violations noted at this time.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	11-21-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and declined disclosure in e submit. Please address the following: Use the correct CAS number for your particular dry cleaning hydrocarbon solvent. If you can’t find it use 64742-48-9 (it will suffice). Add location of fire extinguishers within your facility and

TORO CLEANERS (Continued) **S120052824**

location of the storm drain outside your facility on the site map. Re submit disclosure after modifications have been performed.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-12-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and declined disclosure in e submit. The only item missing is the CAS number for the hydrocarbon submittal. Place number "64742-48-9" in the CAS # box just below the common name box. Resubmit disclosure after making this addition.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-12-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted re submittal in e submit
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-28-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Annual certification documents submitted to CERS this date were accepted. Violation I463 regarding failure to annually review and electronically certify that the HMBP is complete, accurate and up-to-dated cited during inspection conducted on 9/16/20, has been corrected.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-08-2014
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Orange County Environmental Health as the Certified Unified Program Agency (OC CUPA) is the administrating agency for the Hazardous Materials Disclosure and Business Emergency Plan programs (HMD/BEP) previously administered by the Orange County Fire Authority. During the months of August and December of 2013, the OC CUPA sent out letters to regulated businesses requesting them to electronically submit their HMD/BEP forms. Electronic submission of these forms is a legal requirement. Failure to submit HMD/BEP forms is in violation of the California Health & Safety Code Chapter 6.95. According to our records there is no electronic submission for this facility. Please go to www.esubmit.ocgov.com to request a user name and password and submit your HMD/BEP forms within the next 30 days. Businesses may also submit forms via the California Environmental Reporting System. Please

TORO CLEANERS (Continued) **S120052824**

verify that all owner information that is pre populated on the E-Submit Portal is still [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-16-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for follow up inspection to correct outstanding violation, I053, regarding waste accumulation time being exceeded, cited during the routine inspection conducted on 9/16/20. Waste dry cleaning solution was picked up from facility on 10/13/20 and manifest is available for review. Violation has been corrected.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 412527
Facility Name: TORO CLEANERS
Env Int Type Code: HMBP
Program ID: 10550485
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.595450
Longitude: -117.675930

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 25250 CABOT RD
Affiliation City: LAGUNA HILLS
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92653
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: justin seong
Entity Title: owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title: Not reported
Affiliation Address: 1241 East Dyer RoadSuite 120
Affiliation City: Santa Ana
Affiliation State: CA

TORO CLEANERS (Continued) **S120052824**

Affiliation Country:	Not reported
Affiliation Zip:	92705-5611
Affiliation Phone:	(714) 433-6406
Affiliation Type Desc:	Document Preparer
Entity Name:	JUSTINE SEONG
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:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	JUSTINE SEONG
Entity Title:	Not reported
Affiliation Address:	25250 CABOT RD
Affiliation City:	LAGUNA HILLS
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92653
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	JUSTINE SEONG
Entity Title:	Not reported
Affiliation Address:	25250 CABOT RD
Affiliation City:	LAGUNA HILLS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92653
Affiliation Phone:	(949) 293-4599
Affiliation Type Desc:	Parent Corporation
Entity Name:	TORO 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:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	D.w.A. SMITH &CO,INC.
Entity Title:	Not reported
Affiliation Address:	25250 CABOT RD
Affiliation City:	LAGUNA HILLS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92653
Affiliation Phone:	(949) 851-1244
Affiliation Type Desc:	Operator
Entity Name:	JUSTINE SEONG
Entity Title:	Not reported

TORO CLEANERS (Continued) **S120052824**

Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (949) 293-4599

HWTS:
Name: TORO CLEANERS
Address: 25250 CABOT RD
Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 926535504
EPA ID: CAC002806985
Inactive Date: 06/11/2015
Create Date: 03/12/2015
Last Act Date: 06/12/2015
Mailing Name: Not reported
Mailing Address: 25250 CABOT RD
Mailing Address 2: Not reported
Mailing City,State,Zip: LAGUNA HILLS, CA 926535504
Owner Name: JUSTINE SEONG
Owner Address: 25250 CABOT RD
Owner Address 2: Not reported
Owner City,State,Zip: LAGUNA HILLS, CA 926535504
Contact Name: JUSTINE SEONG
Contact Address: 25250 CABOT RD
Contact Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 926535504

Name: TORO CLEANERS
Address: 25250 CABOT RD
Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAL000423115
Inactive Date: 06/30/2020
Create Date: 12/22/2016
Last Act Date: 01/04/2021
Mailing Name: Not reported
Mailing Address: 25250 CABOT RD
Mailing Address 2: Not reported
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: TORO CLEANERS
Owner Address: 24162 FORD VIEW ST
Owner Address 2: Not reported
Owner City,State,Zip: LAKE FOREST, CA 92630
Contact Name: JUSTINE SEONG
Contact Address: 24162 FORD VIEW ST
Contact Address 2: Not reported
City,State,Zip: LAKE FOREST, CA 92630

NAICS:
EPA ID: CAL000423115
Create Date: 2016-12-22 11:17:12.713
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date: 2016-12-22 11:17:12.66300

TORO CLEANERS (Continued) **S120052824**

Inactive Date:	2020-06-30 00:00:00
Facility Name:	TORO CLEANERS
Facility Address:	25250 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92653

Name:	TORO CLEANERS
Address:	25250 CABOT RD
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC002954175
Inactive Date:	06/23/2018
Create Date:	03/23/2018
Last Act Date:	06/23/2018
Mailing Name:	Not reported
Mailing Address:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	JUSTINE SEONG
Owner Address:	25250 CABOT RD
Owner Address 2:	Not reported
Owner City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Name:	JUSTINE SEONG
Contact Address:	25250 CABOT RD
Contact Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653

NAICS:

EPA ID:	CAC002954175
Create Date:	2018-03-23 09:33:28.180
NAICS Code:	812320
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2018-03-23 09:33:28.18000
Inactive Date:	2018-06-23 03:00:33.35700
Facility Name:	TORO CLEANERS
Facility Address:	25250 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92653

EPA ID:	CAC002954175
Create Date:	2018-03-23 09:33:28.180
NAICS Code:	812320
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2018-03-23 09:33:28.18000
Inactive Date:	2018-06-23 03:00:33.35700
Facility Name:	TORO CLEANERS
Facility Address:	25250 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA

TORO CLEANERS (Continued) **S120052824**

Facility Zip: 92653

Q71 **BRAD BUKANT** **RCRA NonGen / NLR** **1025833095**
SSE **25511 FIR LANE** **CAC003012669**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.210 mi.
1107 ft. **Site 3 of 3 in cluster Q**

Relative: **Lower**
Actual: **458 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20190430
Handler Name:	BRAD BUKANT	
Handler Address:		25511 FIR LANE
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003012669
Contact Name:		BRAD BUKANT
Contact Address:		25511 FIR LANE
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		858-353-0877
Contact Fax:		Not reported
Contact Email:		ERNIE@SIRRIS.BIZ
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:		25511 FIR LANE
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		BRAD BUKANT
Owner Type:		Other
Operator Name:		BRAD BUKANT
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

BRAD BUKANT (Continued) **1025833095**

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:	Owner
Owner/Operator Name:	BRAD BUKANT
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25511 FIR LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	858-353-0877
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRAD BUKANT
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25511 FIR LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	858-353-0877

BRAD BUKANT (Continued) **1025833095**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190430
Handler Name: BRAD BUKANT
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

R72 **SYLVIA AND PAUL RODRIGUEZ** **RCRA NonGen / NLR** **1025846574**
ESE **25442 OAK LEAF RD** **CAC003026471**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.213 mi.
1127 ft. **Site 1 of 6 in cluster R**

Relative: **Lower**

Actual: **437 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20190729
Handler Name: SYLVIA AND PAUL RODRIGUEZ
Handler Address: 25442 OAK LEAF RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653-5429
EPA ID: CAC003026471
Contact Name: SYLVIA AND PAUL RODRIGUEZ
Contact Address: 25442 OAK LEAF RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653-5429
Contact Telephone: 949-354-9732
Contact Fax: Not reported
Contact Email: NANCYRUIZ@ALLIANCE-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

SYLVIA AND PAUL RODRIGUEZ (Continued) **1025846574**

State District:	Not reported
Mailing Address:	25442 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner Name:	SYLVIA AND PAUL RODRIGUEZ
Owner Type:	Other
Operator Name:	SYLVIA AND PAUL RODRIGUEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190910
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No

SYLVIA AND PAUL RODRIGUEZ (Continued) **1025846574**

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:	SYLVIA AND PAUL RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SYLVIA AND PAUL RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190729
Handler Name:	SYLVIA AND PAUL RODRIGUEZ
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

R73
ESE
1/8-1/4
0.213 mi.
1127 ft.

SYLVIA & PAUL RODRIGUEZ
25442 OAK LEAF RD
LAGUNA HILLS, CA 92653

Site 2 of 6 in cluster R

RCRA NonGen / NLR | **1025855666** | **CAC003035946**

Relative:
Lower

Actual:
437 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20190926
Handler Name:	SYLVIA & PAUL RODRIGUEZ	
Handler Address:		25442 OAK LEAF RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5429
EPA ID:		CAC003035946
Contact Name:		SYLVIA & PAUL RODRIGUEZ
Contact Address:		25442 OAK LEAF RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5429
Contact Telephone:		949-354-9732
Contact Fax:		Not reported
Contact Email:		NANCYRUIZ@ALLIANCE-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:		25442 OAK LEAF RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5429
Owner Name:		SYLVIA & PAUL RODRIGUEZ
Owner Type:		Other
Operator Name:		SYLVIA & PAUL RODRIGUEZ
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

SYLVIA & PAUL RODRIGUEZ (Continued) **1025855666**

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:	20190927
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:	SYLVIA & PAUL RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SYLVIA & PAUL RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

SYLVIA & PAUL RODRIGUEZ (Continued) **1025855666**

Historic Generators:
- Receive Date: 20190926
- Handler Name: SYLVIA & PAUL RODRIGUEZ
- 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

R74 **SYLVIA RODRIGUEZ** **RCRA NonGen / NLR** **1025847888**
ESE **25442 OAK LEAF RD** **CAC003027907**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.213 mi.
1127 ft. **Site 3 of 6 in cluster R**

Relative: **Lower**
Actual: **437 ft.**

RCRA NonGen / NLR:
- Date Form Received by Agency: 20190806
- Handler Name: SYLVIA RODRIGUEZ
- Handler Address: 25442 OAK LEAF RD
- Handler City,State,Zip: LAGUNA HILLS, CA 92653-5429
- EPA ID: CAC003027907
- Contact Name: SYLVIA RODRIGUEZ
- Contact Address: 25442 OAK LEAF RD
- Contact City,State,Zip: LAGUNA HILLS, CA 92653-5429
- Contact Telephone: 949-354-9732
- Contact Fax: Not reported
- Contact Email: NANCYRUIZ@ALLIANCE-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: 25442 OAK LEAF RD
- Mailing City,State,Zip: LAGUNA HILLS, CA 92653-5429
- Owner Name: SYLVIA RODRIGUEZ

SYLVIA RODRIGUEZ (Continued) **1025847888**

Owner Type:	Other
Operator Name:	SYLVIA RODRIGUEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190910
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

SYLVIA RODRIGUEZ (Continued) **1025847888**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SYLVIA RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SYLVIA RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190806
Handler Name: SYLVIA RODRIGUEZ	
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

M75 **TORO CLEANERS** **DRYCLEANERS** **1000325612**
East **24248 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.214 mi.
1132 ft. **Site 7 of 7 in cluster M**

Relative: DRYCLEANERS:
Lower

Actual: Name: TORO JR CLEANERS
384 ft. Address: 24248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 926530000
EPA Id: CAD981968845
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 06/17/1988
Facility Active: No
Inactive Date: 06/30/2004
Facility Addr2: Not reported
Owner Name: KEUN YOUNG YU
Owner Address: 25248 CABOT RD
Owner Address 2: Not reported
Owner Telephone: 9495813900
Contact Name: KEYN YOUNG YU
Contact Address: 24248 CABOT RD
Contact Address 2: Not reported
Contact Telephone: 9495813900
Contact Fax: Not reported
Mailing Name: Not reported
Mailing Address 1: 24248 CABOT RD
Mailing Address 2: Not reported
Mailing City: LAGUNA HILLS
Mailing State: CA
Mailing Zip: 926530000
Owner Fax: Not reported
Region Code: 4
Latitude: 33.596969
Longitude: -117.677205

Name: TORO CLEANERS
Address: 24248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 926530000
EPA Id: CAL000256818
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 07/31/2002
Facility Active: No
Inactive Date: 06/30/2008
Facility Addr2: Not reported
Owner Name: JUSTINE KEON SEONG
Owner Address: 24248 CABOT RD
Owner Address 2: Not reported
Owner Telephone: 9495813900
Contact Name: JUSTINE KEON SEONG/OENER
Contact Address: 24162 FORD VIEW ST
Contact Address 2: Not reported
Contact Telephone: 9492934599

TORO CLEANERS (Continued) **1000325612**

Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	926530000
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.596953
Longitude:	-117.677099

L76 **MELANIE TRUONG** **RCRA NonGen / NLR** **1025851553**
South **25542 CHAMPLAIN RD** **CAC003031672**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.215 mi.
1135 ft. **Site 2 of 2 in cluster L**

Relative: **Lower**
Actual: **426 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20190829
Handler Name:	MELANIE TRUONG	
Handler Address:		25542 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5442
EPA ID:		CAC003031672
Contact Name:		MELANIE TRUONG
Contact Address:		25542 CHAMPLAIN RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5442
Contact Telephone:		714-600-7956
Contact Fax:		Not reported
Contact Email:		OCABATEMENT@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:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		25542 CHAMPLAIN RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5442
Owner Name:		MELANIE TRUONG
Owner Type:		Other
Operator Name:		MELANIE TRUONG
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

MELANIE TRUONG (Continued) **1025851553**

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:	20190910
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:	MELANIE TRUONG
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25542 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5442
Owner/Operator Telephone:	714-600-7956
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

MELANIE TRUONG (Continued) **1025851553**

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MELANIE TRUONG
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25542 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5442
Owner/Operator Telephone:	714-600-7956
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190829
Handler Name: MELANIE TRUONG	
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

R77 **VIRGIL GRIZZLE** **RCRA NonGen / NLR** **1026050478**
SE **25452 OAK LEAF RD** **CAC003057311**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.220 mi.
1163 ft. **Site 4 of 6 in cluster R**

Relative: **Lower**

Actual: **426 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200224
Handler Name:	VIRGIL GRIZZLE	
Handler Address:		25452 OAK LEAF RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003057311
Contact Name:		VIRGIL GRIZZLE
Contact Address:		25452 OAK LEAF RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-233-2256
Contact Fax:		Not reported
Contact Email:		ANAB@PWSEI.COM
Contact Title:		Not reported

VIRGIL GRIZZLE (Continued) **1026050478**

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:	25452 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	VIRGIL GRIZZLE
Owner Type:	Other
Operator Name:	VIRGIL GRIZZLE
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported

VIRGIL GRIZZLE (Continued) **1026050478**

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:	20200306
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:	VIRGIL GRIZZLE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25452 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-233-2256
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	VIRGIL GRIZZLE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25452 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-233-2256
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200224
Handler Name: VIRGIL GRIZZLE	
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

VIRGIL GRIZZLE (Continued) **1026050478**

NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

N78 **RICHARD STONE** **RCRA NonGen / NLR** **1025863216**
West **25268 DE SALLE ST** **CAC003043975**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.221 mi.
1165 ft. **Site 2 of 2 in cluster N**

Relative: RCRA NonGen / NLR:
Lower

Date Form Received by Agency:		20191119
Actual: Handler Name:	RICHARD STONE	
420 ft. Handler Address:		25268 DE SALLE ST
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5048
EPA ID:		CAC003043975
Contact Name:		RICHARD STONE
Contact Address:		25268 DE SALLE ST
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5048
Contact Telephone:		949-963-5441
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:		25268 DE SALLE ST
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5048
Owner Name:		RICHARD STONE
Owner Type:		Other
Operator Name:		RICHARD STONE
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

RICHARD STONE (Continued) **1025863216**

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:	20191122
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:	RICHARD STONE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25268 DE SALLE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5048
Owner/Operator Telephone:	949-963-5441
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator

RICHARD STONE (Continued) **1025863216**

Owner/Operator Name: RICHARD STONE
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25268 DE SALLE ST
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5048
Owner/Operator Telephone: 949-963-5441
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20191119
Handler Name: RICHARD STONE
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

R79 **SHANNON AGUIRRE** **RCRA NonGen / NLR** **1026475747**
SE **25481 OAK LEAF RD** **CAC003081513**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.234 mi.
1238 ft. **Site 5 of 6 in cluster R**

Relative: **Lower**
Actual: **380 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20200828
Handler Name: SHANNON AGUIRRE
Handler Address: 25481 OAK LEAF RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003081513
Contact Name: SHANNON AGUIRRE
Contact Address: 25481 OAK LEAF RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-351-2457
Contact Fax: Not reported
Contact Email: SCHEDULING@PWSEI.COM
Contact Title: Not reported
EPA Region: 09

SHANNON AGUIRRE (Continued) **1026475747**

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:	25481 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	SHANNON AGUIRRE
Owner Type:	Other
Operator Name:	SHANNON AGUIRRE
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No

SHANNON AGUIRRE (Continued) **1026475747**

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:	20200904
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:	SHANNON AGUIRRE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25481 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-351-2457
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SHANNON AGUIRRE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25481 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-351-2457
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200828
Handler Name: SHANNON AGUIRRE	
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

SHANNON AGUIRRE (Continued) **1026475747**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

R80 **RYAN MUNOZ** **RCRA NonGen / NLR** **1026810338**
SE **25482 OAK LEAF ROAD** **CAC003122753**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.244 mi.
1290 ft. **Site 6 of 6 in cluster R**

Relative: **Lower**
Actual: **392 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210603
Handler Name:	RYAN MUNOZ	
Handler Address:		25482 OAK LEAF ROAD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003122753
Contact Name:		RYAN MUNOZ
Contact Address:		25482 OAK LEAF ROAD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		714-330-3771
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:		25482 OAK LEAF ROAD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		RYAN MUNOZ
Owner Type:		Other
Operator Name:		RYAN MUNOZ
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

RYAN MUNOZ (Continued) **1026810338**

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:	20210604
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:	RYAN MUNOZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25482 OAK LEAF ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-330-3771
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RYAN MUNOZ
Legal Status:	Other

RYAN MUNOZ (Continued) **1026810338**

Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25482 OAK LEAF ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-330-3771
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210603
Handler Name: RYAN MUNOZ	
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

81
NW
1/8-1/4
0.245 mi.
1296 ft.

WILSON, MARK **RCRA NonGen / NLR** **1024750862**
25118 CHAMPLAIN ROAD **CAC002970652**
LAGUNA HILLS, CA 92653

Relative:
Lower

Actual:
419 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20180712
Handler Name: WILSON, MARK	
Handler Address:	25118 CHAMPLAIN ROAD
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC002970652
Contact Name:	WILSON, MARK
Contact Address:	25118 CHAMPLAIN ROAD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-903-4190
Contact Fax:	Not reported
Contact Email:	ANDREWC@PWSEI.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified

WILSON, MARK (Continued) **1024750862**

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:	25118 CHAMPLAIN ROAD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	WILSON, MARK
Owner Type:	Other
Operator Name:	WILSON, MARK
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No

WILSON, MARK (Continued) **1024750862**

Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180828
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:	WILSON, MARK
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25118 CHAMPLAIN ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-903-4190
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	WILSON, MARK
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25118 CHAMPLAIN ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-903-4190
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180712
Handler Name: WILSON, MARK	
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

WILSON, MARK (Continued) **1024750862**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

82
SE
1/8-1/4
0.249 mi.
1316 ft.

GEORGE QUEZAZA
25902 PINEWOOD LANE
LAGUNA BEACH, CA 92653

RCRA NonGen / NLR **1026803695**
CAC003115776

Relative:
Lower

Actual:
445 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20210420
Handler Name:	GEORGE QUEZAZA	
Handler Address:		25902 PINEWOOD LANE
Handler City,State,Zip:		LAGUNA BEACH, CA 92653
EPA ID:		CAC003115776
Contact Name:		GEORGE QUEZAZA
Contact Address:		25902 PINEWOOD LANE
Contact City,State,Zip:		LAGUNA BEACH, CA 92653
Contact Telephone:		949-307-5624
Contact Fax:		Not reported
Contact Email:		AD.AQHIINC@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:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		25902 PINEWOOD LANE
Mailing City,State,Zip:		LAGUNA BEACH, CA 92653
Owner Name:		GEORGE QUEZAZA
Owner Type:		Other
Operator Name:		GEORGE QUEZAZA
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

GEORGE QUEZAZA (Continued) **1026803695**

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:	20210422
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:	GEORGE QUEZAZA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25902 PINEWOOD LANE
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92653
Owner/Operator Telephone:	949-307-5624
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	GEORGE QUEZAZA
Legal Status:	Other

GEORGE QUEZAZA (Continued) **1026803695**

Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25902 PINEWOOD LANE
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92653
Owner/Operator Telephone:	949-307-5624
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210420
Handler Name: GEORGE QUEZAZA	
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

S83 **ARCO SERVICE STATION #1956** **LUST** **S100230953**
NE **26001 LA PAZ RD** **CHMIRS** **N/A**
1/4-1/2 **MISSION VIEJO, CA 92691** **Cortese**
0.311 mi. **HIST CORTESE**
1640 ft. **Site 1 of 3 in cluster S** **CERS**

Relative:
Lower

Actual:
393 ft.

LUST:

Name:	ARCO #1956
Address:	26001 LA PAZ
City,State,Zip:	MISSION VIEJO, CA 92691
Lead Agency:	SAN DIEGO RWQCB (REGION 9)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902622
Global Id:	T0605902622
Latitude:	33.599317651
Longitude:	-117.675985688
Status:	Open - Remediation
Status Date:	10/13/2010
Case Worker:	LT
RB Case Number:	9UT923
Local Agency:	Not reported
File Location:	Local Agency

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Local Case Number: Not reported
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

LUST:
Global Id: T0605902622
Contact Type: Regional Board Caseworker
Contact Name: LALITHA THOTAKURA
Organization Name: SAN DIEGO RWQCB (REGION 9)
Address: 2375 NORTHSIDE DRIVE, SUITE 100
City: SAN DIEGO
Email: lalitha.thotakura@waterboards.ca.gov
Phone Number: 6195213002

LUST:
Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 10/18/2016
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 04/19/2018
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 04/14/2020
Action: Email Correspondence

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 06/19/2020
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 05/15/2020
Action: Email Correspondence

Global Id: T0605902622
Action Type: Other
Date: 03/15/1988
Action: Leak Discovery

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 07/09/2009
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/30/2019

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Action:	Monitoring Report - Semi-Annually
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	11/18/2012
Action:	Pilot Study / Treatability Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	04/23/2013
Action:	Other Report / Document - Regulator Responded
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	02/18/2015
Action:	File review
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	01/04/2021
Action:	Soil Vapor Intrusion Investigation Report
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	09/08/2015
Action:	Staff Letter
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	04/30/2019
Action:	Correspondence - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	03/01/2021
Action:	Correspondence
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	11/15/2013
Action:	Well Installation Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	02/06/2019
Action:	Well Destruction Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	01/24/2017
Action:	Staff Letter
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	08/17/2018
Action:	Email Correspondence

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	01/10/2018
Action:	Referral to Regional Board
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	12/02/2019
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	12/17/2019
Action:	Clean Up Fund - Case Closure Review Summary Report (RSR)
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	05/31/2004
Action:	Corrective Action Plan / Remedial Action Plan
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	07/31/2020
Action:	Monitoring Report - Semi-Annually
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	08/24/2016
Action:	Well Destruction Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	07/01/2019
Action:	Interim Remedial Action Report - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	08/08/2016
Action:	Interim Remedial Action Plan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	12/20/2016
Action:	Pilot Study / Treatability Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	08/08/2018
Action:	Interim Remedial Action Plan - Regulator Responded
Global Id:	T0605902622
Action Type:	REMEDIATION
Date:	02/06/1990
Action:	Free Product Removal
Global Id:	T0605902622
Action Type:	REMEDIATION

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Date: 03/20/2007
Action: Dual Phase Extraction

Global Id: T0605902622
Action Type: REMEDIATION
Date: 10/03/2006
Action: Other (Use Description Field)

Global Id: T0605902622
Action Type: REMEDIATION
Date: 02/15/2001
Action: Dual Phase Extraction

Global Id: T0605902622
Action Type: REMEDIATION
Date: 12/16/1992
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902622
Action Type: REMEDIATION
Date: 06/01/2015
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 05/01/2019
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/30/2019
Action: Monitoring Report - Semi-Annually

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 03/24/2004
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 09/20/2011
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 07/30/2019
Action: Monitoring Report - Quarterly

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/28/2020
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0605902622
Action Type: RESPONSE
Date: 09/09/2016
Action: Other Workplan - Regulator Responded

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 06/05/2019
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/23/2004
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 03/14/2008
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 11/29/2011
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 02/21/2012
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/19/2018
Action: Well Installation Report

Global Id: T0605902622
Action Type: RESPONSE
Date: 10/30/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 03/30/2011
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 02/19/2014
Action: Well Installation Workplan - Regulator Responded

Global Id: T0605902622
Action Type: REMEDIATION
Date: 07/25/1994
Action: Excavation

Global Id: T0605902622
Action Type: REMEDIATION
Date: 07/25/1994
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902622
Action Type: ENFORCEMENT

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Date:	02/06/2019
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	08/25/2020
Action:	Email Correspondence
Global Id:	T0605902622
Action Type:	Other
Date:	03/15/1988
Action:	Leak Reported
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	11/15/2004
Action:	Staff Letter
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	03/20/2019
Action:	Site Assessment Report
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	04/23/2019
Action:	Site Assessment Report
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	04/30/2018
Action:	Monitoring Report - Quarterly
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	07/30/2018
Action:	Monitoring Report - Quarterly
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	06/28/2019
Action:	Well Destruction Report
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	02/11/2020
Action:	Monitoring Report - Semi-Annually
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	07/01/2019
Action:	Interim Remedial Action Report
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	01/05/2021
Action:	Monitoring Report - Quarterly

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Global Id: T0605902622
Action Type: RESPONSE
Date: 12/22/2017
Action: Monitoring Report - Quarterly

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/16/2012
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/17/2012
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 12/27/2012
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 03/21/2013
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/22/2013
Action: Notice of Responsibility

LUST:
Global Id: T0605902622
Status: Open - Case Begin Date
Status Date: 03/15/1988

Global Id: T0605902622
Status: Open - Site Assessment
Status Date: 03/15/1988

Global Id: T0605902622
Status: Open - Site Assessment
Status Date: 01/31/1991

Global Id: T0605902622
Status: Open - Verification Monitoring
Status Date: 10/01/1996

Global Id: T0605902622
Status: Open - Remediation
Status Date: 10/13/2010

LUST REG 9:
Region: 9
Status: Remedial action (cleanup) Underway
Case Number: 9UT923

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Local Case: 88UT54
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: FPVE
Local Agency: Orange
How Found: Inventory Control
How Stopped: Remove Contents
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Aquifer affected
Date Found: 03/15/1988
Date Stopped: 03/10/1988
Confirm Date: / /
Submit Workplan: Not reported
Prelim Assess: 03/21/1988
Desc Pollution: Not reported
Remed Plan: / /
Remed Action: 6/28/89
Began Monitor: Not reported
Release Date: 03/21/1988
Enforce Date: Not reported
Closed Date: Not reported
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.20
GW Depth: 14’
Beneficial Use: Municipal groundwater use
NPDES Number: Not reported
Priority: Not reported
File Dispn: Not reported
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

ORANGE CO. LUST:
Name: ARCO #1956
Address: 26001 LA PAZ RD
City,State,Zip: MISSION VIEJO, CA 92691
Region: ORANGE
Facility Id: 88UT054
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/12/2018
Record ID: RO0002152

CHMIRS:
Name: Not reported
Address: 26001 LA PAZ RD
City,State,Zip: MISSION VIEJO, CA
OES Incident Number: 6929
OES notification: Not reported
OES Date: 2/19/1993
OES Time: 04:20:00 PM
Date Completed: **Not reported**
Property Use: Not reported
Agency Id Number: Not reported

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Not reported
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	FIRE DEPT
Containment:	Not reported
What Happened:	Not reported
Type:	PETROLEUM
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1993
Agency:	ARCO
Incident Date:	1540
Admin Agency:	Not reported
Amount:	10 GAL
Contained:	NO
Site Type:	Not reported
E Date:	Not reported
Substance:	GASOLINE
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	UNKNOWN
Number of Injuries:	UNKNOWN
Number of Fatalities:	UNKNOWN
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Description: DRIVE OFF

CORTESE:
Name: ARCO #1956
Address: 26001 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92691
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0605902622
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - REMEDIATION
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

HIST CORTESE:
edr_fname: ARCO SERVICE STATION #195
edr_fadd1: 26001 LA PAZ
City,State,Zip: MISSION VIEJO, CA
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 9UT923

CERS:
Name: ARCO #1956
Address: 26001 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92691
Site ID: 222674
CERS ID: T0605902622
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: LALITHA THOTAKURA - SAN DIEGO RWQCB (REGION 9)
Entity Title: Not reported
Affiliation Address: 2375 NORTHSIDE DRIVE, SUITE 100
Affiliation City: SAN DIEGO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6195213002

84
ENE
1/4-1/2
0.314 mi.
1659 ft.

LA PAZ STOPPLE T PIPELINE RELEASE
LA PAZ ROAD ALONG RAILROAD RIGHT OF WAY
MISSION VIEJO, CA 92690

CPS-SLIC **S109117983**
CERS **N/A**

Relative:
Lower

Actual:
377 ft.

CPS-SLIC:

Name:	LA PAZ STOPPLE T PIPELINE RELEASE
Address:	LA PAZ ROAD ALONG RAILROAD RIGHT OF WAY
City,State,Zip:	MISSION VIEJO, CA 92690
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	10/20/2008
Global Id:	SL0607370770
Lead Agency:	SAN DIEGO RWQCB (REGION 9)
Lead Agency Case Number:	Not reported
Latitude:	33.597272346
Longitude:	-117.674484407
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	2090014
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Benzene, MTBE / TBA / Other Fuel Oxygenates, Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

CERS:

Name:	LA PAZ STOPPLE T PIPELINE RELEASE
Address:	LA PAZ ROAD ALONG RAILROAD RIGHT OF WAY
City,State,Zip:	MISSION VIEJO, CA 92690
Site ID:	228900
CERS ID:	SL0607370770
CERS Description:	Cleanup Program Site

S85
NE
1/4-1/2
0.358 mi.
1890 ft.

MOBIL #18-HL8
26051 LA PAZ
MISSION VIEJO, CA 92691
Site 2 of 3 in cluster S

LUST **S100463152**
Cortese **N/A**
HIST CORTESE
CERS

Relative:
Lower

Actual:
393 ft.

LUST:

Name:	MOBIL #18-HL8
Address:	26051 LA PAZ
City,State,Zip:	MISSION VIEJO, CA 92691
Lead Agency:	SAN DIEGO RWQCB (REGION 9)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902613
Global Id:	T0605902613
Latitude:	33.599706372
Longitude:	-117.6756463
Status:	Open - Remediation
Status Date:	01/03/2003
Case Worker:	LT
RB Case Number:	9UT824
Local Agency:	Not reported
File Location:	Local Agency

MOBIL #18-HL8 (Continued) **S100463152**

Local Case Number: Not reported
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
Site History: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

LUST:
Global Id: T0605902613
Contact Type: Regional Board Caseworker
Contact Name: LALITHA THOTAKURA
Organization Name: SAN DIEGO RWQCB (REGION 9)
Address: 2375 NORTHSIDE DRIVE, SUITE 100
City: SAN DIEGO
Email: lalitha.thotakura@waterboards.ca.gov
Phone Number: 6195213002

LUST:
Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 09/27/2016
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 01/10/2018
Action: Referral to Regional Board

Global Id: T0605902613
Action Type: REMEDIATION
Date: 10/16/2006
Action: Excavation

Global Id: T0605902613
Action Type: Other
Date: 10/15/1987
Action: Leak Discovery

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 03/11/2016
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 05/16/2014
Action: Staff Letter

Global Id: T0605902613
Action Type: RESPONSE
Date: 05/21/2020
Action: Correspondence

Global Id: T0605902613
Action Type: RESPONSE
Date: 05/15/2020

MOBIL #18-HL8 (Continued) **S100463152**

Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: RESPONSE
Date: 08/02/2018
Action: Correspondence

Global Id: T0605902613
Action Type: RESPONSE
Date: 08/25/2016
Action: Other Workplan - Regulator Responded

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 07/09/2009
Action: Staff Letter

Global Id: T0605902613
Action Type: RESPONSE
Date: 05/04/2021
Action: Monitoring Report - Semi-Annually

Global Id: T0605902613
Action Type: RESPONSE
Date: 07/01/2020
Action: Correspondence

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 05/14/2010
Action: Staff Letter

Global Id: T0605902613
Action Type: RESPONSE
Date: 04/27/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: REMEDIATION
Date: 10/01/1991
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902613
Action Type: REMEDIATION
Date: 09/01/1992
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902613
Action Type: REMEDIATION
Date: 09/01/1992
Action: Free Product Removal

Global Id: T0605902613
Action Type: REMEDIATION
Date: 05/01/2001
Action: Dual Phase Extraction

MOBIL #18-HL8 (Continued) **S100463152**

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 05/20/2020
Action: Email Correspondence

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 11/03/1987
Action: * Corrective Action Orders

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 10/10/2006
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 08/01/2011
Action: File review

Global Id: T0605902613
Action Type: RESPONSE
Date: 06/30/2016
Action: Other Workplan - Regulator Responded

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 05/04/2018
Action: Email Correspondence

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 01/05/2018
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 06/21/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 12/21/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 12/20/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 10/06/2006
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT

MOBIL #18-HL8 (Continued) **S100463152**

Date: 04/24/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 03/21/2008
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 08/22/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 03/12/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 04/04/2008
Action: Staff Letter

Global Id: T0605902613
Action Type: RESPONSE
Date: 01/31/2020
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: RESPONSE
Date: 11/26/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: RESPONSE
Date: 02/05/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 01/28/2011
Action: File review

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 04/28/2011
Action: File review

Global Id: T0605902613
Action Type: RESPONSE
Date: 05/14/2019
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: RESPONSE
Date: 07/31/2019
Action: Monitoring Report - Quarterly

MOBIL #18-HL8 (Continued) **S100463152**

Global Id: T0605902613
Action Type: RESPONSE
Date: 07/26/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: REMEDIATION
Date: 10/15/1987
Action: Excavation

Global Id: T0605902613
Action Type: REMEDIATION
Date: 07/14/1991
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902613
Action Type: REMEDIATION
Date: 11/11/2002
Action: Dual Phase Extraction

Global Id: T0605902613
Action Type: Other
Date: 10/19/1987
Action: Leak Reported

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 12/30/2010
Action: File review

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 08/03/2010
Action: File review

Global Id: T0605902613
Action Type: RESPONSE
Date: 08/28/2019
Action: Correspondence

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 03/01/2013
Action: File review

LUST:
Global Id: T0605902613
Status: Open - Case Begin Date
Status Date: 10/15/1987

Global Id: T0605902613
Status: Open - Remediation
Status Date: 01/03/2003

LUST REG 9:

MOBIL #18-HL8 (Continued) **S100463152**

Region: 9
Status: Remedial action (cleanup) Underway
Case Number: 9UT824
Local Case: 87UT211
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: EDFP
Local Agency: Orange
How Found: Other Means
How Stopped: Other Means
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Aquifer affected
Date Found: 10/20/1987
Date Stopped: 10/20/1987
Confirm Date: / /
Submit Workplan: 11/3/87
Prelim Assess: 01/01/1988
Desc Pollution: 2/22/95
Remed Plan: 07/01/1991
Remed Action: 6/9/93
Began Monitor: Not reported
Release Date: 10/19/1987
Enforce Date: 6/5/91
Closed Date: Not reported
Enforce Type: SEL
Pilot Program: LOP
Basin Number: 901.20
GW Depth: 28’
Beneficial Use: Municipal groundwater use
NPDES Number: Not reported
Priority: Not reported
File Dispn: Not reported
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

CORTESE:
Name: MOBIL #18-HL8
Address: 26051 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92691
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0605902613
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - REMEDIATION
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

MOBIL #18-HL8 (Continued) **S100463152**

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

HIST CORTESE:
edr_fname: MOBIL SERVICE STATION #18
edr_fadd1: 26051 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92675
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 9UT824

CERS:
Name: MOBIL #18-HL8
Address: 26051 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92691
Site ID: 198550
CERS ID: T0605902613
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: LALITHA THOTAKURA - SAN DIEGO RWQCB (REGION 9)
Entity Title: Not reported
Affiliation Address: 2375 NORTHSIDE DRIVE, SUITE 100
Affiliation City: SAN DIEGO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6195213002

S86 **MOBIL #18-HL8** **LUST** **S120834722**
NE **26051 W LA PAZ RD** **N/A**
1/4-1/2 **MISSION VIEJO, CA 92691**
0.358 mi.
1890 ft. **Site 3 of 3 in cluster S**

Relative: **Lower**
Actual: **393 ft.**

ORANGE CO. LUST:
Name: MOBIL #18-HL8
Address: 26051 W LA PAZ RD
City,State,Zip: MISSION VIEJO, CA 92691
Region: ORANGE
Facility Id: 87UT211
Released Substance: Waste oil/Used oil; Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/12/2018
Record ID: RO0001182

87
NNW
1/2-1
0.975 mi.
5147 ft.

ALICIA TOWNE PLAZA
24391-24471 ALICIA PARKWAY
MISSION VIEJO, CA 92691

ENVIROSTOR
VCP

S125431922
N/A

Relative:
Lower

Actual:
387 ft.

ENVIROSTOR:

Name:	ALICIA TOWNE PLAZA
Address:	24391-24471 ALICIA PARKWAY
City,State,Zip:	MISSION VIEJO, CA 92691
Facility ID:	60002864
Status:	Active
Status Date:	08/08/2019
Site Code:	401882
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	10.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Chia Rin Yen
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	, 73
Senate:	, 36
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	33.60748
Longitude:	-117.6911
APN:	619-381-04, 619-381-06, 619-381-07, 619-381-08, 619-381-09
Past Use:	DRY CLEANING
Potential COC:	Tetrachloroethylene (PCE
Confirmed COC:	Tetrachloroethylene (PCE
Potential Description:	AQUI, SOIL, SV
Alias Name:	619-381-04
Alias Type:	APN
Alias Name:	619-381-06
Alias Type:	APN
Alias Name:	619-381-07
Alias Type:	APN
Alias Name:	619-381-08
Alias Type:	APN
Alias Name:	619-381-09
Alias Type:	APN
Alias Name:	619-381-1
Alias Type:	CERCLIS ID
Alias Name:	401882
Alias Type:	Project Code (Site Code)
Alias Name:	60002864
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	07/17/2020
Comments:	Approved with comments.

ALICIA TOWNE PLAZA (Continued) **S125431922**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 12/24/2020
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 12/08/2020
Comments: Conditionally approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 06/11/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 08/08/2019
Comments: Applicant is Park Aliso Commercial Center, Ltd.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 01/29/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 09/30/2020
Comments: First phase of field work is over.

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: 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: 01/26/2021
Comments: PM changed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement

ALICIA TOWNE PLAZA (Continued) **S125431922**

Completed Date:	10/02/2019
Comments:	SVA Fully Executed. Estimate through a Risk Analysis is $54,534, advance payment due $27,267 by 10/14/2019.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	01/26/2021
Comments:	PM changed.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Site Characterization Report
Schedule Due Date:	10/25/2021
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Removal Action Workplan
Schedule Due Date:	11/12/2021
Schedule Revised Date:	05/14/2022

VCP:

Name:	ALICIA TOWNE PLAZA
Address:	24391-24471 ALICIA PARKWAY
City,State,Zip:	MISSION VIEJO, CA 92691
Facility ID:	60002864
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	10.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Chia Rin Yen
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	401882
Assembly:	, 73
Senate:	, 36
Special Programs Code:	Voluntary Cleanup Program
Status:	Active
Status Date:	08/08/2019
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	33.60748 / -117.6911
APN:	619-381-04, 619-381-06, 619-381-07, 619-381-08, 619-381-09
Past Use:	DRY CLEANING
Potential COC:	30022
Confirmed COC:	30022
Potential Description:	AQUI, SOIL, SV
Alias Name:	619-381-04
Alias Type:	APN

ALICIA TOWNE PLAZA (Continued) **S125431922**

Alias Name: 619-381-06
Alias Type: APN
Alias Name: 619-381-07
Alias Type: APN
Alias Name: 619-381-08
Alias Type: APN
Alias Name: 619-381-09
Alias Type: APN
Alias Name: 619-381-1
Alias Type: CERCLIS ID
Alias Name: 401882
Alias Type: Project Code (Site Code)
Alias Name: 60002864
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/17/2020
Comments: Approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 12/24/2020
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 12/08/2020
Comments: Conditionally approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 06/11/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 08/08/2019
Comments: Applicant is Park Aliso Commercial Center, Ltd.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 01/29/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 09/30/2020
Comments: First phase of field work is over.

ALICIA TOWNE PLAZA (Continued) **S125431922**

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: 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: 01/26/2021
Comments: PM changed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 10/02/2019
Comments: SVA Fully Executed. Estimate through a Risk Analysis is $54,534, advance payment due $27,267 by 10/14/2019.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/26/2021
Comments: PM changed.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Site Characterization Report
Schedule Due Date: 10/25/2021
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Removal Action Workplan
Schedule Due Date: 11/12/2021
Schedule Revised Date: 05/14/2022

Count: 6 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAGUNA HILLS	S108985765	LA PAZ CENTER	2592 MCINTYRE RD	92653	Orange Co. Industrial Site
LAGUNA HILLS	S121697810	PARK CLEANERS	24191 PASEO DE VALENCIA	92653	DRYCLEANERS
LAGUNA HILLS	S123764271	LA PAZ SERVICE CENTER	26996 LA PAZ RD	92653	HAZNET, HWTS
LAGUNA HILLS	S113473487	MOBIL	26996 LA PAZ RD	92653	LUST
MISSION VIEJO	S117703335	LA PAZ OSO VIEJO	LA PAZ OSO VIEJO	92691	NPDES, CIWQS
MISSION VIEJO	S106487243	LA PAZ STOPPLE T PIPELINE RELEASE	LA PAZ ROAD	92691	CPS-SLIC

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

Federal CERCLIS list

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: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 07/12/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 77

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/08/2021
Next Scheduled EDR Contact: 02/21/2022
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: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
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: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 61

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/09/2021
Date Data Arrived at EDR: 08/10/2021
Date Made Active in Reports: 11/05/2021
Number of Days to Update: 87

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/09/2021
Next Scheduled EDR Contact: 02/21/2022
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 05/20/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/30/2021
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

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: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

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

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/13/2021
Number of Days to Update: 88

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
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: 06/10/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/21/2022
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: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 12/01/2019
Date Data Arrived at EDR: 08/19/2021
Date Made Active in Reports: 10/28/2021
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 08/19/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/31/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
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: 09/12/2021
Date Data Arrived at EDR: 09/13/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 15

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/13/2021
Next Scheduled EDR Contact: 01/03/2022
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: 06/30/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 08/10/2021
Date Data Arrived at EDR: 08/17/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 66

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/08/2021
Next Scheduled EDR Contact: 02/21/2022
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: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
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: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
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: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
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: 07/19/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/20/2021
Next Scheduled EDR Contact: 01/31/2022
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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 12/13/2021
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: 05/07/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
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: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/03/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/27/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
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: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
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: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
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: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/12/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2021
Date Data Arrived at EDR: 05/25/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 78

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/06/2021
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: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
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: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
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: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 62

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/20/2021
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: 05/05/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 91

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
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: 06/26/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
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: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 70
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
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: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 11/09/2021
Next Scheduled EDR Contact: 02/21/2022
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: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 05/18/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/05/2021
Number of Days to Update: 78

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
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: 04/16/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/04/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/31/2022
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: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 11/05/2021
Number of Days to Update: 84

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/21/2022
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 87

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 87

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
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: 07/01/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 77
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/09/2021
Next Scheduled EDR Contact: 02/21/2022
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: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
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: 03/12/2021
Date Data Arrived at EDR: 03/16/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 77
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/27/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
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: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
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: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 06/07/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
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: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/12/2021
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
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: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

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: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 07/13/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 84
Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
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: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
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: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

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: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/22/2021
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 42

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 07/02/2021
Number of Days to Update: 16

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
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: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
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: 07/20/2021
Date Data Arrived at EDR: 07/20/2021
Date Made Active in Reports: 10/11/2021
Number of Days to Update: 83

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 07/23/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 77

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/07/2022
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: 04/09/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
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: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
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: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/13/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
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: 07/06/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 10/07/2021
Number of Days to Update: 56

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 07/06/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 6

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
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: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 07/27/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 01/31/2022
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: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/08/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/24/2022
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: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/24/2022
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: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 04/16/2021
Date Made Active in Reports: 04/21/2021
Number of Days to Update: 5
Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/24/2022
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: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 11
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
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: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
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: 03/24/2021
Date Data Arrived at EDR: 04/07/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/11/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/23/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 1

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
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: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/28/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 07/29/2021
Date Made Active in Reports: 10/19/2021
Number of Days to Update: 82

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
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: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
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: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
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: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/23/2021
Number of Days to Update: 83
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/28/2021
Next Scheduled EDR Contact: 01/10/2022
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: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 07/27/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85
Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
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: 08/11/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 01/31/2022
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: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
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: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
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: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 10/31/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

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: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/10/2021
Date Data Arrived at EDR: 08/11/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 89

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
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: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/20/2021
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: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 08/04/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/29/2021
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: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
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: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
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: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/12/2021
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: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
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: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/17/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 78

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 07/14/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
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: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/26/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 81

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/21/2022
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: 05/26/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/07/2021
Number of Days to Update: 80

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/26/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/28/2021
Date Made Active in Reports: 09/21/2021
Number of Days to Update: 85

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 07/20/2021
Date Data Arrived at EDR: 07/20/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 80

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
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: 07/23/2021
Date Data Arrived at EDR: 08/10/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 90

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2021
Next Scheduled EDR Contact: 11/29/2021
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: 09/01/2021
Next Scheduled EDR Contact: 12/20/2021
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.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

25250 LA PAZ ROAD
25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

TARGET PROPERTY COORDINATES

Latitude (North):	33.59546 - 33° 35' 43.66''
Longitude (West):	117.67996 - 117° 40' 47.86''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	436909.1
UTM Y (Meters):	3717317.0
Elevation:	472 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5641316 SAN JUAN CAPISTRANO, CA
Version Date:	2012

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).

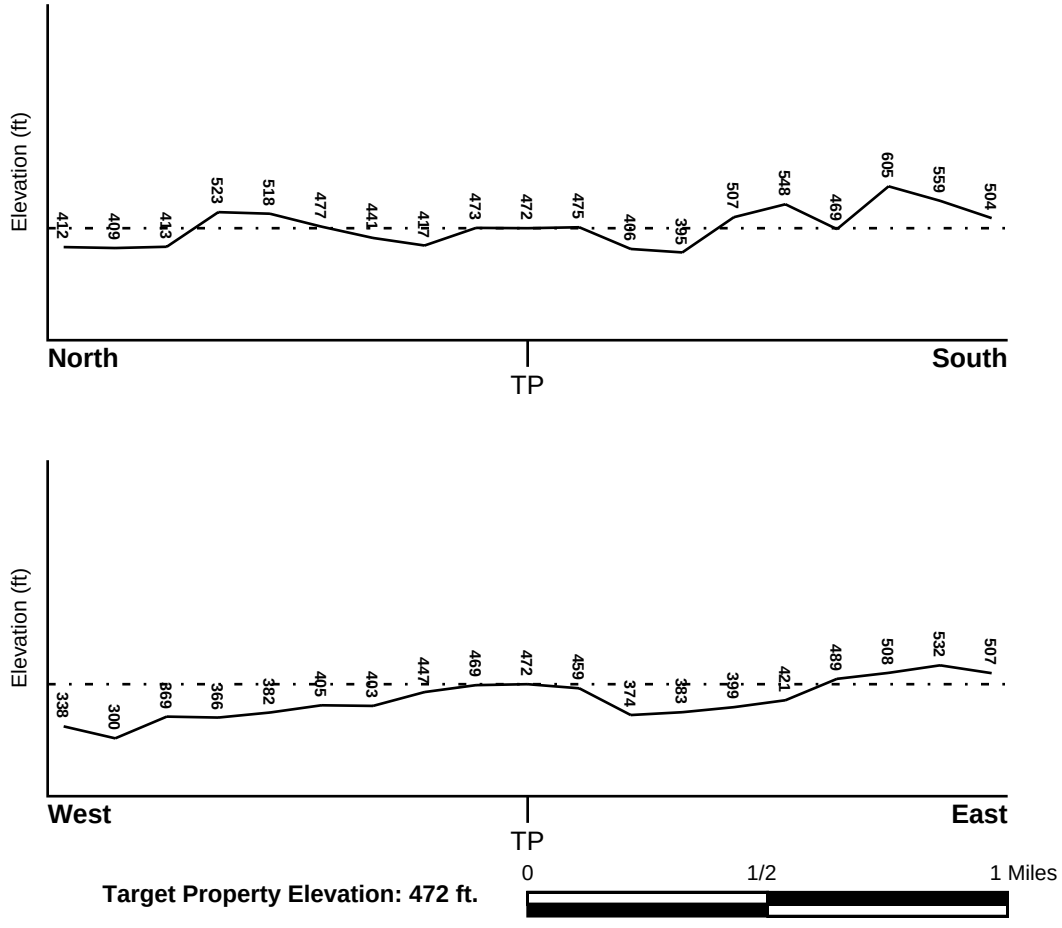
TOPOGRAPHIC INFORMATION

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 East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06059C0431J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06059C0427J	FEMA FIRM Flood data
06059C0429J	FEMA FIRM Flood data
06059C0433J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SAN JUAN CAPISTRANO	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

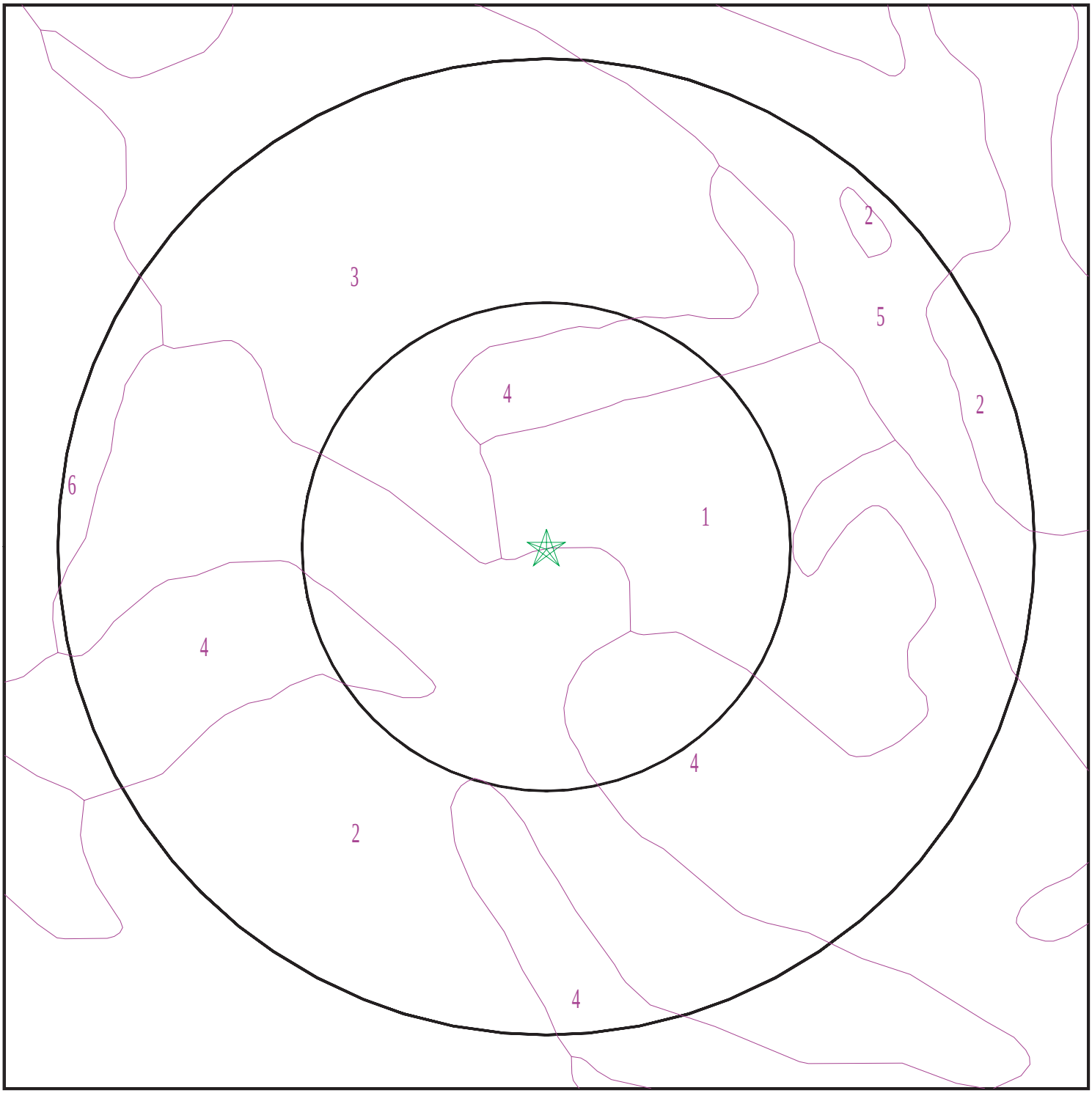
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

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 - 6748531.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	25250 LA Paz Road	CLIENT:	BBG Assessment Inc.
ADDRESS:	25250 LA Paz Road Laguna Hills CA 92653	CONTACT:	Mbouchie@bbgres.com
		INQUIRY #:	6748531.2s
LAT/LONG:	33.59546 / 117.67996	DATE:	November 12, 2021 4:14 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: ALO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
2	14 inches	22 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
3	22 inches	25 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 2

Soil Component Name: ALO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	14 inches	22 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1
2	22 inches	25 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1
3	0 inches	14 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1

Soil Map ID: 3

Soil Component Name: ALO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	clay	Not reported	Not reported	Max: Min:	Max: Min:
2	25 inches	29 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 4

Soil Component Name: CALLEGUAS

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	18 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 5

Soil Component Name: BOTELLA

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay loam	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	7 inches	35 inches	silty clay loam	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	35 inches	66 inches	sandy clay loam	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

Soil Map ID: 6

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	7 inches	11 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
3	11 inches	20 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	20 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
5	64 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
F98	CA4700650	1/2 - 1 Mile ENE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CAEDF0000064897	1/8 - 1/4 Mile ENE
A2	CAEDF0000065317	1/8 - 1/4 Mile ENE
A3	CAEDF0000056708	1/8 - 1/4 Mile ENE
A4	CAEDF0000099457	1/8 - 1/4 Mile ENE
A5	CAEDF0000050343	1/8 - 1/4 Mile ENE
A6	CAEDF0000009724	1/8 - 1/4 Mile ENE
A7	CAEDF0000036238	1/8 - 1/4 Mile ENE
A8	CAEDF0000125237	1/8 - 1/4 Mile ENE
A9	CAEDF0000069278	1/8 - 1/4 Mile ENE
A10	CAEDF0000038391	1/8 - 1/4 Mile ENE
A11	CAEDF0000077487	1/8 - 1/4 Mile ENE
A12	CAEDF0000079278	1/8 - 1/4 Mile ENE
A13	CAEDF0000081187	1/8 - 1/4 Mile ENE
A14	CAEDF0000127971	1/8 - 1/4 Mile East
A15	CAEDF0000093271	1/8 - 1/4 Mile ENE
A16	CAEDF0000142312	1/8 - 1/4 Mile East
A17	CAEDF0000092534	1/8 - 1/4 Mile ENE
A18	CAEDF0000073110	1/8 - 1/4 Mile ENE
B19	CAEDF0000079466	1/8 - 1/4 Mile NE
B20	CAEDF0000116044	1/4 - 1/2 Mile ENE
C21	CAEDF0000077256	1/4 - 1/2 Mile ENE
B22	CAEDF0000131000	1/4 - 1/2 Mile ENE
B23	CAEDF0000077198	1/4 - 1/2 Mile NE
B24	CAEDF0000109893	1/4 - 1/2 Mile NE
B25	CAEDF0000012827	1/4 - 1/2 Mile NE
C26	CAEDF0000071296	1/4 - 1/2 Mile ENE
D27	CAEDF0000133024	1/4 - 1/2 Mile NE
D28	CAEDF0000070991	1/4 - 1/2 Mile NE
D29	CAEDF0000094124	1/4 - 1/2 Mile NE
D30	CAEDF0000004032	1/4 - 1/2 Mile NE
C31	CAEDF0000057247	1/4 - 1/2 Mile ENE
32	CAEDF0000066740	1/4 - 1/2 Mile East
C33	CAEDF0000011973	1/4 - 1/2 Mile ENE
D34	CAEDF0000001776	1/4 - 1/2 Mile NE
D35	CAEDF0000046900	1/4 - 1/2 Mile NE
C36	CAEDF0000079806	1/4 - 1/2 Mile ENE
D37	CAEDF0000100031	1/4 - 1/2 Mile NE
C38	CAEDF0000041169	1/4 - 1/2 Mile ENE
D39	CAEDF0000102911	1/4 - 1/2 Mile NE
C40	CAEDF0000097711	1/4 - 1/2 Mile ENE
C41	CAEDF0000089680	1/4 - 1/2 Mile ENE
C42	CAEDF0000101663	1/4 - 1/2 Mile ENE
D43	CAEDF0000001879	1/4 - 1/2 Mile NE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
D44	CAEDF0000089619	1/4 - 1/2 Mile NE
D45	CAEDF0000065992	1/4 - 1/2 Mile NE
D46	CAEDF0000069236	1/4 - 1/2 Mile NE
D47	CAEDF0000043805	1/4 - 1/2 Mile NE
D48	CAEDF0000083158	1/4 - 1/2 Mile NE
D49	CAEDF0000020891	1/4 - 1/2 Mile NE
D50	CAEDF0000125988	1/4 - 1/2 Mile NE
D51	CAEDF0000070813	1/4 - 1/2 Mile NE
D52	CAEDF0000047009	1/4 - 1/2 Mile NE
D53	CAEDF0000083535	1/4 - 1/2 Mile NE
D54	CAEDF0000013528	1/4 - 1/2 Mile NE
D55	CAEDF0000142230	1/4 - 1/2 Mile NE
D56	CAEDF0000106113	1/4 - 1/2 Mile NE
D57	CAEDF0000041873	1/4 - 1/2 Mile NE
D58	CAEDF0000142637	1/4 - 1/2 Mile NE
D59	CAEDF0000075396	1/4 - 1/2 Mile NE
D60	CAEDF0000053924	1/4 - 1/2 Mile NE
D61	CAEDF0000011186	1/4 - 1/2 Mile NE
D62	CAEDF0000004326	1/4 - 1/2 Mile NE
D63	CAEDF0000078122	1/4 - 1/2 Mile NE
D64	CAEDF0000064918	1/4 - 1/2 Mile NE
D65	CAEDF0000067201	1/4 - 1/2 Mile NE
D66	CAEDF0000077670	1/4 - 1/2 Mile NE
D67	CAEDF0000118116	1/4 - 1/2 Mile NE
D68	CAEDF0000072390	1/4 - 1/2 Mile NE
D69	CAEDF0000107577	1/4 - 1/2 Mile NE
D70	CAEDF0000039894	1/4 - 1/2 Mile NE
D71	CAEDF0000013164	1/4 - 1/2 Mile NE
D72	CAEDF0000061957	1/4 - 1/2 Mile NE
E73	CAEDF0000088071	1/4 - 1/2 Mile NE
E74	CAEDF0000078678	1/4 - 1/2 Mile NE
E75	CAEDF0000095233	1/4 - 1/2 Mile NE
E76	CAEDF0000143516	1/4 - 1/2 Mile NE
E77	CAEDF0000103335	1/4 - 1/2 Mile NE
E78	CAEDF0000108589	1/4 - 1/2 Mile NE
E79	CAEDF0000035205	1/4 - 1/2 Mile NE
E80	CAEDF0000116401	1/4 - 1/2 Mile NE
E81	CAEDF0000084692	1/4 - 1/2 Mile NE
E82	CAEDF0000058478	1/4 - 1/2 Mile NE
E83	CAEDF0000100722	1/4 - 1/2 Mile NE
E84	CAEDF0000055760	1/4 - 1/2 Mile NE
E85	CAEDF0000059904	1/4 - 1/2 Mile NE
E86	CADWR0000002798	1/4 - 1/2 Mile NE
E87	CAEDF0000001180	1/4 - 1/2 Mile NE
E88	CAEDF0000062876	1/4 - 1/2 Mile NE
E89	CAEDF0000079377	1/4 - 1/2 Mile NE
E90	CAEDF0000112776	1/4 - 1/2 Mile NE
F91	CAEDF0000057530	1/2 - 1 Mile NE
F92	CAEDF0000087017	1/2 - 1 Mile NE
F93	CAEDF0000111508	1/2 - 1 Mile NE
F94	CAEDF0000082681	1/2 - 1 Mile NE
F95	CAEDF0000041398	1/2 - 1 Mile NE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
F96	CAEDF0000000321	1/2 - 1 Mile NE
F97	CAEDF0000126517	1/2 - 1 Mile NE
F99	CAEDF0000063171	1/2 - 1 Mile NE
G100	CAEDF0000143230	1/2 - 1 Mile SSE
G101	CAEDF0000121992	1/2 - 1 Mile SSE
G102	CAEDF0000121948	1/2 - 1 Mile SSE
G103	CAEDF0000112732	1/2 - 1 Mile SSE
G104	CAEDF0000114945	1/2 - 1 Mile SSE
H105	CAEDF0000006646	1/2 - 1 Mile WNW
H106	CAEDF0000051165	1/2 - 1 Mile WNW
H107	CAEDF0000127213	1/2 - 1 Mile WNW
H108	CAEDF0000142357	1/2 - 1 Mile WNW
H109	CAEDF0000054756	1/2 - 1 Mile WNW
G110	CAEDF0000008301	1/2 - 1 Mile SSE
I111	CAEDF0000038249	1/2 - 1 Mile NW
I112	CAEDF0000048491	1/2 - 1 Mile NW
I113	CAEDF0000114350	1/2 - 1 Mile NW
I114	CAEDF0000062936	1/2 - 1 Mile NW
I115	CAEDF0000066712	1/2 - 1 Mile NW
I116	CAEDF0000064981	1/2 - 1 Mile NW
I117	CAEDF0000114896	1/2 - 1 Mile NW
I118	CAEDF0000067772	1/2 - 1 Mile NW
I119	CAEDF0000121934	1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 6748531.2s

- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 25250 LA Paz Road	CLIENT: BBG Assessment Inc.
ADDRESS: 25250 LA Paz Road Laguna Hills CA 92653	CONTACT: Mbouchie@bbgres.com INQUIRY #: 6748531.2s
LAT/LONG: 33.59546 / 117.67996	DATE: November 12, 2021 4:13 pm

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Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000064897**

Well ID:	T0605999120-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-4		

A2
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000065317**

Well ID:	T0605999120-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-8		

A3
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000056708**

Well ID:	T0605999120-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-1		

A4
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000099457**

Well ID:	T0605999120-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-6		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A5
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000050343**

Well ID:	T0605999120-MW-9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-9		

A6
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000009724**

Well ID:	T0605999120-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-5		

A7
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000036238**

Well ID:	T0605999120-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-2		

A8
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000125237**

Well ID:	T0605999120-MW-7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-7		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A9
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000069278**

Well ID:	T0605999120-MW-19	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-19
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-19&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-19		

A10
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000038391**

Well ID:	T0605999120-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-10		

A11
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000077487**

Well ID:	T0605999120-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-12		

A12
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000079278**

Well ID:	T0605999120-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-11		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A13
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000081187**

Well ID:	T0605999120-MW-13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-13		

A14
East
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000127971**

Well ID:	T0605999120-MW-14	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-14		

A15
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000093271**

Well ID:	T0605902404-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902404&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902404&assigned_name=MW-11		

A16
East
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000142312**

Well ID:	T0605999120-MW-15	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-15		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A17
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000092534**

Well ID:	T0605902404-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902404&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902404&assigned_name=MW-12		

A18
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000073110**

Well ID:	T0605902404-MW-07	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-07
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902404&assigned_name=MW-07&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902404&assigned_name=MW-07		

B19
NE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000079466**

Well ID:	T0605902622-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-12		

B20
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000116044**

Well ID:	T0605902622-MW-17	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-17
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-17&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-17		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C21
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000077256**

Well ID:	T0605902622-MW-18	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-18
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-18&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-18		

B22
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000131000**

Well ID:	T0605902622-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-10		

B23
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000077198**

Well ID:	T0605902622-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-8		

B24
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000109893**

Well ID:	T0605902622-MW-9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-9		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B25
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000012827**

Well ID:	T0605902622-MW-7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-7		

C26
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000071296**

Well ID:	T0605902622-MW-16	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-16
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-16&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-16		

D27
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000133024**

Well ID:	T0605902622-MW-19	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-19
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-19&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-19		

D28
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000070991**

Well ID:	T0605902622-MW-20	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-20
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-20&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-20		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D29
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000094124**

Well ID:	T0605902622-MW-23	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-23
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-23&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-23		

D30
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000004032**

Well ID:	T0605902622-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-4		

C31
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000057247**

Well ID:	SL0607370770-MW-7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-7		

32
East
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000066740**

Well ID:	SL0607370770-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-1		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C33
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000011973**

Well ID:	SL0607370770-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-2		

D34
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000001776**

Well ID:	T0605902622-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-1		

D35
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000046900**

Well ID:	T0605902622-MW-21	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-21
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-21&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-21		

C36
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000079806**

Well ID:	SL0607370770-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-4		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D37
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000100031**

Well ID:	T0605902622-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-3		

C38
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000041169**

Well ID:	SL0607370770-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-3		

D39
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000102911**

Well ID:	T0605902622-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-2		

C40
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000097711**

Well ID:	SL0607370770-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-6		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C41
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000089680**

Well ID:	SL0607370770-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-5		

C42
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000101663**

Well ID:	SL0607370770-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-8		

D43
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000001879**

Well ID:	T0605902622-MW-15	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-15		

D44
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000089619**

Well ID:	T0605902622-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-6		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D45
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000065992**

Well ID:	T0605902622-MW-22	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-22
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-22&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-22		

D46
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000069236**

Well ID:	T0605902622-MW-14	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-14		

D47
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000043805**

Well ID:	T0605902622-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-5		

D48
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000083158**

Well ID:	T0605902613-MW9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW9		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D49
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000020891**

Well ID:	T0605902613-MW10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW10		

D50
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000125988**

Well ID:	T0605902613-MW2R	Well Type:	MONITORING
Source:	EDF	Other Name:	MW2R
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW2R&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW2R		

D51
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000070813**

Well ID:	T0605902613-MW2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW2		

D52
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000047009**

Well ID:	T0605902622-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-11		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D53
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000083535**

Well ID:	T0605902622-MW-13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-13		

D54
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000013528**

Well ID:	T0605902613-MW29	Well Type:	MONITORING
Source:	EDF	Other Name:	MW29
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW29&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW29		

D55
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000142230**

Well ID:	T0605902613-MW28D	Well Type:	MONITORING
Source:	EDF	Other Name:	MW28D
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW28D&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW28D		

D56
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000106113**

Well ID:	T0605902613-MW28S	Well Type:	MONITORING
Source:	EDF	Other Name:	MW28S
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW28S&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW28S		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D57
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000041873**

Well ID:	T0605902613-MW3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW3		

D58
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000142637**

Well ID:	T0605902613-MW30	Well Type:	MONITORING
Source:	EDF	Other Name:	MW30
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW30&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW30		

D59
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000075396**

Well ID:	T0605902613-MW12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW12		

D60
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000053924**

Well ID:	T0605902613-MW3R	Well Type:	MONITORING
Source:	EDF	Other Name:	MW3R
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW3R&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW3R		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D61
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000011186**

Well ID:	T0605902613-MW16RS	Well Type:	MONITORING
Source:	EDF	Other Name:	MW16RS
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW16RS&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW16RS		

D62
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000004326**

Well ID:	T0605902613-MW16RD	Well Type:	MONITORING
Source:	EDF	Other Name:	MW16RD
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW16RD&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW16RD		

D63
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000078122**

Well ID:	T0605902613-MW16	Well Type:	MONITORING
Source:	EDF	Other Name:	MW16
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW16&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW16		

D64
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000064918**

Well ID:	T0605902613-MW13RS	Well Type:	MONITORING
Source:	EDF	Other Name:	MW13RS
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW13RS&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW13RS		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D65
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000067201**

Well ID:	T0605902613-MW13RD	Well Type:	MONITORING
Source:	EDF	Other Name:	MW13RD
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW13RD&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW13RD		

D66
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000077670**

Well ID:	T0605902613-MW13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW13		

D67
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000118116**

Well ID:	T0605902613-MW17RS	Well Type:	MONITORING
Source:	EDF	Other Name:	MW17RS
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW17RS&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW17RS		

D68
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000072390**

Well ID:	T0605902613-MW27	Well Type:	MONITORING
Source:	EDF	Other Name:	MW27
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW27&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW27		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D69
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000107577**

Well ID:	T0605902613-MW31	Well Type:	MONITORING
Source:	EDF	Other Name:	MW31
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW31&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW31		

D70
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000039894**

Well ID:	T0605902613-MW14	Well Type:	MONITORING
Source:	EDF	Other Name:	MW14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW14		

D71
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000013164**

Well ID:	T0605902613-MW17	Well Type:	MONITORING
Source:	EDF	Other Name:	MW17
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW17&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW17		

D72
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000061957**

Well ID:	T0605902613-MW17RD	Well Type:	MONITORING
Source:	EDF	Other Name:	MW17RD
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW17RD&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW17RD		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E73
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000088071**

Well ID:	T0605902613-MW4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW4		

E74
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000078678**

Well ID:	T0605902613-MW32	Well Type:	MONITORING
Source:	EDF	Other Name:	MW32
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW32&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW32		

E75
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000095233**

Well ID:	T0605902622-MW-24	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-24
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-24&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-24		

E76
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000143516**

Well ID:	T0605902613-MW33	Well Type:	MONITORING
Source:	EDF	Other Name:	MW33
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW33&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW33		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E77
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000103335**

Well ID:	T0605902613-MW26S	Well Type:	MONITORING
Source:	EDF	Other Name:	MW26S
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW26S&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW26S		

E78
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000108589**

Well ID:	T0605902613-MW26D	Well Type:	MONITORING
Source:	EDF	Other Name:	MW26D
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW26D&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW26D		

E79
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000035205**

Well ID:	T0605902613-MW15	Well Type:	MONITORING
Source:	EDF	Other Name:	MW15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW15		

E80
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000116401**

Well ID:	T0605902613-MW24	Well Type:	MONITORING
Source:	EDF	Other Name:	MW24
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW24&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW24		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E81
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000084692**

Well ID:	T0605902613-MW23	Well Type:	MONITORING
Source:	EDF	Other Name:	MW23
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW23&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW23		

E82
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000058478**

Well ID:	T0605902613-MW25	Well Type:	MONITORING
Source:	EDF	Other Name:	MW25
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW25&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW25		

E83
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000100722**

Well ID:	T0605902613-MW20D	Well Type:	MONITORING
Source:	EDF	Other Name:	MW20D
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW20D&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW20D		

E84
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000055760**

Well ID:	T0605902613-MW19	Well Type:	MONITORING
Source:	EDF	Other Name:	MW19
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW19&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW19		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E85
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000059904**

Well ID:	T0605902613-MW18	Well Type:	MONITORING
Source:	EDF	Other Name:	MW18
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW18&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW18		

E86
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR0000002798**

Well ID:	07S08W01D001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S08W01D001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S08W01D001S&store_num=		
GeoTracker Data:	Not Reported		

E87
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000001180**

Well ID:	T0605902613-MW5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW5		

E88
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000062876**

Well ID:	T0605902613-MW1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW1		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E89
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000079377**

Well ID:	T0605902613-MW22	Well Type:	MONITORING
Source:	EDF	Other Name:	MW22
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW22&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW22		

E90
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000112776**

Well ID:	T0605902613-MW21	Well Type:	MONITORING
Source:	EDF	Other Name:	MW21
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW21&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW21		

F91
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000057530**

Well ID:	T0605902620-B-12	Well Type:	MONITORING
Source:	EDF	Other Name:	B-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-12		

F92
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000087017**

Well ID:	T0605902620-B-31	Well Type:	MONITORING
Source:	EDF	Other Name:	B-31
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-31&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-31		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F93
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000111508**

Well ID:	T0605902620-B-20	Well Type:	MONITORING
Source:	EDF	Other Name:	B-20
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-20&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-20		

F94
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000082681**

Well ID:	T0605902620-B-13	Well Type:	MONITORING
Source:	EDF	Other Name:	B-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-13		

F95
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000041398**

Well ID:	T0605902620-B-28	Well Type:	MONITORING
Source:	EDF	Other Name:	B-28
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-28&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-28		

F96
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000000321**

Well ID:	T0605902620-B-30	Well Type:	MONITORING
Source:	EDF	Other Name:	B-30
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-30&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-30		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F97
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000126517**

Well ID:	T0605902620-B-36	Well Type:	MONITORING
Source:	EDF	Other Name:	B-36
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-36&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-36		

F98
ENE
1/2 - 1 Mile
Lower

FRDS PWS **CA4700650**

Epa region:	09	State:	CA
Pwsid:	CA4700650	Pwsname:	KLAMATH RIVER LODGE 4700661
Cityserved:	Not Reported	Stateserved:	CA
Zipserved:	Not Reported	Fipscounty:	06093
Status:	Closed	Retpopsrvd:	25
Pwssvcconn:	4	Psource longname:	Groundwater
Pwstype:	TNCWS	Owner:	Public/Private
Contact:	KLAMATH RIVER LODGE LANOIS		
Contactorgname:	Not Reported	Contactphone:	Not Reported
Contactaddress1:	KLAMATH RIVER LODGE LANOIS		
Contactaddress2:	25352 CAMPINA DR	Contactcity:	MISSION VIEJO
Contactstate:	CA	Contactzip:	92691
Pwsactivitycode:	N		
PWS ID:	CA4700650	PWS type:	System Owner/Responsible Party
PWS name:	KLAMATH RIVER LODGE LANOIS		
PWS address:	Not Reported	PWS city:	MISSION VIEJO
PWS state:	CA	PWS zip:	92691
PWS ID:	CA4700650	Activity status:	Active
Date system activated:	8407	Date system deactivated:	Not Reported
Retail population:	00000025	System name:	KLAMATH RIVER LODGE LANOIS
System address:	KLAMATH RIVER LODGE LANOIS		
System address:	25352 CAMPINA DR	System city:	MISSION VIEJO
System state:	CA	System zip:	92691
Population served:	Under 101 Persons	Treatment:	Untreated
Latitude:	333600	Longitude:	1174015

F99
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000063171**

Well ID:	T0605902620-B-37	Well Type:	MONITORING
Source:	EDF	Other Name:	B-37
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-37&store_num=		

GeoTracker Data: https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-37

G100
SSE **CA WELLS** **CAEDF0000143230**
1/2 - 1 Mile
Lower

Well ID:	T0605980408-MW1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW1		

G101
SSE **CA WELLS** **CAEDF0000121992**
1/2 - 1 Mile
Lower

Well ID:	T0605980408-MW6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW6		

G102
SSE **CA WELLS** **CAEDF0000121948**
1/2 - 1 Mile
Lower

Well ID:	T0605980408-MW5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW5		

G103
SSE **CA WELLS** **CAEDF0000112732**
1/2 - 1 Mile
Lower

Well ID:	T0605980408-MW3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW3		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G104
SSE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000114945**

Well ID:	T0605980408-MW2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW2		

H105
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000006646**

Well ID:	T0605902525-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-3		

H106
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000051165**

Well ID:	T0605902525-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-2		

H107
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000127213**

Well ID:	T0605902525-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-5		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H108
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000142357**

Well ID:	T0605902525-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-4		

H109
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000054756**

Well ID:	T0605902525-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-1		

G110
SSE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000008301**

Well ID:	T0605980408-MW4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW4		

I111
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000038249**

Well ID:	T0605902541-MW-15	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-15		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I112
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000048491**

Well ID:	T0605902541-MW-14	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-14		

I113
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000114350**

Well ID:	T0605902541-VW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	VW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=VW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=VW-2		

I114
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000062936**

Well ID:	T0605902541-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-12		

I115
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000066712**

Well ID:	T0605902541-MW-13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-13		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I116
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000064981**

Well ID:	T0605902541-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-5		

I117
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000114896**

Well ID:	T0605902541-VW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	VW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=VW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=VW-3		

I118
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000067772**

Well ID:	T0605902541-VW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	VW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=VW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=VW-1		

I119
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000121934**

Well ID:	T0605902541-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-10		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92653	111	5

Federal EPA Radon Zone for ORANGE County: 3

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: 92653

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX 5

Historical Documentation

25250 LA Paz Road

25250 LA Paz Road

Laguna Hills, CA 92653

Inquiry Number: 6748531.5

November 12, 2021

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

11/12/21

Site Name:

25250 LA Paz Road
25250 LA Paz Road
Laguna Hills, CA 92653
EDR Inquiry # 6748531.5

Client Name:

BBG Assessment Inc.
200 Providence Road # 207
Charlotte, NC 28207
Contact: Mbouchie@bbgres.com

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1989	1"=500'	Flight Date: August 03, 1989	USDA
1980	1"=500'	Flight Date: November 21, 1980	USGS
1974	1"=500'	Flight Date: November 06, 1974	USGS
1972	1"=500'	Flight Date: October 30, 1972	USGS
1967	1"=500'	Flight Date: May 07, 1967	USGS
1963	1"=500'	Flight Date: February 28, 1963	USGS
1952	1"=500'	Flight Date: December 12, 1952	USDA
1949	1"=500'	Flight Date: May 05, 1949	USDA
1946	1"=500'	Flight Date: December 29, 1946	USGS
1938	1"=500'	Flight Date: June 21, 1938	USDA

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INQUIRY #: 6748531.5
YEAR: 2016
= 500'
N
EDR

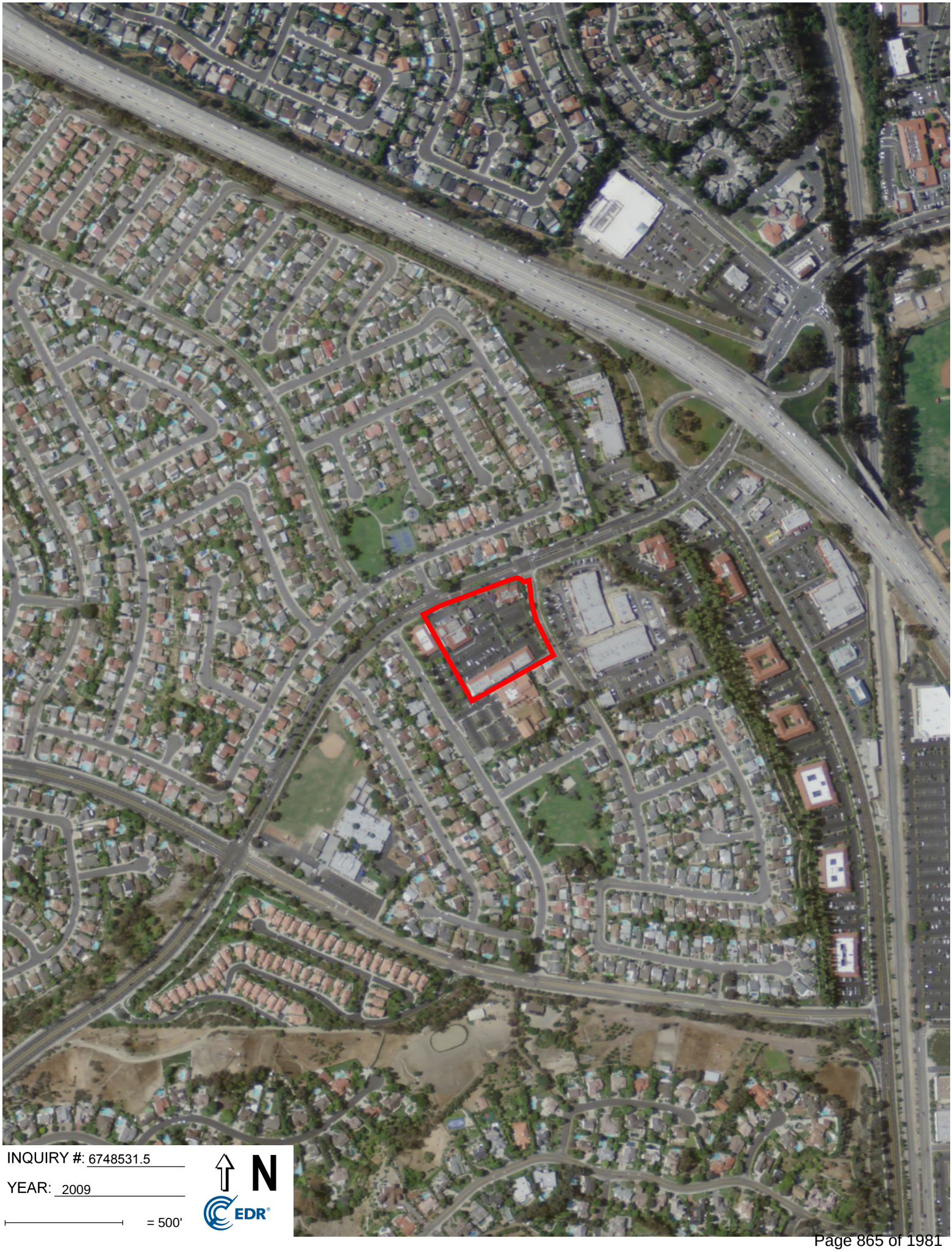
INQUIRY #: 6748531.5

YEAR: 2012

= 500'

N

EDR


INQUIRY #: 6748531.5
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 6748531.5
YEAR: 2005
= 500'
N
EDR

INQUIRY #: 6748531.5

YEAR: 2002

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1994

= 500'

N

EDR

INQUIRY #: 6748531.5
YEAR: 1990
= 500'
N
EDR

INQUIRY #: 6748531.5

YEAR: 1989

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1980

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1974

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1972

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1967

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1963

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1952

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1949

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1946

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1938

= 500'

N

EDR

25250 LA Paz Road

25250 LA Paz Road

Laguna Hills, CA 92653

Inquiry Number: 6748531.3

November 12, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/12/21

Site Name:

25250 LA Paz Road
25250 LA Paz Road
Laguna Hills, CA 92653
EDR Inquiry # 6748531.3

Client Name:

BBG Assessment Inc.
200 Providence Road # 207
Charlotte, NC 28207
Contact: Mbouchie@bbgres.com

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # C406-429A-B653

PO # 0521012916

Project 0521012916

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: C406-429A-B653

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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25250 LA Paz Road
25250 LA Paz Road
Laguna Hills, CA 92653

Inquiry Number: 6748531.6
November 17, 2021

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Findings

City Directory Images

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

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. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☐	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1987	☑	☑	Haines Criss-Cross Directory
1981	☑	☑	Haines Criss-Cross Directory
1976	☑	☑	Haines Criss-Cross Directory
1973	☑	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

25250 LA Paz Road
Laguna Hills, CA 92653

Year	*CD Image*	*Source*	
LA PAZ RD			
2014	pg A2	EDR Digital Archive	
2010	pg A5	EDR Digital Archive	
2005	pg A8	EDR Digital Archive	
2000	-	EDR Digital Archive	Street not listed in Source
1995	pg A12	EDR Digital Archive	
1992	pg A15	EDR Digital Archive	
1987	pg A17	Haines Criss-Cross Directory	
1987	pg A18	Haines Criss-Cross Directory	
1981	pg A20	Haines Criss-Cross Directory	
1981	pg A21	Haines Criss-Cross Directory	
1976	pg A23	Haines Criss-Cross Directory	
1976	pg A24	Haines Criss-Cross Directory	
1973	pg A26	Haines Criss-Cross Directory	

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
MCINTYRE ST			
2014	pg. A4	EDR Digital Archive	
2010	pg. A7	EDR Digital Archive	
2005	pg. A10	EDR Digital Archive	
2000	pg. A11	EDR Digital Archive	
1995	pg. A14	EDR Digital Archive	
1992	pg. A16	EDR Digital Archive	
1987	pg. A19	Haines Criss-Cross Directory	
1981	pg. A22	Haines Criss-Cross Directory	
1976	pg. A25	Haines Criss-Cross Directory	
1973	-	Haines Criss-Cross Directory	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2014

25200	BROWER PAUL A
	CERRUTI RICHARD A
	CYBERDENT TECHNOLOGIES
	DISH NETWORK
	GRUENENFELDER JENNIFER
	LA PAZ DENTISTRY
	LA PAZ SPINE & REHAB
	MEAGLIA JAMES P
	ORANGE COUNTY UROLOGY ASSOCIATES
	SCHUHRKE TERRENCE D
	SINGH KARAN J
	SPITZ AARON
	TAYLOR J BRADLEY
	TEBYANI NEYSSAN
	TRAVIS CHRISTOPHER P DDS
	YOUNG JAY
25201	DISH NETWORK
	DOHERTY JAMES
	JIM DOHERTY STATE FARM INSURANCE A
	KAUP JERRY C CERTIFIED PUBLIC ACCOUN
	ROJAS, JESUS
	TARBELL REALTORS
25205	HILLS HOTEL THE
	THE HILLS HOTEL AN ASCEND HOTEL COLL
25252	HOT OFF THE GRILL
25254	24 HOUR LOCKSMITH
	VILLA ROMA MARKET & DELI
	VILLA ROMA RESTAURANT
25260	AWAKENINGS
	CONTRERAS, OSCAR
	DISHLATINO
	FARNAZ BADIE
	HEIDELBERG PASTRY SHOP
	HERNANDEZ, ANA
	KAPPO HANA
	LUNDBLAD, JENNIFER
	NAILS & NAILS BY DIANA
	O C CLEANERS
	OC NATURAL HEALTH CENTER
	WALL, GENEVIEVE
25552	ORANGE COUNTY ASSOCIATION OF REALTOR
25732	LAGUNA SPA & SALON
25758	7ELEVEN
25912	CHASE
	CHASE BANK
	LA SALSA
	STARBUCKS COFFEE
25991	THE SALON
26001	CALIFORNIA FUELING DISPENCING
26051	ORTHO MATTRESS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2014 (Cont'd)

26051	RFFS
26063	VIEJO LIQUOR
26131	COMERICA BANK
	EMPANADA MAKER
26137	ALVAREZ MARTHA LILIANA DDS
	ALZONA CRISANTA DDS
	CLASSY CLEANERS
	DENTIST 4U
	JD DE LORME DDS INC
	MISSION TUX SHOP
	O C SMILE
	PLANNED PARENTHOOD
	STARBUCKS COFFEE
	WESTERN YOUTH SERVICES

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 2014

25252	24 HOUR FITNESS
	JOANN FABRICS & CRAFTS
25272	A PLUS BODY & FOOT CARE
	ACCP PERFECT CUT DESIGN
	IVAN TERAN CASABIANCA DENTAL GROUP
	KIM FAMILY ORTHODONTICS
	NUMBER 1 HAIR & NAIL
25292	BIKRAM YOGA LAGUNA HILLS
	ELITE TAE KWON DO
	HAIRCRAFTERS
	LA PAZ ANIMAL CLINIC
	MOUNTAIN MIKES PIZZA
	ORANGE COUNTY COUNCIL BOY SCOUTS OF
	POSTUREOLOGY
	SPASSO
	STUDIO ONE BAU PHAM
	SUBWAY SANDWICHES
	TUSCAN TAN & SPA
25342	FLAMINGO MEXICAN GRILL
25421	LOZANO, ROBERT J
25431	AUER, DOUG V
25441	OIWA, TSUYOSHI
25451	OCCUPANT UNKNOWN,
25461	CHAMPLIN, BRANDON M
25471	MAYFIELD, ROBERT R
25481	LICONAS, CARROL
25482	GARRISON, STEVEN F
25491	NIEBLAS, JOYCE M
25492	TACZY, JAMES R
25501	GERRARD, PAUL C
25502	FRIESEN, BRUCE W
25511	KIM, SORLYNN L

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2010

25200	ARTWORK INC
	CHRISTOPHER TRAVIS INC
	LA PAZ CHIROPRACTIC & REHAB
	LA PAZ DENTISTRY
	ORANGE CNTY UROLOGY ASSOC
	ORANGE COUNTY UROLOGY ASSOC
	SOUTH ORANGE CNTY UROLOGICAL
	TERRENCE D SCHURKE INC
	UROLOGY MEDICAL ASSOC INC
	WODISKE, RICHARD W
25201	HIGGINS & HIGGINS
	KAUP JERRY C CPA
	ROSALES, PEDRO C
	STATE FARM INSURANCE
	TARBELL REALTORS
	WORLD VISION
25205	HILLS HOTEL
25220	UROLOGY MEDICAL ASSOC INC
25250	YAMATO RESTAURANT
25252	HOT OFF THE GRILL
25254	VILLA ROMA MARKET & DELI
25260	AWAKENINGS
	CURVES
	DINNERTIME MADE EASY
	DISVEL CENTER
	HAIRCRAFTERS
	HALL LAW FIRM
	HEIDELBERG PASTRY SHOP
	KAPPO HANA CO
	LA PAZ ACUPUNCTURE & HERBAL
	LA PAZ BILLING SVC
	LA PAZ SPA
	O C CLEANERS
	PACKAGE PEOPLE
	PATRICIOS GREAT HAIR
	PREMIER GROUP
	SCHLOEGLMANN, KLAUS J
	SCHNEIDER, RICHARD
	VIDEO SYSTEMS SVC CTR
25552	ORANGE COUNTY ASSN REALTORS
25732	LAGUNA SPA & SALON
	SALLY BEAUTY SUPPLY
25758	7ELEVEN
25912	LA SALSA FRESH MEXICAN GRILL
	STARBUCKS
	TMOBILE
25991	SALON
26001	B P NORTH AMERICA
	CALIFORNIA FUELING DISPENCING
26061	PARADISE DONUTS & DELI

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2010 (Cont'd)

26063	VIEJO LIQUOR
26131	CHRONIC TACOS
	COMERICA BANK
26137	CALIFORNIA EMERGENCY PHYSICIAN
	CLASSY CLEANERS
	DENTIST 4U
	MCHUGH JOHN P MD
	MISSION LIMOUSINE
	MISSION TUX SHOP
	PLANNED PARENTHOOD
	QUALITY HOME HEALTH SVC
	SOUTH OC DENTAL GROUP
	SOUTHERN CALIFORNIA SLEEP
	STARBUCKS
	THRIVENT FINANCIALLUTHERANS
	WESTERN YOUTH SVC

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 2010

25232	DANIELS CUSTOM TAILORING
25242	CARPET & FLOORING EMPORIUM
25252	24 HOUR FITNESS
	JOANN FABRICS & CRAFTS
	LA PAZ OPTOMETRIC CTR
25272	A PLUS BODY & FOOT CARE
	BENJAMIN J RINALDO INC
	E G MC NABB INC
	NUMBER 1 HAIR & NAILS
	TOMS SPECIALTY CARD SHOP
25292	BIKRAM YOGA LAGUNA HILLS
	BLACK BELT ACADEMY
	LA PAZ ANIMAL CLINIC
	LAGUNA HILLS SCOUT SHOP
	SPASSOS ITALIAN GRILL MARTINI
	TUSCAN TAN & SPA
	V A LAGUNA HILLS CLINIC
25332	CLAIM JUMPER RESTAURANT
25342	FLAMINGOS MEXICAN GRILL
25361	HIBBARD, JOE G
25421	LOZANO, ROBERT J
25431	AUER, DOUG J
25441	OCCUPANT UNKNOWN,
25451	GOODMAN, SHEILA D
25461	OCCUPANT UNKNOWN,
25471	MAYFIELD, ROBERT R
25481	LICONA, CHARLES B
25482	GARRISON, STEVEN F
25491	NIEBLAS, JOYCE M
25492	TACZY, JAMES R
25501	GERRARD, PAUL C
25502	FRIESEN & ASSOC
	FRIESEN, BRUCE W
25511	KIM, SORLYNN L

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2005

25200	BENE ENTERPRISES
	BUCK CORP INC
	CHRISTOPHER P TRAVIS DDS INC
	DDS & ASSOCIATES
	FOOTHILL RANCH CO
	HON PROPERTY INVESTMENTS INC
	LA PAZ CHIROPRACTIC
	PREZIOSI JOSEPH P DC
	SEARCH MINISTRIES
	STEVEN M KEEN DENTAL CERAMICS LABORA
	W SALON
	W SALON THE
	WODISKE RICHARD W DDS
	WODISKE, RICHARD W
25201	ED & MARILYN
	FM TARBELL CO
	FRANCZYK, SAMUEL K
	HIGGINS, DAVID
	KAUP JERRY C CPA
	KAUP, JERRY
	ROSALES, PEDRO C
	WOMEN OF VISION WORLD VISION
	WORLD VISION LA
25250	ELEPHANT BAR RESTAURANT
25252	DEL TACO NO 34
25254	MISSION HILLS GOURMET MEATS
	ROMA DITALIA
25260	AWAKENINGS
	BCS INVESTMENTS INC
	CBT CENTERS
	COMMERCIAL REAL ESTATE NETWORK
	CRYSTAL NAILS & SPA
	DML GROUP
	HEIDELBERG PASTRY SHOP
	HELEN NAIL & SKINCARE
	INN AT DEEP CANYON
	KHALIQ, AHMAD
	KIKI
	LA PAZ CLEANERS
	MAS CONSULTING
	MICHELLE, S
	REFLECTION IMAGING
	SCHLOEGLMANN INC
	YES CLEANERS
25552	ORANGE COUNTY ASSOCIATION REALTORS
25758	7 ELEVEN FOOD STORES NO 13801
	NEGHPARA PRAKASH
25912	LA SALSA RESTAURANT
	STARBUCKS COFFEE # 6763
	T MOBILE

Target Street	Cross Street	Source
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LA PAZ RD 2005 (Cont'd)

25991 PARADISE CREATIONS
PARADISE CREATIONS BRIDAL GOWNS FORM
26001 PRESTIGE STATIONS INC
26051 FREEWAY MOBIL
26061 PARADISE DONUTS & DELI
26063 VIEJO LIQUOR
26137 CLASSY CLEANERS
CNL COMMERCIAL FINANCE INC
COMMUNICATION DISORDERS RESOURCE FOU
MISSION LIMOUSINE
MISSION TUX SHOP
NEWPORT LANGUAGE AND SPEECH CENTERS
NEWPORT THERAPY CENTERS

Target Street	Cross Street	Source
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MCINTYRE ST 2005

25242	CARPET EMPORIUM
25252	24 HOUR FITNESS
	JO ANN FABRICS AND CRAFTS
	LA PAZ OPTOMETRIC CENTER
	RICHARD FRIEDER OD
	SAKO AARON M OD
25272	# 1 HAIR & NAIL
	ACT OF MUSIC
	DR BENJAMIN J RINALDO
	EG MC NABB DDS INC
	HAIR & NAIL
	LAGUNA HILLS BODYCARE
	MCNABB ELIZABETH G DDS
	READINGS BY PATRICIA
	RINALDO, BENJAMIN
	TOM TSS CURTIS
25292	ABDELLA MICHAEL G DVM
	AMERICAN RESIDENTIAL MORTGAGE
	CRUISE JOURNEYS
	JESSICA WHOLESALE INC
	KRISTA THOMPSONS HAIR SALON
	ORANGE CNTYSCL SERVICE AGENCY
	PATRICIOS
	PERMMASTERS
	ROYALE CLEANERS
	STUDIO ONE
	TRIPLE FIVE INC
	US TAE KWON DO CENTER
	US TAEKWONDO CENTER
25332	CLAIM JUMPER
25361	HIBBARD, JOE G
25421	LOZANO, ROBERT J
25431	AUER, DOUG J
25441	HERRERA, CHRISTINE
25451	OCCUPANT UNKNOWN,
25461	MATSUMURA, MARK M
	Y & K ENTERPRISES
25471	MAYFIELD, ROBERT R
25481	LICONAS PLUMBING
	OCCUPANT UNKNOWN,
25482	GARRISON, STEVEN F
25491	NIEBLAS, ROBERT J
25492	LETZ CELEBRATE
	PREDATOR PRODUCTION
	TACZY, JAMES R
25501	GERRARD, PAUL C
25502	FRIESEN, BRUCE W
25511	BRODHAG, LOLITA C

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 2000

25252	24 HOUR FITNESS
25361	HIBBARD, JOSEPH G
25421	LOZANO, ROBERT
25431	OCCUPANT UNKNOWN,
25441	AUER, DOUG
25451	OCCUPANT UNKNOWN,
25461	OCCUPANT UNKNOWN,
25471	MAYFIELD, ROBERT
25481	OCCUPANT UNKNOWN,
25482	GARRISON, AMY C
25491	NIEBLAS, ROBERT J
25492	TACZYKIEWICZ, ROBERT J
25501	GERRARD, PAUL C
25502	SEARLE, DIXIE L

Target Street	Cross Street	Source
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LA PAZ RD 1995

25200	BALL BUSINESS SVC
	CHIRSTOPHER TRAVIS INC
	CRUISESHIPCENTER
	FOOTHILL RANCH CO
	MARK S SCHRIVER CPA
	PALOS VERDES LAND HOLDINGS
	PATRICK R MC KENZIE
	RICHARD W WODISKE DDS
	SCHENKENBERGER, ROY W
25201	STATE FARM INSURANCE
	SUNGLASS HUT
	TARBELL REALTORS
25205	HOLIDAY INN
25250	CAFE MICHELES
25252	DEL TACO
25254	MISSION HILLS GOURMET MEATS
25260	AWAKENINGS
	COMMERCIAL REAL ESTATE NETWORK
	CREATIVE HAIR
	EILEENS SKIN CARE
	FRED FOUSHEE DDS
	GULF SYSTEMS
	HAIR DESIGN BY LU LU
	HEALTH FAIR
	HEIDELBERG PASTRY SHOP
	HOT LINE NAILS
	JOSEPH P PREZIOSI DC
	LA PAZ CHIROPRACTIC
	LA PAZ CLEANERS
	LAGUNA HILLS PHARMACY
	LEASING OFFICE
	MISSION MORTGAGE
	NANCY TURNER
	ROMA DITALIA
	RUGS FROM AFAR
	SADDLEBACK CHURCH RELIGIOUS
	SALON IMPRESSIONS
	SCIENCE OF MIND CTR LIGIOUS
25552	SADDLEBACK VALLEY BOARD RLTRS
25732	BUI, MAI
	HAIR UNIQUE
25758	7 ELEVEN FOOD STORE
25912	LA PAZ UNOCAL
25991	FOR SALE BY OWNER PROPERTIES
26001	PRESTIGE STATIONS INC
26051	BOBS MOBIL
26061	PARADISE CAFE
26063	VIEJO LIQUOR
26137	DART RESORTS
	MISSION VIEJO BUSINESS PROPS

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LA PAZ RD 1995 (Cont'd)

26137 MISSION VIEJO CO
MVC FINANCIAL CORP

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MCINTYRE ST 1995

25232	DANIELS CUSTOM FASHIONS
25242	HAWTHORNE SAVINGS & LOAN ASSN
25252	CLOTH WORLD
	DENNIS NODA OD
	FAMILY FITNESS CTR
	FRIEDER OPTOMETRICS
	LOGICAL FITNESS
	SHAPE SHOP
	SO FIT
	ULTRA FIT NUTRITION
25272	ELIZABETH MCNABB DDS
	HORTON CHIROPRACTIC
	ORANGE COAST MEDICAL CLINIC
	TANFASTIC LAGUNA HILLS
25292	A MASQUERADE VILLAGE
	ACE CLEANERS
	CRUISE HOLIDAYS
	ELITE PHYSICAL THERAPY
	LA PAZ ANIMAL CLINIC
	NINETY FOUR CENT MOVIES
	ORANGE COUNTY SOCIAL SVC
	SLOANGE
	SOLANGE
	SOLANGE NAILS
	SOME BODY AEROBIC APPAREL
	U S TAEKWONDO CTR
	VINNIES BROOKLYN PIZZA WORKS
	WINDMILL FLORIST & GIFTS
25332	CLAIM JUMPER
25342	SHAKEYS PIZZA PARLOR
25352	COLE, TAMARA S
25361	MITSCHIRCH, RALF
25421	LOZANO, ROBERT
25431	SIMMONS, KAREN
25441	OCCUPANT UNKNOWNN
25451	LOUIE, JACK
25461	OCCUPANT UNKNOWNN
25471	MAYFIELD, ROBERT
25481	OCCUPANT UNKNOWNN
25482	DUENAS, F
25491	NIEBLAS, ROBERT J
25492	TACZY, ROBERT
25502	SEARLE, DIXIE L

Target Street	Cross Street	Source
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LA PAZ RD 1992

25200	ADAMS MARKETING ASN
	ALLIANCE MATRE AMER
	CLAY BALL TAX CNSLT
	COMPUTER MAN INC
	FOOTHILL RANCH CO
	HON DEVELOPMENT CO
	MCCARTY DAVID J&ASC
	MCKENZIE PATK ATTY
	SKIPA SUPPLIES CORP
	TRAVIS C P DDS INC
25201	CHRISTOFF K MFCC
	CHRISTOFF, K
	HARTFORD ESCROW INC
	HEDGES CAREER CNSLT
	STATE FARM INS AGNT
	TARBELL REALTORS
25205	HOLIDAY INN
25250	MICHELES
25252	DEL TACO RSTRNT 34
25254	MISSION HLLS MEATS
	PANDA GARDEN
25260	ADAMO CHARLES P DC
	AWAKENINGS
	BARNATT CAPITAL
	COMMERCL RL EST
	CREATIVE HAIR
	FOUSHEE FRED DDS
	GULF SYSTEMS
	HEALTH FAIR THE
	HEIDELBERG CATERING
	HOT LINE NAILS
	LAGUNA HLS PHARMACY
	LEASING OFC THE
	MAJOR MARK
	MAJOR, MARK
	MISSION MORTGAGE
	ROMA DITALIA
	S C M CORP
	SALON IMPRESSIONS
	TILE&CARPET UNLTD
	TURNER, NANCY
25552	SADDLBCK VLY RLTRS
25732	HAIR UNIQUE
	NAIL PARADISE

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 1992

25232	CHICAGO TITLE INS
	TICOR TITLE INS
25242	HAWTHORNE SVNGS&LN
25252	BRIANS NUTRITION CT
	CLOTH WORLD
	FAMILY FITNESS CNTR
	LOGICAL FITNESS
25272	DANIELS CSTM TAILRG
	GALA HAIR SALON
	HORTON JAMES V DC
	MCNABB E G DDS
	ORANGE CST MED CLNC
	TANFASTIC
25278	WINDMILL FLRST&GIFT
25292	A C E CLEANERS
	BIANCARDI D NAILS
	ELITE PHYSCL THRPY
	FRIEDER RICHARD DR
	HOLBEIN BARBARA
	HOLBEIN, BARBARA
	MASQUERADE VILLAGE
	NINETY FOUR CNT MVS
	ORG CO SOCL SRVS
	ORME STEVEN M DVM
	SOLANGE
	SOME BODY APPAREL
	STEFANI SHIRLEY
	STEFANI, SHIRLEY
	TOOHEY LAURA
	TOOHEY, LAURA
	US TAE KWON DO
	VINNIES BRKLYN PZZA
25332	CLAIM JUMPER
25342	SHAKEYS PIZZA REST
25361	MITSCHIRCH, RALF
25421	LOZANO, ROBERT
25441	GRIFFITH, PETE
25471	MAYFIELD, ROBERT
25481	BOSCHETTO, ANTHONY
25491	NIEBLAS, ROBERT J
25492	TACZY, ROBERT

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LA PAZ RD 1987

LA PAZ RD E 92653
LAGUNA HILLS

25200..... BUILDING

	★ADIA PERSONNEL SERV	586-2342	6
	★BALL BUSINESS SERV	855-8600	+7
	★CLAY BILL TAX CNSLT	855-8600	
	★CLEMENTS B B&ASC	768-3321	1
	★COMMODITY MNG SRV	472-3541	+7
	★COMPUTER MAN	855-8600	
	★CORPORATE PNSN FNDG	855-1221	
	★DEFAULT SERVICE CO	855-6650	2
	★DEVILLE SERVICE	586-9222	1
	★EVANS DONA E&ASCTS	838-5002	+7
	★GEICO FINANCIAL SRV	859-3815	4
	★HALL CHAS&ASC ACCTG	951-5974	+7
210	★HON DEVELOPMENT CO	586-4400	
	★I D S AMER EXPRESS	770-8436	6
	★I D S FINANCIAL SRV	768-3705	6
	★K L W	561-3671	
	★KETCHUM LITTRELL	581-3871	
	★KETCHUM WOMACK	561-3671	
	★M&M DEVELOPMENT	659-7464	+7

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LA PAZ RD 1987

LA PAZ RD E 92653 CONT

	★MAJESTIC ESCROW	586-9222	0
	★MCKENZIE PATK ATTY	855-6535	6
	★MEASURE TECH INC	859-3600	5
	★NAYDO STAN	472-3541	+7
	★PRATICAL RENT A CAR	855-1225	6
	★RAINBOW COMMUNICTNS	855-1756	2
	★SWIFT HUNT WESSON	581-0802	6
	★TICO TITLE INS	586-4600	
	★TICOR TITLE INS	586-4600	
	★TRAVIS C P DDS INC	855-2071	2
25200			
25201	BUILDING		
	★BLEK C L JR ATTY	951-6866	0
	★FARMERS INS AGENT	768-6866	9
	★GATHERING THE	472-6640	6
	★GOLDEN WEST INS	768-1188	
	★GOLDEN WST AUTO CLB	768-1188	6
	★HARBOR WEST INS AG	768-1188	6
	★HARTFORD ESCROW INC	586-6565	+7
	★LIBERTY COAST LSNG	951-1195	+7
	★PRYOR O DOUGLAS	830-8481	6
	★SAMIIAN ENGINEERNG	637-2140	
	★SAMIIAN ENGRG ASCTS	837-2140	
	★SUN WEST INS AGCY	768-0684	6
	★TARBELL REALTORS	830-6030	
	★TARBELL RLTRS ESCRW	586-6565	
	★TARBELL RLTRS SALES	830-6030	
	★WIRSIG EILEEN M CPA	770-1616	4
25201			
25205	★BUDGET RENT A CAR	855-4272	2
	★HOLIDAY INN	586-5000	8
	★NATL CAR RENTAL	586-2940	+7
25250	★BRIG RESTAURANT	768-9877	2
	★THE BRIG	581-7878	+7
25252	★DEL TACO RSTRNT 34	581-4720	4
25254	★MISSION HLLS MEATS	770-3220	1
25260	BUILDING		
	★ANGIES FAMOUS PIZZA	581-3525	0
	★CAMPUS PHOTOS	855-6025	6
	★CREATIVE IMAGES	855-6998	2
	★FOUSHEE FRED DDS	581-1900	1
	★GYPSY MOTH BOUTIQUE	458-8899	+7
	★HEALTH FAIR THE	768-0753	
	★HEIDELBERG PASTRY	581-7060	1
	★KNITTY GRITTY THE	581-3050	
	★LA PAZ CLEANERS	770-1437	3
	★LAGUNA HLS PHARMACY	581-3023	+7
	★LISAS HAIR DESIGN	581-7780	4
	★NAIL FACTORY THE	581-2657	
	★NITTY GRITTY THE	581-3050	
	★ORCHID FLORIST	581-8336	+7
	★SCUDDERS AMBLNC OFC	768-8478	+7
	★SILVER TANNING CNTR	581-2657	+7
	★TOMS CHEESESTEAK	472-9674	6
	★UNITD KENPO KARATE	855-9977	6
	★VIDEO CROSS ROADS	859-1022	4
25260			
25272	★BOHUNITA DANIEL	472-9374	4
	★DANIELS CUSTOM FSHN	472-9374	4
25552	★SADDLBCK VLY RLTRS	586-6800	2
25732	★NAIL&HAIR SUITE THE	380-8070	6
	★SALON BEAUTY SUPPLY	581-5102	5
25785	★SEVEN 11 FOOD 13801	855-6611	4
25912	★LA PAZ UNOCAL	586-7680	+7
	★UNOCAL SERVICE STA	586-7680	

★ 79 BUS 0 RES 16 NEW

LA PAZ RD E 92691
MISSION VIEJO

25991	XXXX	00	
26001	★PRESTIGE STATIONS	768-3464	5
26051	★BOBS MOBIL	859-8810	3
26061	★DEFAZIOS DELI&CAFE	830-5002	3
26083	★VIEJO LIQUOR	830-6109	
26129	★M V C ESCROW CORP	581-6190	
	★M V C FINANCIAL	581-1650	9
26137	BUILDING		
	★CONTL EQUITY INVST	859-4777	6
	★FELIPE RECREATN CTR	951-6872	1
	★I V O	859-3312	6
	★LA PAZ MED DNTL PLZ	837-6050	
	★MISSION VJO ARCH	837-6431	6
	★MISSION VJO BUS	586-4000	+7
	★MISSION VJO CO HM	830-3456	6
	★MISSION VJO COMPANY	837-6050	
	★PHILLIP MORRIS CRDT	752-7622	+7
	★RAUB JACK G CO	859-4948	4
	★SIERRA CENTER	951-6872	0
26137			

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MCINTYRE ST 1987

MC INTYRE 92653
LAGUNA HILLS

25212	XXXX	00	
25232	★SAFECO TITLE INS CO	770-1696	4
25242	★HAWTHORNE SVNGS&LN	770-4424	6
25252	★CLOTH WORLD	586-3496	6
	★FAMILY FITNESS CNTR	586-6600	+7
25272	★ALSERT W DUANE	586-4740	2
	★HORTON JAMES V DC	586-0400	
	★MA INDMNTY LIFE INS	855-1713	6
	★MCNASS E G DDS	472-9156	6
	★ORANGE CST MED CLNC	586-4740	3
	★SEIBERT JOHN H DDS	472-8845	+7
	★STUBBLEFIELD CHIPO	586-9400	+7
	★STUBBLEFIELD GEO DC	586-6400	
	★ULTIMATE HAIRCUTTNG	380-6411	6
25278	★WINDMILL FLRST&GIFT	770-0455	8
25292	BUILDING		
	★CHOOSE LIFE	472-4041	5
	★FRIEDER RICHARD DR	586-6200	2
	★GRUBB&ELLIS	472-6471	+7
	★GRUBB&ELLIS	855-4343	+7
	★INDEP TRAINING SYST	630-5220	+7
	★LA PAZ ANIMAL CLNC	586-6444	3
	★MACNAB IRVINE RLTY	855-4343	+7
	★MISSION HLLS CHRSTN	830-7764	1
	★MISSION HLLS CHRSTN	830-7970	0
	★NODA DENNIS DR	586-6200	1
	★ORME STEVEN M DVM	586-9444	0
	★SANTA ANA OFC SPLY	581-5500	
	★SOLANGE	659-9109	6
	★SPRING CREST DRAPRY	770-4466	0
	★VALENTINOS ITLN DLI	855-3233	4
25292			
25332	★CLAIM JUMPER	768-0862	1
25342	★SHAKEYS PIZZA PARLR	586-4161	
25361	XXXX	00	
25421	LOZANO ROBT	770-9840	2
25431	XXXX	00	
25441	GRIFFITH FRANCES	837-0731	
	GRIFFITH PETE	837-0731	
25461	BASTIAN L	472-8257	+7
25471	MAYFIELD LEIGH	830-8270	
	MAYFIELD ROBT	830-8270	2
25481	XXXX	00	
25491	NIEBLAS ROBT J	830-6548	
25492	TACZY ROBT	581-4612	
25501	XXXX	00	
NO #	★LAGUNA HLS STAMP CO	581-5750	+7

★ 32 BUS 13 RES 9 NEW

Target Street	Cross Street	Source
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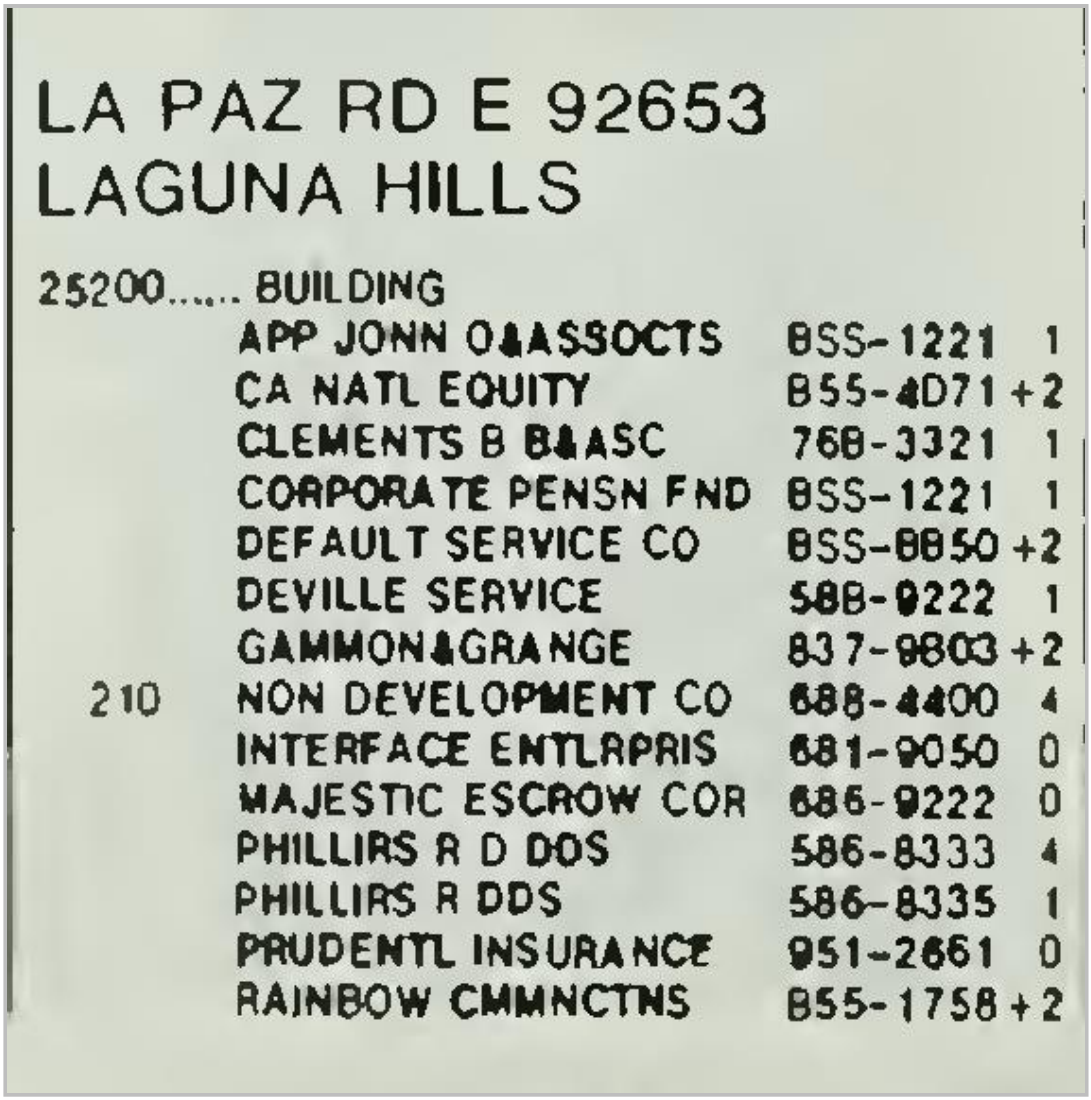
LA PAZ RD 1981



LA PAZ RD E 92653
LAGUNA HILLS

25200..... BUILDING

	APP JONN O&ASSOCTS	855-1221	1
	CA NATL EQUITY	855-4071	+2
	CLEMENTS B B&ASC	768-3321	1
	CORPORATE PENSN FND	855-1221	1
	DEFAULT SERVICE CO	855-8850	+2
	DEVILLE SERVICE	588-9222	1
	GAMMON&GRANGE	837-9803	+2
210	NON DEVELOPMENT CO	688-4400	4
	INTERFACE ENTLRPRIS	681-9050	0
	MAJESTIC ESCROW COR	686-9222	0
	PHILLIRS R D DDS	586-8333	4
	PHILLIRS R DDS	586-8335	1
	PRUDENTL INSURANCE	951-2661	0
	RAINBOW CMMNCTNS	855-1758	+2

Target Street	Cross Street	Source
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LA PAZ RD 1981

LA PAZ RD E		92653 CONT	
	RANDLE ROBT H	770-3422	1
	TITLE INS&TRUST	588-4800	0
	TITLE INS&TRUST	586-9160	9
	TRAVIS CHRISTOPHER	855-2071	+2
	WILKINSON FRANK DDS	855-2071	+2
25200			
25201	BLEK CHARLES L JR	951-6388	0
	CORNELLS CAMERA	581-0222	6
	ELDORADO BK SADLBCK	581-4000	0
	ELDORADO BK SADLBCK	631-4000	0
	FARMERS INS GROUP	768-6866	9
	INSTANT POSTAL PRSS	586-3150	6
	PIP LAGUNA HILLS	586-3150	8
	POSTAL INSTANT PRSS	586-3150	6
	TARBELL REALTORS	588-8565	5
	TARBELL RLTRS MJ	830-6030	
25205	BUDGET RENTACAR	855-4272	+2
	BUDGET RENTACAR	494-0769	+2
	BUDGET RENTATRUCK	855-4272	+2
	HOLIDAY INN	588-5000	8
	SEARS RENT A CAR	855-4272	+2
	SEARS RENT A TRUCK	855-4272	+2
25250	BRANDES	768-9877	+2
	BRIG THE	768-9877	7
25252	DEL TACO REST 34	581-4720	6
25254	MISSION HLS GOURMET	770-3220	1
	SKINNY HAVEN RSTRNT	581-8440	6
25260	BUILDING		
	ANGIES FAMOUS PIZZA	581-3525	D
	CREATIVE IMAGES	855-6998	+2
	FOUSHEE FRED DDS	581-1900	1
	HEALTH FAIR THE	768-0753	7
	HEIDELBERG PSTRY SH	581-7080	1
	JUST HAIR	581-7780	+2
4A	KNITTY GRITTY THE	581-3050	6
	LAGUNA HLS PHARMACY	531-3023	6
	MARGEES ART SHOPPE	830-4191	0
	MISSION HLS LAUNDRY	770-1437	+2
	MISSION WALL COVNGS	581-6840	6
	NAIL FACTORY THE	581-2657	7
	NITTY GRITTY THE	581-3050	7
	OSO VIEJO PROPERTES	951-85SS	+2
	PLAZA POOL SUPPLY	768-8833	0
	UNITED KARATE STUD	855-9977	+2
25260			
25282	XXXX	00	
25552	SADDLEBACK VLY BRD	586-6800	+2
25732	MISSION HILLS RLTY	586-3600	+2
25785	7 ELEVEN FD 13801	855-6611	+2
25872	XXXX	00	
25912	CHUCKS UNION SERV	586-7680	5
	UNION OIL LH	536-7680	6
NO #	SHAPELL GVRNMNT HSG	631-8800	1
*	62 BUS 2 RES	20 NEW	

LA PAZ RD E 92691
MISSION VIEJO

25991	MERRILL LYNCH RLTY	586-2700	+2
26001	ATLANTC RCHFLD ARCO	637-7786	4
	WARRENS RICHFIELD	637-7786	
26051	LAPAZ SERVICE CTR	637-0917	8
	MOBIL SERV MISN VJO	637-0917	
26061	VIEJO DELI&CAFE	630-5002	+2
26063	VIEJO LIQUOR	830-6109	
26129	M V C ESCROW CORP	581-6100	6
	M V C FNANCL CORP	581-1650	9
A	MISSION VJO HM DECR	630-3456	6
26137	FELIPE RECREATN CTR	951-6872	1
	LAPAZ MEDICAL PLAZA	637-6050	7
	MISSION VJO CO	637-6050	
	MISSN VIEJO CO OFC	637-6050	+2
	SIERRA CENTER	951-6872	0

Target Street	Cross Street	Source
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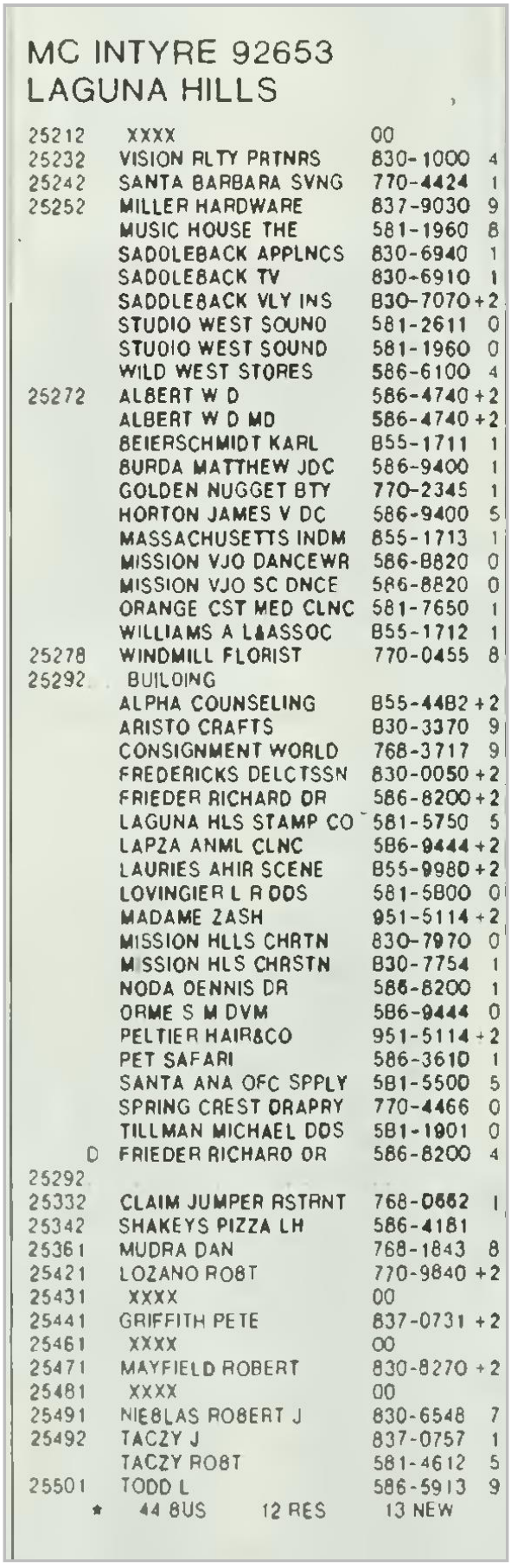
MCINTYRE ST 1981



MC INTYRE 92653
LAGUNA HILLS

25212	XXXX	00	
25232	VISION RLTY PRTNRS	830-1000	4
25242	SANTA BARBARA SVNG	770-4424	1
25252	MILLER HARDWARE	837-9030	9
	MUSIC HOUSE THE	581-1960	8
	SADDLEBACK APPLNCS	830-6940	1
	SADDLEBACK TV	830-6910	1
	SADDLEBACK VLY INS	830-7070	+2
	STUDIO WEST SOUND	581-2611	0
	STUDIO WEST SOUND	581-1960	0
	WILD WEST STORES	586-6100	4
25272	ALBERT W D	586-4740	+2
	ALBERT W D MD	586-4740	+2
	BEIERSCHMIDT KARL	855-1711	1
	BURDA MATTHEW JDC	586-9400	1
	GOLDEN NUGGET BTY	770-2345	1
	HORTON JAMES V DC	586-9400	5
	MASSACHUSETTS INDM	855-1713	1
	MISSION VJO DANCEWR	586-8820	0
	MISSION VJO SC DNCE	586-8820	0
	ORANGE CST MED CLNC	581-7650	1
	WILLIAMS A L&ASSOC	855-1712	1
25278	WINDMILL FLORIST	770-0455	8
25292	BUILDING		
	ALPHA COUNSELING	855-4482	+2
	ARISTO CRAFTS	830-3370	9
	CONSIGNMENT WORLD	768-3717	9
	FREDERICKS DELCTSSN	830-0050	+2
	FRIEDER RICHARD DR	586-8200	+2
	LAGUNA HLS STAMP CO	581-5750	5
	LAPZA ANML CLNC	586-9444	+2
	LAURIES AHIR SCENE	855-9980	+2
	LOVINGIER L R DDS	581-5800	0
	MADAME ZASH	951-5114	+2
	MISSION HLLS CHRTN	830-7970	0
	MISSION HLS CHRSTN	830-7754	1
	NODA DENNIS DR	586-8200	1
	ORME S M DVM	586-9444	0
	PELTIER HAIR&CO	951-5114	+2
	PET SAFARI	586-3610	1
	SANTA ANA OFC SPPLY	581-5500	5
	SPRING CREST DRAPRY	770-4466	0
	TILLMAN MICHAEL DDS	581-1901	0
D	FRIEDER RICHARD DR	586-8200	4
25292			
25332	CLAIM JUMPER RSTRNT	768-0662	1
25342	SHAKEYS PIZZA LH	586-4181	
25361	MUDRA DAN	768-1843	8
25421	LOZANO ROBT	770-9840	+2
25431	XXXX	00	
25441	GRIFFITH PETE	837-0731	+2
25461	XXXX	00	
25471	MAYFIELD ROBERT	830-8270	+2
25481	XXXX	00	
25491	NIEBLAS ROBERT J	830-6548	7
25492	TACZY J	837-0757	1
	TACZY ROBT	581-4612	5
25501	TODD L	586-5913	9

* 44 BUS 12 RES 13 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

LA PAZ RD 1976

LA PAZ RD 92653 LAGUNA HILLS

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25170  XXXX                  00
25171*HOOGES REX L REALTY586-6400 4
25172  XXXX                  00
25177  XXXX                  DO
25200...8UILOING
     *AU8URN JAS H OR     586-5711 5
 108 *DAMERON ENTPRS LTD 586-8666 5
 108 *OIGIURO AND ASSOCS 837-7163 4
     *OIRECTORS MORTG LN 586-830D+6
     *HON OEVELOPMENT CO 586-440D 4
     *HON INTERNATIONAL  586-5855+6
     *HON SAOOLE8ACK     586-4403+6
     *INTERFACE ENTERPRS 581-905D+6
     *MELILLI DAVID CO   586-4750 5
     *MISSN VIEJO TRAVEL 586-5601 5
 106 *PHILLIPS RONALD DDS586-8333 4
     *SAOOLE8ACK VLY LANO586-340D+6
     *SAOOLE8ACK VLY RLTR586-68OO+6
     *SAOOLE8CK SC DSTRCT586-1234 5
     *VIEJO TRAVEL SERV  586-56DO 5
25200.....................
25201*CORNELLS CAMERA     581-0222+6
     *DAILY PILDT NEWSPPR581-631D+6
     *ELDORADO 8ANK       581-4000 5
     *INSTANT POSTAL PRSS586-3150+6
     * MAYER JOSEPH CPA   581-5580 5
     *P I P               586-315D+6
     *POSTAL INSTANT PRSS586-315D+6
     *TAR8ELL RLTRS       830-6D3D 5
     *TAR8ELL RLTRS ESCRW586-6565 5
     *WESTRN TITLE INS CO581-4500 5
25205*HILTON INN LAG HLLS586-5OOD 3
25250*ANGIES FAMOUS PIZZA581-3525+6
     *8RIG THE            837-9877+6
25252*OEL TACO REST NO 345581-4720+6
25254*EASTERN MEAT CO     581-855D+6
     *SKINNY HAVEN REST   581-8440+6
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Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

LA PAZ RD 1976

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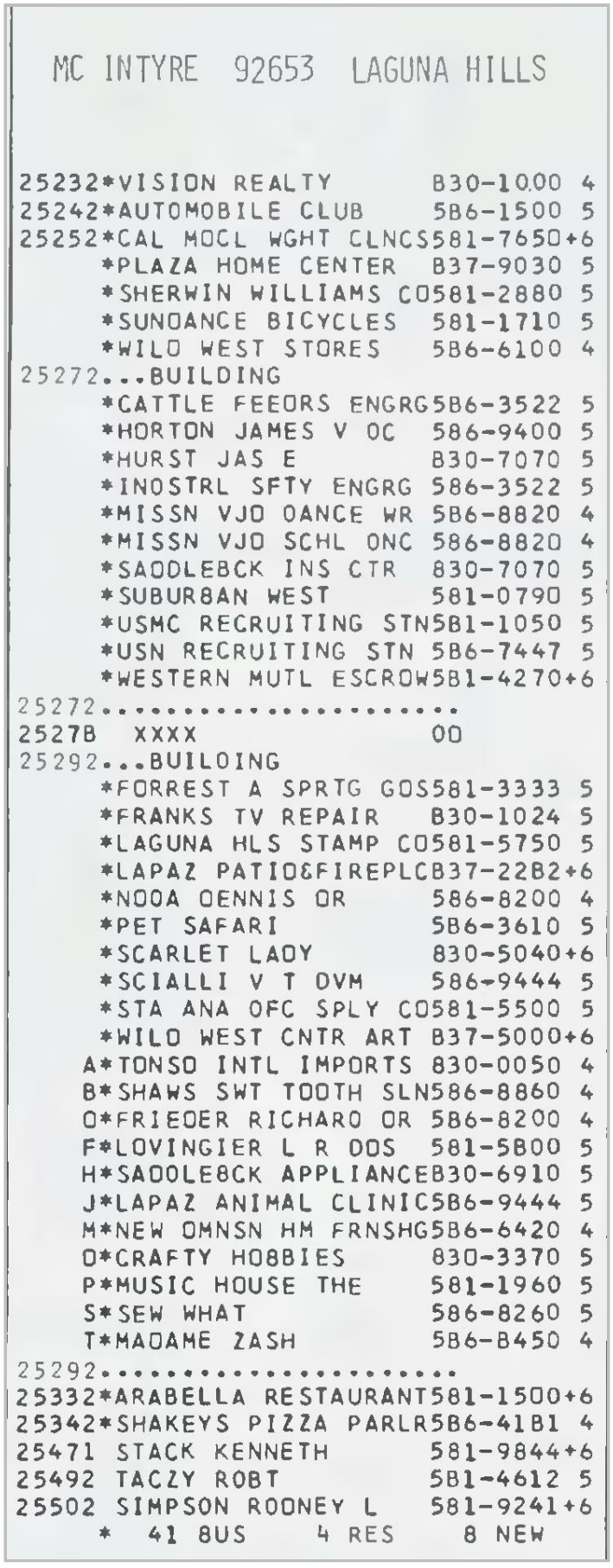
..LAPAZ RD              92653 CONT..
25260...8UILOING
     *8ETTER MOUSE TRAP  581-657D+6
     *8UMPER CROP PRODUCE581-1313+6
     *CARRIAGE POP SHOP  581-3186+6
     *ENCORE FASHIONS    581-0130+6
     *FOUSHEE FRED DDS   581-19DD 5
     *KNITTY GRITTY THE  581-3D5D+6
     *LAGUNA HL INS AGCY 83D-62DD+6
     *LAGUNA HL PHARMACY 581-3D23+6
     *LAPAZ CLEANERS     837-D110+6
     *MARGEES ART SHOPPE 830-4191+6
     *MISSION HLS HR FSHN581-778D+6
     *MISSION WALLCOVRNGS581-684D+6
    8*PETES 8AKERY       581-7D6D+6
25260.....................
25732*MISSION HILLS RLTY 586-36DD 3
     *MISSN HLLS REALTY  581-4466 5
25785*7 ELEVEN FOOD 138D1837-9411 5
25872  XXXX              OO
25912*CHUCKS UNION SERV  586-768D 5
     *UNION OIL DEALER   586-768D+6
25991*KATELLA REALTY     586-27DD 4
 NO #*CASTLEHILL        83D-184D 4
     *  51 BUS    5 RES   29 NEW

  LA PAZ RD  92675  MISSION VIEJO

17025*DUFAX MANUFACTURING586-3778+6
26DD1*ATLANTIC RICHFLD SS837-7786 4
     *WARRENS RICHFIELD  837-7786
26D51*MISN VIEJO MO8IL SS837-D917
     *MO8IL SERV STN DLR 837-D917 2
26061*8LACK8RDS SFD&GROG 837-9909 2
26D63*VIEJO LIQUOR       83D-61D9
26129*M V C ESCROW CORP  581-619D+6
     *MISSION VJO ADVSRY 581-761D+6
     *WORLD TRAVEL 8UREAU586-3D3D 4
    A*MISSION VIEJO DCRTR83D-3456
    A*MISSION VJO HM OECR830-3456+6
26137*MISSION VIEJO CO   837-6D5D
     *MISSION VIEJO RLTY 837-95DD 3
     *MISSION VJO LSG INF837-6D5D+6
     *MISSN VIEJO CO     837-6D50 5
     *MISSN VIEJO HM SLS 83D-832D 3
     *MISSN VIEJO INS AGC837-3482 3
     *MISSN VJO CO WRRNTY837-8917 4
     *RANCHO MISSION VJO 493-3607+6
     *RANCHO MISSN VIEJO 837-6333
```

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

MCINTYRE ST 1976



MC INTYRE 92653 LAGUNA HILLS

25232*VISION REALTY B30-1000 4
25242*AUTOMOBILE CLUB 586-1500 5
25252*CAL MOCL WGHT CLNCS581-7650+6
*PLAZA HOME CENTER B37-9030 5
*SHERWIN WILLIAMS CO581-2880 5
*SUNDANCE BICYCLES 581-1710 5
*WILD WEST STORES 586-6100 4
25272...BUILDING
*CATTLE FEEDRS ENGRG586-3522 5
*HORTON JAMES V DC 586-9400 5
*HURST JAS E B30-7070 5
*INDSTRL SFTY ENGRG 586-3522 5
*MISSN VJO DANCE WR 586-8820 4
*MISSN VJO SCHL DNC 586-8820 4
*SADDLEBCK INS CTR 830-7070 5
*SUBURBAN WEST 581-0790 5
*USMC RECRUITING STN581-1050 5
*USN RECRUITING STN 586-7447 5
*WESTERN MUTL ESCROW581-4270+6
25272.....
25278 XXXX 00
25292...BUILDING
*FORREST A SPRTG GDS581-3333 5
*FRANKS TV REPAIR B30-1024 5
*LAGUNA HLS STAMP CO581-5750 5
*LAPAZ PATIO&FIREPLC837-2282+6
*NODA DENNIS DR 586-8200 4
*PET SAFARI 586-3610 5
*SCARLET LADY 830-5040+6
*SCIALLI V T DVM 586-9444 5
*STA ANA OFC SPLY CO581-5500 5
*WILD WEST CNTR ART B37-5000+6
A*TONSO INTL IMPORTS 830-0050 4
B*SHAWS SWT TOOTH SLN586-8860 4
D*FRIEDER RICHARD DR 586-8200 4
F*LOVINGIER L R DDS 581-5800 5
H*SADDLEBCK APPLIANCE830-6910 5
J*LAPAZ ANIMAL CLINIC586-9444 5
M*NEW DMNSN HM FRNSHG586-6420 4
O*CRAFTY HOBBIES 830-3370 5
P*MUSIC HOUSE THE 581-1960 5
S*SEW WHAT 586-8260 5
T*MADAME ZASH 586-8450 4
25292.....
25332*ARABELLA RESTAURANT581-1500+6
25342*SHAKEYS PIZZA PARLR586-4181 4
25471 STACK KENNETH 581-9844+6
25492 TACZY ROBT 581-4612 5
25502 SIMPSON ROONEY L 581-9241+6
* 41 BUS 4 RES 8 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

LA PAZ RD 1973

LA PAZ RD 92653 LAGUNA HILLS

```
25205*F E YOUNG CONSTR CO830-9590+3
     *HILTON INN LAG HLLS586-5000+3
25732*LAGUNS HLLS INS AGC831-2600+3
     *MISSION HILLS RLTY 586-3600+3
25785*7 ELEVEN FOOD 13801837-9975+3
25912*LAPAZ UNION STATIONB37-7606 2
     *   6 BUS    0 RES    5 NEW
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LA PAZ RD 92675 MISSION VIEJO

```
23133*ALISO VILLAS        830-0690 2
25171*REO CARPET REALTOR 586-0311+3
26001*A R C O PETROLM STN837-7786 2
     *KATELLA REALTY      586-2700+3
     *WARRENS RICHFIELD   837-7786
26051*MISN VIEJO MOBIL SS837-0917
     *MOBIL SERV STN OLR  837-0917 2
26061*BLACKBROS SFOEGROG  837-9909 2
26063*VIEJO LIQUOR        830-6109
26129...BUILDING
     *MISSION VIEJO FLRST837-6502 2
     *REHER MSN FLRSTEGFT837-6502
     *US POST OFFICE      837-0462
    A*MISSION VIEJO OCRTR830-3456
    E*LAPAZ CLEANERS      837-0110
    J*PLAZA HOME CENTER   837-9030
26129.....................
26137*ISSN VIEJO WARRNTY 837-8917+3
     *MISSION VIEJO CO    837-6050
     *MISSION VIEJO RLTY  837-9500+3
     *MISSN VIEJO ADMN    830-7000+3
     *MISSN VIEJO DECORTR830-3456+3
     *MISSN VIEJO HM SLS  830-8320+3
     *MISSN VIEJO INS AGC837-3482+3
     *RANCHO MISSN VIEJO  837-6333
     *THRIFTIMART INC     837-9979 2
```

APPENDIX 6

Personnel Qualifications

JEFFREY P. HULLINGER, P.E.

Education and Technical Training

BSCE, Civil Engineering, Purdue University
M.S., Chemical Engineering, Ohio State University

Licenses and Certifications

OSHA Hazardous Waste Operations
Certified Professional #214, Ohio EPA Voluntary Action Program

Experience

Mr. Hullinger has technical and project management experience in environmental and process engineering, including applied research, consulting, and in-house engineering for a waste management company. His technical practice areas include brownfield site investigation, remediation and development; air quality; solid and hazardous waste management; stormwater; wastewater; and general environmental regulatory compliance. Mr. Hullinger has provided services in permitting, site evaluation, contamination assessment, waste minimization, and remedial action design.

Mr. Hullinger has conducted several hundred Phase I in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. Based on his experience and education, he meets the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks and polychlorinated biphenyls (PCBs), as well as the ASTM non-scope considerations of asbestos, lead-based paint, radon and microbial growth. Additionally, he has conducted wetlands evaluations and noise assessments and modeling in association with due diligence assessments.

Mr. Hullinger has conducted regulatory compliance audits located throughout the United States to evaluate the status of compliance with environmental regulations. He has prepared Spill Containment and Countermeasure Plans and Stormwater Pollution Prevention Plans for a variety of industrial facilities and has prepared air quality permit applications for processes ranging from surface coating to municipal waste incinerators to chemical manufacturing facilities.

AARON KLENKE

Education and Technical Training

B.S., Resource & Environmental Studies, Texas State University

Licenses and Certifications

Texas Department of State Health Services Licensed Individual Asbestos Consultant
Texas Department of State Health Services Licensed Mold Assessment Consultant
Texas Department of State Health Services Certified Lead Risk Assessor

Experience

Mr. Klenke has over 20 years of consulting experience in the environmental and property condition industry in the United States and portions of Canada. He has conducted Environmental Site Assessments (ESAs) and Property Condition Assessments (PCAs) for a wide range of local and national clients, including banks, agency lenders, investment banks, life companies, law firms and property owners. The properties he has evaluated have included multifamily residential, retail, office, industrial and hospitality.

Mr. Klenke has provided hundreds of environmental site assessments in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), lead-based paint (LBP), mold and radon. Mr. Klenke has managed numerous subsurface investigations to assess the horizontal and vertical extent of soil and groundwater contamination and has provided industrial hygiene monitoring and oversight services to commercial and industrial clients during asbestos abatement and lead-based paint abatement.

Mr. Klenke has provided hundreds of property condition assessments in accordance with ASTM 2018, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. He is experienced in assessing site improvements, building structures and envelopes, and mechanical, electrical and plumbing systems for evidence of deferred maintenance or problematic or deleterious materials. He has been responsible for estimating Immediate Needs Reserves as well as On-Going Reserves need to maintain a property, based on his observations and interviews with personnel familiar with the property.

Exhibit E

Phase II Environmental Site Assessment

1938 Kellogg Avenue, Suite 116, Carlsbad, CA 92008
(760) 585-7070
www.weisenviro.com

February 11, 2022

Mr. Nick Buchanan
Cape Point Development, LLC
1010 South El Camino Real, Suite 200
San Clemente, California 92106

Subject: Phase II Environmental Site Assessment
25250-25254 and 25758 La Paz Road
Laguna Hills, California
Project Number 22-01-014

Dear Mr. Buchanan:

Weis Environmental, LLC has completed a Phase II Environmental Site Assessment (ESA) of the property located at 25252-25758 and 25758 La Paz Road in Laguna Hills, Orange County, California (Site). The Site is a reported 4.14 acres, is further identified by Orange County Assessor's Parcel Numbers (APNs) 620-211-09, -15, -17 and -18 and is situated generally north of Knotty Pine Road, south of La Paz Road, east of MacKenzie Street and west of McIntrye Street. The Site is developed with four commercial/retail buildings that range in size from a reported 4,454 square feet to 17,242 square feet. The Site is being contemplated for future new development. Should this occur, it would include demolition of existing Site buildings, mass grading and construction of new buildings on concrete slabs on grade.

Site History

Prior environmental assessments completed between 1996 to 2021 were provided to our firm for review. The current tenant space (gym) located at the west end of the 25254 La Paz Road building was previously a dry cleaning business. A subsurface assessment was completed in this area in 1996 that included the drilling of 13 soil borings and analysis of numerous soil samples for volatile organic compounds (VOCs). The total depths of the borings varied from eight to 60 feet. The dry cleaning solvent tetrachloroethene (PCE) was detected in 29 of the 43 soil samples collected. The only other VOC detected was trichloroethene (TCE) which was reported in only two of the samples. None of the detections of PCE exceeded the current commercial human health risk based screening level for PCE of 2,700 micrograms per kilogram (µg/kg) and only one of the detections of PCE exceeded the residential human health risk based screening level of 590 µg/kg. None of the TCE detections exceeded their respective human health risk based screening levels for residential or commercial land uses. In general PCE concentrations decreased with depth in the soil borings with some limited exceptions. PCE was not detected in any of the soil samples obtained from beyond 35 feet, and groundwater was not encountered to the maximum depth of exploration of 71.5 feet. This indicates that the PCE released as a result of the former cleaners is not a threat to groundwater underlying the Site.

Methodology

Sampling locations were cleared of subsurface conflicts using geophysical survey methods including ground penetrating radar, electrical conductive technologies and other methods as required. In addition, we prepared a health and safety plan that outlined the procedures that our personnel and subcontractors

followed to minimize the potential for health and safety hazards during the course of work to be performed at the Site.

Soil borings were advanced at five exterior locations (identified as B1 through B5) at the Site on January 27, 2022, using a truck-mounted direct-push sampling rig equipped with approximate two-inch diameter stainless steel rods and soil sampling tools. Each of the borings were drilled to depths of 15 feet. Vapor Pin® sampling apparatus were installed at two locations inside the current gym tenant space (former cleaners) which were identified as SS1 and SS2. The sampling devices were installed using a roto hammer and other hand held equipment. Soil and soil gas samples were collected at each of the exterior locations and sub-slab vapor samples were obtained at each of the interior sampling locations. The borings were advanced by Astech Environmental of Santa Ana, California under the oversight of our firm. A Site Plan depicting the approximate sampling locations is attached to this report.

Soil samples were collected using stainless steel sampling rods lined with acetate sleeves. Soil samples were collected at depths of five, 10 and 15 feet at each boring location, for a total of 15 samples. The acetate sleeves were cut, sealed with Parafilm® sheets, capped, appropriately labeled, and placed into a chilled cooler for transport to American Environmental Testing Laboratory (AETL) of Burbank, California. All of the samples were analyzed for VOCs by United States Environmental Protection Agency (EPA) test Method 8260B.

Each of the five borings were converted to temporary soil gas probes installed at depths of five and 15 feet below the ground surface. Polyethylene tubing (1/4-inch diameter) equipped with an anchor was inserted through the probe holes and extended to the target sampling depths. The probes were gently lifted from the bottoms of the boreholes and sand was poured down the boreholes to encase the filter with one foot of sand pack. Approximately one foot of dry granular bentonite was then placed on top of the sand pack. The soil gas well was then completed to the surface with hydrated bentonite. As stated previously, Vapor Pin® sampling apparatus were installed in the two interior sampling locations. The units were installed in accordance with manufacturer's specifications.

The probes were allowed to set for at least two hours prior to purging and sampling to allow the bentonite and probes time to properly seal. Purge volumes of the probes were then calculated. A total of three volumes of air were purged from each probe. Prior to purging and sampling, a shut-in test was conducted on the sampling train to check for leaks in the above-ground fittings. The shut-in test was conducted by attaching the complete sample train assembly to the termination valve on the probe. With the valve attached to the probe in the “off” position, the vacuum pump was used to evacuate the sample train of air to a minimum measured vacuum of approximately 100 inches of water. The vacuum was observed on a vacuum gauge that was part of the vacuum pump assembly. The vacuum gauge was observed for one minute and all above ground connections were considered “air-tight” if the pressure on the gauge did not noticeably dissipate. If there was an observable loss in vacuum, the fittings in the sample assembly were checked and tightened, and the test repeated. Sampling did not commence until the above ground fittings were deemed airtight.

Following purging, Baseline collected sub-slab vapor and soil gas samples from the probes in to evacuated Summa™ canisters which were connected to the tubing exiting the surface of the ground. During the purging and sampling, a leak-check compound was placed near and around the sample trains. No upset conditions relative to leak detection were noted. All soil gas samples were analyzed for VOCs by EPA test Method TO-15 by Baseline.

Upon completion of drilling and sampling, the borings and sub-slab vapor probe locations were backfilled with portland cement and bentonite and capped to match existing surface conditions. Soil

sampling equipment was decontaminated between uses by washing with a non-phosphate detergent solution followed by successive rinses in distilled water.

Results

No staining, odors or other suspect soil conditions were noted during the sampling activities. In addition, photoionization detector screening of the soil samples did not reveal any detections of undifferentiated VOCs on the instrument. In addition, none of the 15 soil samples contained VOCs at or above the laboratory reporting limits.

Only PCE was detected in the sub-slab vapor and soil gas samples. Detected concentrations were as follows:

- SS1 – 140 micrograms per cubic meter ($\mu g/m^3$)
- SS2 – 8,100 $\mu g/m^3$
- B1-5 – 1,200 $\mu g/m^3$
- B1-15 – 530 $\mu g/m^3$
- B2-5 – 2.9 $\mu g/m^3$
- B2-15 – 13 $\mu g/m^3$
- B3-5 – 1,400 $\mu g/m^3$
- B3-15 – 12 $\mu g/m^3$
- B4-5 – 1,600 $\mu g/m^3$
- B4-15 – 1,900 $\mu g/m^3$
- B5-5 – 1.9 $\mu g/m^3$
- B5-15 – <0.82 $\mu g/m^3$

Several of the detections exceeded the residential and commercial human health risk based screening levels of 15 $\mu g/m^3$ and 67 $\mu g/m^3$. The highest PCE detection of 8,100 $\mu g/m^3$ was in the rear area of the former cleaners space (sample location SS2) near the inferred location of the former dry cleaning equipment. The PCE detection at the additional interior location (SS1), located approximately 20 feet from SS2, was substantially lower in concentration (140 $\mu g/m^3$). The next highest detections were generally immediately behind the former cleaners space. No exceedances of either screening level were noted in samples obtained from boring B2 and B5. With the exception of boring B4, PCE concentrations decreased with depth within the borings. At location B4, detections were similar and within the same order of magnitude. The laboratory reports are attached to this report.

Conclusions and Recommendations

Conclusions and recommendations of this assessment are as follows:

- The assessment confirmed that PCE was released from the former cleaners operation at the Site.
- In the absence of VOCs in soil samples obtained at the Site, it would appear that a vapor cloud condition exists within the former cleaners tenant space and areas limited generally to the south and west.
- The release is not considered to be a threat to underlying groundwater resources.
- The Site is being contemplated for future new development. Should this occur, it would include demolition of existing Site buildings, mass grading and construction of new buildings on concrete slabs on grade.

- To mitigate the PCE condition at the Site, the following can be completed should Site development occur:
    - Upon demolition of the Site building in the area of the former cleaners, conduct relatively shallow supplemental soil sampling and analysis in the rear area of the former cleaners tenant space.
    - If hot spots of PCE are identified in soil, excavate any shallow impacted soils and remove such soil to a landfill facility for disposal.
    - Upon demolition of the Site building and other paving in the area of the former cleaners, conduct additional soil gas sampling and analysis to evaluate the potential off-gassing of the vapor cloud condition at the Site. If warranted, install passive venting and a vapor barrier beneath future concrete slabs of buildings constructed in this area of the Site.
- No additional assessment is considered to be warranted at this time.

Limitations

The services provided by our firm have been performed in accordance with practices and standards generally accepted by environmental scientists practicing in this industry. No other warranty, either express or implied is made. The results and conclusions described herein do not purport to identify any and all sources or locations of subsurface impacts that may exist at the Site. Subsurface conditions at a given location may not be representative of conditions in other areas on the Site. In addition, conditions may change at any particular location as a function of time in response to natural conditions, chemical reactions, and other factors. Our conclusions regarding the condition of the Site does not represent a warranty that all areas of the Site are similar to those sampled. We are not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Closure

We appreciate the opportunity to be of service on this project. If you should have any questions regarding this report, or if we can be of further assistance, please contact us at 760.585.7070.

Sincerely,

Daniel Weis, R.E.H.S.
Environmental Manager

Eric M. Cathcart, MS, PG
Senior Geologist
California Professional Geologist #7548

Attachments

Site Plan

25250-25254 and 25758
La Paz Road
Laguna Hills, California

N

SS2 Sub-Slab Vapor Sampling Location

B5 Soil and Soil Gas Sampling Location

0 60 120

Approximate Scale in Feet

Prepared by:

Weis Environmental
1938 Kellogg Ave, Suite 116
Carlsbad, CA 92008
(760) 585-7070

Weis ENVIRONMENTAL

AMERICAN ENVIRONMENTAL TESTING LABORATORY
2840 North Naomi Street Burbank, CA 91504 • ELAP# 1541 & 2402 • LACSD# 10181
TEL (888) 288-AETL • (818) 845-8200 • www.aetlab.com

February 04, 2022

AETL Job No: BDA0214
Received Date: 01/28/2022
Project Number: [none]

Weis Environmental LLC
1938 Kellogg Ave. Ste 116
Carlsbad, CA 92008
Telephone: (760) 672-6338

Attention: Dan Weis

Project Name: La Paz Village

Site: 25250 La Paz Road
Laguna Hills, CA

Enclosed please find the results of analyses for samples which were analyzed as specified on the attached chain of custody. If you have any questions concerning this report, please do not hesitate to call.

Checked By: Cory Stull
Project Manager

Approved By: Hailley Coleman
Project Manager

Table of Contents

Client Project Name: Soil Sampling Project Number: [none]
Work Order Number: BDA0214

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AMERICAN ENVIRONMENTAL TESTING LABORATORY
2840 North Naomi Street Burbank, CA 91504 • ELAP# 1541 & 2402 • LACSD# 10181
TEL (888) 288-AETL • (818) 845-8200 • www.aetlab.com
A KYZER LABS COMPANY

Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Sample Condition on Receipt

Cooler ID: Default Cooler **Temperature: 4.0 °C**

Are the COCs Correct	Y		
Labels Legible	Y	Containers In Good Condition	Y
COC/Labels Agree	Y	Samples Preserved Properly	Y
Sufficient Sample Volume	Y	Sufficient Holding Time for all Tests	Y
Sample Labels intact	Y	Received on Ice	Y

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CHAIN OF CUSTODY RECORD

AETL JOB No. BDA0214 Page 1 of 1

COMPANY	Weis Environmental LLC
COMPANY ADDRESS	1938 Kellogg Ave. Ste 116, Carlsbad CA 92008
PROJECT MANAGER	Dan Weis
PHONE	760.585.7070
EMAIL	dw@weisenviro.com
PROJECT NAME	La Paz Village
PROJECT #	
SITE NAME AND ADDRESS	25250 La Paz Road, Laguna Hills, California
PO #	

	SAMPLE ID	LAB ID	DATE	TIME	MATRIX	CONTAINER NUMBER/SIZE	PRES.	VOCs 8260B	TEST INSTRUCTIONS & COMMENTS
1	B1-5	BDA0214-01	07:57	11/27/22	Soil	Acetate Sleeve	ICE	X	
2	B1-10	-02	08:03					X	
3	B1-15	-03	08:13					X	
4	B2-5	-04	08:56					X	
5	B2-10	-05	09:05					X	
6	B2-15	-06	09:14					X	
7	B3-5	-07	09:43					X	
8	B3-10	-08	09:47					X	
9	B3-15	-09	09:59					X	
10	B4-5	-10	10:23					X	
11	B4-10	-11	10:25					X	
12	B4-15	-12	10:35					X	
13	B5-5	-13	11:11					X	
14	B5-10	-14	11:17					X	
15	B5-15	-15	11:27					X	

TOTAL NUMBER OF CONTAINERS: 15

BILLING INFORMATION / SPECIAL INSTRUCTIONS

RELINQUISHED BY SAMPLER: 1.	RELINQUISHED BY: 2.	RELINQUISHED BY: 3.
Signature:	Signature:	Signature:
Printed Name: Dan Weis	Printed Name:	Printed Name: Adam Nobari
Date: 11/28/22 Time: 9:24 A.M.	Date: Time:	Date: 11-28-22 Time: 1800
RECEIVED BY: 1.	**RECEIVED BY: 2.**	**RECEIVED BY LABORATORY: 3.**
Signature:	Signature:	Signature:
Printed Name:	Printed Name:	Printed Name: Dargis Finch
Date: 11-28-22 Time: 1500	Date: Time:	Date: 11/28/22 Time: 1800

TURN AROUND TIME

- [X] NORMAL
- [ ] SAME DAY RUSH
- [ ] NEXT DAY RUSH
- [ ] 2 DAYS RUSH
- [ ] 3 DAYS RUSH
- [ ] 4 DAYS RUSH

DATA DELIVERABLE REQUIRED

- [ ] HARD COPY
- [ ] E-COPY
- [ ] GEOTRACKER (GLOBAL ID) _____
- [ ] OTHER (PLEASE SPECIFY) _____

DISTRIBUTION: WHITE - Laboratory, CANARY - Laboratory, PINK - Project/Account Manager, YELLOW - Sampler/Originator

06/30/2020 REV. 1.0

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COOLER RECEIPT FORM

Client Name: Weis Environmental LLC
Project Name:
AETL Job Number: BDA0214
Date Received: 1/28/22 Received by: Sangis Rinh
Carrier: ☑ AETL Courier ☐ Client ☐ GSL ☐ FedEx ☐ UPS
☐ Others:

Samples were received in: ☑ Cooler (1) ☐ Other (Specify):
Inside temperature of shipping container No 1: 4°C, No 2: ____, No 3: ____
Type of sample containers: ☐ VOA, ☐ Glass bottles, ☐ Wide mouth jars, ☐ HDPE bottles, ☐ Metal sleeves, ☑ Others (Specify): Sleeves
How are samples preserved: ☐ None, ☑ Ice, ☐ Blue Ice, ☐ Dry Ice
☐ None, ☐ HNO_3, ☐ NaOH, ☐ ZnOAc, ☐ HCl, ☐ $Na_2S_2O_3$, ☐ MeOH, ☐ $NaHSO_4$
☐ Other (Specify):

	Yes	No*	N/A	Name, if client was notified.
1. Are the COCs Correct?	✓			
2. Are Sample labels legible & indelible ink?	✓			
3. Do samples match the COC?	✓			
4. Are the required analyses clear?	✓			
5. Is there enough samples for required analysis?	✓			
6. Does cooler or samples have custody seal(s)?			✓	
7. Are sample containers in good condition?	✓			
8. Are samples preserved?	✓			
9. Are samples preserved properly for the intended analysis?	✓			
10. Are the VOAs free of headspace?			✓	
11. Are the jars free of headspace?			✓	
* = see note below. N/A = Not Applicable				

PLEASE NOTE ALL SAMPLES WILL BE DISPOSED OF 30 DAYS AFTER RECEIVING DATE. IF AETL IS INFORMED OTHERWISE, THERE WILL BE A STORAGE CHARGE PER SAMPLE PER MONTH FOR ANY SAMPLE HELD BEYOND 30 DAYS.

***Explain all "No" answers for above questions:**

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Case Narrative

The following "Sample Received" Section summarizes the samples received and associated analyses requested as specified on the enclosed chain of custody.

Results as reported by the laboratory apply only to 1) the items tested, 2) as the samples are received, and 3) the accuracy of information provided. Information supplied by the customer that may affect validity of results and may be contained in this report include Project Name/Number, Site Location, Sample Locations, Sampling Dates/Times, Sample ID, Sample Preservation, Sample Matrix, Sample Properties, Field Blanks, Field Duplicates, Field Spikes, and Site Historical Data.

Accreditation applies only to the test methods listed on each scope of accreditation held by the laboratory; certifications held by the laboratory may not apply to results supplied in this report.

Unless otherwise noted, all results of soil and solid samples are based on wet weight.

No analytical non-conformances were encountered.

Qualifiers are noted in the report.

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1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis		
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12

Samples Received

AETL received the following samples on 01/28/2022 with the following specifications

Client ID B1-5 — **Sample Date** 01/27/2022 7:57

Lab ID	Matrix	Quantity of Containers
BDA0214-01	Soil	1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID B1-10 — **Sample Date** 01/27/2022 8:03

Lab ID	Matrix	Quantity of Containers
BDA0214-02	Soil	1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID B1-15 — **Sample Date** 01/27/2022 8:13

Lab ID	Matrix	Quantity of Containers
BDA0214-03	Soil	1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID B2-5 — **Sample Date** 01/27/2022 8:58

Lab ID	Matrix	Quantity of Containers
BDA0214-04	Soil	1

Method	Analyte	Units	TAT

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Samples Received
(Continued)

AETL received the following samples on 01/28/2022 with the following specifications

EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID: B2-10 **Sample Date:** 01/27/2022 9:05
Lab ID: BDA0214-05 **Matrix:** Soil **Quantity of Containers:** 1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID: B2-15 **Sample Date:** 01/27/2022 9:14
Lab ID: BDA0214-06 **Matrix:** Soil **Quantity of Containers:** 1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID: B3-5 **Sample Date:** 01/27/2022 9:43
Lab ID: BDA0214-07 **Matrix:** Soil **Quantity of Containers:** 1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Samples Received

(Continued)

AETL received the following samples on 01/28/2022 with the following specifications

Client ID B3-10 — **Sample Date** 01/27/2022 9:47

Lab ID	Matrix	Quantity of Containers
BDA0214-08	Soil	1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID B3-15 — **Sample Date** 01/27/2022 9:59

Lab ID	Matrix	Quantity of Containers
BDA0214-09	Soil	1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID B4-5 — **Sample Date** 01/27/2022 10:23

Lab ID	Matrix	Quantity of Containers
BDA0214-10	Soil	1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID B4-10 — **Sample Date** 01/27/2022 10:25

Lab ID	Matrix	Quantity of Containers
BDA0214-11	Soil	1

Method	Analyte	Units	TAT

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Samples Received
(Continued)

AETL received the following samples on 01/28/2022 with the following specifications

EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID: B4-15 **Sample Date:** 01/27/2022 10:35
Lab ID: BDA0214-12 **Matrix:** Soil **Quantity of Containers:** 1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID: B5-5 **Sample Date:** 01/27/2022 11:11
Lab ID: BDA0214-13 **Matrix:** Soil **Quantity of Containers:** 1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Client ID: B5-10 **Sample Date:** 01/27/2022 11:17
Lab ID: BDA0214-14 **Matrix:** Soil **Quantity of Containers:** 1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis		
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12

Samples Received

(Continued)

AETL received the following samples on 01/28/2022 with the following specifications

Client ID	Sample Date
B5-15	01/27/2022 11:27

Lab ID	Matrix	Quantity of Containers
BDA0214-15	Soil	1

Method	Analyte	Units	TAT
EPA 8260B	Volatile Organic Compounds by GC/MS (SW846)	ug/kg	5

Total Number of Samples received: 15

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Positive Hits Summary

Lab ID	Client ID					Sampled
Method	Analyte	Result	Qualifier	Unit		Analyzed

No positive results reported

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B1-5

Lab ID: BDA0214-01 (Soil) **Sampled: 01/27/22 7:57**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B1-5

Lab ID: BDA0214-01 (Soil) **Sampled: 01/27/22 7:57**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 17:17	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*105%*				*75-125*		01/31/22 11:50	*01/31/22 17:17*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B1-5**
Lab ID: **BDA0214-01 (Soil)** **Sampled:** **01/27/22 7:57**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*119%*				*75-125*		01/31/22 11:50	*01/31/22 17:17*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*118%*				*75-125*		01/31/22 11:50	*01/31/22 17:17*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B1-10

Lab ID: BDA0214-02 (Soil) **Sampled: 01/27/22 8:03**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site: 25250 La Paz Road
1938 Kellogg Ave. Ste 116	Project Number:	[none]	Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis	
	Project Name:	La Paz Village	Reported: 02/04/2022 13:12

Analytical Results

Client ID: B1-10

Lab ID: BDA0214-02 (Soil) **Sampled: 01/27/22 8:03**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 17:56	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*105%*				*75-125*		01/31/22 11:50	*01/31/22 17:56*	B2A0504	*DKH*	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B1-10

Lab ID: BDA0214-02 (Soil) **Sampled: 01/27/22 8:03**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*124%*				*75-125*		01/31/22 11:50	*01/31/22 17:56*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*116%*				*75-125*		01/31/22 11:50	*01/31/22 17:56*	B2A0504	*DKH*	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B1-15

Lab ID: BDA0214-03 (Soil) **Sampled: 01/27/22 8:13**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B1-15

Lab ID: BDA0214-03 (Soil) **Sampled: 01/27/22 8:13**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 18:35	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*106%*				*75-125*		01/31/22 11:50	*01/31/22 18:35*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B1-15

Lab ID: BDA0214-03 (Soil) **Sampled: 01/27/22 8:13**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*125%*				*75-125*		01/31/22 11:50	*01/31/22 18:35*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*116%*				*75-125*		01/31/22 11:50	*01/31/22 18:35*	B2A0504	*DKH*	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B2-5

Lab ID: BDA0214-04 (Soil) **Sampled: 01/27/22 8:58**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]	Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis	
	Project Name:	La Paz Village	Reported: 02/04/2022 13:12

Analytical Results

Client ID: B2-5
Lab ID: BDA0214-04 (Soil) **Sampled:** 01/27/22 8:58

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 19:14	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*106%*				*75-125*		01/31/22 11:50	*01/31/22 19:14*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B2-5**
Lab ID: **BDA0214-04 (Soil)** **Sampled:** **01/27/22 8:58**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*121%*				*75-125*		01/31/22 11:50	*01/31/22 19:14*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*115%*				*75-125*		01/31/22 11:50	*01/31/22 19:14*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B2-10

Lab ID: BDA0214-05 (Soil) **Sampled: 01/27/22 9:05**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]	Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis	
	Project Name:	La Paz Village	Reported: 02/04/2022 13:12

Analytical Results

Client ID: B2-10

Lab ID: BDA0214-05 (Soil) **Sampled: 01/27/22 9:05**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 19:53	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*107%*				*75-125*		01/31/22 11:50	*01/31/22 19:53*	B2A0504	*DKH*	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B2-10

Lab ID: BDA0214-05 (Soil) **Sampled: 01/27/22 9:05**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*120%*				*75-125*		01/31/22 11:50	*01/31/22 19:53*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*116%*				*75-125*		01/31/22 11:50	*01/31/22 19:53*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B2-15

Lab ID: BDA0214-06 (Soil) **Sampled: 01/27/22 9:14**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site: 25250 La Paz Road
1938 Kellogg Ave. Ste 116	Project Number:	[none]	Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis	
	Project Name:	La Paz Village	Reported: 02/04/2022 13:12

Analytical Results

Client ID: B2-15

Lab ID: BDA0214-06 (Soil) **Sampled: 01/27/22 9:14**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 20:32	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*108%*				*75-125*		01/31/22 11:50	*01/31/22 20:32*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B2-15

Lab ID: BDA0214-06 (Soil) **Sampled: 01/27/22 9:14**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*120%*				*75-125*		01/31/22 11:50	*01/31/22 20:32*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*114%*				*75-125*		01/31/22 11:50	*01/31/22 20:32*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B3-5

Lab ID: BDA0214-07 (Soil) **Sampled: 01/27/22 9:43**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]	Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis	
	Project Name:	La Paz Village	Reported: 02/04/2022 13:12

Analytical Results

Client ID: B3-5

Lab ID: BDA0214-07 (Soil) **Sampled: 01/27/22 9:43**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 21:11	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*109%*				*75-125*		01/31/22 11:50	*01/31/22 21:11*	B2A0504	*DKH*	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B3-5
Lab ID: BDA0214-07 (Soil) **Sampled: 01/27/22 9:43**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*121%*				*75-125*		01/31/22 11:50	*01/31/22 21:11*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*115%*				*75-125*		01/31/22 11:50	*01/31/22 21:11*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B3-10

Lab ID: BDA0214-08 (Soil) **Sampled: 01/27/22 9:47**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B3-10

Lab ID: BDA0214-08 (Soil) **Sampled: 01/27/22 9:47**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 21:50	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*109%*				*75-125*		01/31/22 11:50	*01/31/22 21:50*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B3-10**
Lab ID: **BDA0214-08 (Soil)** **Sampled:** **01/27/22 9:47**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*122%*				*75-125*		01/31/22 11:50	*01/31/22 21:50*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*115%*				*75-125*		01/31/22 11:50	*01/31/22 21:50*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B3-15

Lab ID: BDA0214-09 (Soil) **Sampled: 01/27/22 9:59**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]	Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis	
	Project Name:	La Paz Village	Reported: 02/04/2022 13:12

Analytical Results

Client ID: B3-15

Lab ID: BDA0214-09 (Soil) **Sampled: 01/27/22 9:59**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 22:29	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*110%*				*75-125*		01/31/22 11:50	*01/31/22 22:29*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B3-15**
Lab ID: **BDA0214-09 (Soil)** **Sampled:** **01/27/22 9:59**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*124%*				*75-125*		01/31/22 11:50	*01/31/22 22:29*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*114%*				*75-125*		01/31/22 11:50	*01/31/22 22:29*	B2A0504	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B4-5

Lab ID: BDA0214-10 (Soil) **Sampled: 01/27/22 10:23**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B4-5
Lab ID: BDA0214-10 (Soil) **Sampled:** 01/27/22 10:23

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:50	01/31/22 23:08	B2A0504	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*106%*				*75-125*		01/31/22 11:50	*01/31/22 23:08*	B2A0504	*DKH*	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B4-5**
Lab ID: **BDA0214-10 (Soil)** **Sampled:** **01/27/22 10:23**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*123%*				*75-125*		01/31/22 11:50	*01/31/22 23:08*	B2A0504	*DKH*	5030
Surrogate: Toluene-d8	*114%*				*75-125*		01/31/22 11:50	*01/31/22 23:08*	B2A0504	*DKH*	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B4-10**
Lab ID: **BDA0214-11 (Soil)** **Sampled:** **01/27/22 10:25**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B4-10**

Lab ID: **BDA0214-11 (Soil)** **Sampled:** **01/27/22 10:25**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:54	02/01/22 04:58	B2A0505	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*104%*				*75-125*		01/31/22 11:54	*02/01/22 04:58*	B2A0505	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B4-10**
Lab ID: **BDA0214-11 (Soil)** **Sampled:** **01/27/22 10:25**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*120%*				*75-125*		01/31/22 11:54	*02/01/22 04:58*	B2A0505	*DKH*	5030
Surrogate: Toluene-d8	*113%*				*75-125*		01/31/22 11:54	*02/01/22 04:58*	B2A0505	*DKH*	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B4-15**
Lab ID: **BDA0214-12 (Soil)** **Sampled:** **01/27/22 10:35**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B4-15**
Lab ID: **BDA0214-12 (Soil)** **Sampled:** **01/27/22 10:35**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:54	02/01/22 05:37	B2A0505	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*105%*				*75-125*		01/31/22 11:54	*02/01/22 05:37*	B2A0505	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: **B4-15**
Lab ID: **BDA0214-12 (Soil)** **Sampled:** **01/27/22 10:35**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*122%*				*75-125*		01/31/22 11:54	*02/01/22 05:37*	B2A0505	*DKH*	5030
Surrogate: Toluene-d8	*114%*				*75-125*		01/31/22 11:54	*02/01/22 05:37*	B2A0505	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B5-5

Lab ID: BDA0214-13 (Soil) **Sampled: 01/27/22 11:11**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]	Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis	
	Project Name:	La Paz Village	Reported: 02/04/2022 13:12

Analytical Results

Client ID: B5-5

Lab ID: BDA0214-13 (Soil) **Sampled: 01/27/22 11:11**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:54	02/01/22 06:16	B2A0505	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*105%*				*75-125*		01/31/22 11:54	*02/01/22 06:16*	B2A0505	*DKH*	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B5-5

Lab ID: BDA0214-13 (Soil) **Sampled: 01/27/22 11:11**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*118%*				*75-125*		01/31/22 11:54	*02/01/22 06:16*	B2A0505	*DKH*	5030
Surrogate: Toluene-d8	*112%*				*75-125*		01/31/22 11:54	*02/01/22 06:16*	B2A0505	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B5-10

Lab ID: BDA0214-14 (Soil) **Sampled: 01/27/22 11:17**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030

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2840 North Naomi Street Burbank, CA 91504 • ELAP# 1541 & 2402 • LACSD# 10181
TEL (888) 288-AETL • (818) 845-8200 • www.aetlab.com
A KYZER LABS COMPANY

Weis Environmental LLC	AETL Job Number:	BDA0214	Site: 25250 La Paz Road
1938 Kellogg Ave. Ste 116	Project Number:	[none]	Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis	
	Project Name:	La Paz Village	Reported: 02/04/2022 13:12

Analytical Results

Client ID: B5-10

Lab ID: BDA0214-14 (Soil) **Sampled: 01/27/22 11:17**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:54	02/01/22 06:54	B2A0505	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*104%*				*75-125*		01/31/22 11:54	*02/01/22 06:54*	B2A0505	*DKH*	5030

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B5-10

Lab ID: BDA0214-14 (Soil) **Sampled: 01/27/22 11:17**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*120%*				*75-125*		01/31/22 11:54	*02/01/22 06:54*	B2A0505	*DKH*	5030
Surrogate: Toluene-d8	*113%*				*75-125*		01/31/22 11:54	*02/01/22 06:54*	B2A0505	*DKH*	5030

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	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B5-15

Lab ID: BDA0214-15 (Soil) **Sampled: 01/27/22 11:27**

Volatile Organic Compounds

Method: EPA 8260B

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Acetone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Benzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Bromobenzene (Phenyl bromide)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Bromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Bromodichloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Bromoform (Tribromomethane)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Bromomethane (Methyl bromide)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
2-Butanone (MEK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
n-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
sec-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
tert-Butylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Carbon Disulfide	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Carbon tetrachloride	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Chlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Chloroethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
2-Chloroethyl vinyl ether	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Chloroform (Trichloromethane)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Chloromethane (Methyl chloride)	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
2-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
4-Chlorotoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2-Dibromo-3-chloropropane (DBCP)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Dibromochloromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2-Dibromoethane (EDB)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Dibromomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,3-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,4-Dichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Dichlorodifluoromethane	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,1-Dichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2-Dichloroethane (EDC)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,1-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
cis-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
trans-1,2-Dichloroethene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030

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1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B5-15

Lab ID: BDA0214-15 (Soil) **Sampled: 01/27/22 11:27**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
1,3-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
2,2-Dichloropropane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,1-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
cis-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
trans-1,3-Dichloropropene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Ethylbenzene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Hexachlorobutadiene	ND		1	15.0	30.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
2-Hexanone	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Iodomethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Isopropylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
p-Isopropyltoluene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
4-Methyl-2-pentanone (MIBK)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Methyl-tert-butyl ether (MTBE)	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Methylene chloride (DCM)	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Naphthalene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
n-Propylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Styrene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,1,1,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,1,2,2-Tetrachloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Tetrachloroethene	ND		1	2.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Toluene (Methyl benzene)	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2,3-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2,4-Trichlorobenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,1,1-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,1,2-Trichloroethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Trichloroethene	ND		1	1.50	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Trichlorofluoromethane	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2,3-Trichloropropane	ND		1	1.00	5.00	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,2,4-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
1,3,5-Trimethylbenzene	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Vinyl Acetate	ND		1	25.0	50.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
Vinyl chloride (Chloroethene)	ND		1	5.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
o-Xylene	ND		1	1.00	10.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
m,p-Xylenes	ND		1	2.00	20.0	ug/kg	01/31/22 11:54	02/01/22 07:33	B2A0505	DKH	5030
	Recovery				Acceptance Criteria						
Surrogate: Bromofluorobenzene	*104%*				*75-125*		01/31/22 11:54	*02/01/22 07:33*	B2A0505	*DKH*	5030

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Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Analytical Results

Client ID: B5-15

Lab ID: BDA0214-15 (Soil) **Sampled: 01/27/22 11:27**

Analyte	Result	Qualifier	Dilution	MDL	RL	Units	Prepared Date/Time	Analyzed Date/Time	Batch	Analyst Initials	Prep. Method
Volatile Organic Compounds (Continued)											
Surrogate: Dibromofluoromethane	*117%*				*75-125*		01/31/22 11:54	*02/01/22 07:33*	B2A0505	*DKH*	5030
Surrogate: Toluene-d8	*112%*				*75-125*		01/31/22 11:54	*02/01/22 07:33*	B2A0505	*DKH*	5030

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	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0504 - 5030					**Prepared: 01/31/2022 11:50**						
Method Blank (B2A0504-BLK1)					**Analyzed: 01/31/2022 16:38**						
Acetone	ND	25.0	50.0	ug/kg							
Benzene	ND	1.00	10.0	ug/kg							
Bromobenzene (Phenyl bromide)	ND	5.00	10.0	ug/kg							
Bromochloromethane	ND	5.00	10.0	ug/kg							
Bromodichloromethane	ND	5.00	10.0	ug/kg							
Bromoform (Tribromomethane)	ND	25.0	50.0	ug/kg							
Bromomethane (Methyl bromide)	ND	15.0	30.0	ug/kg							
2-Butanone (MEK)	ND	25.0	50.0	ug/kg							
n-Butylbenzene	ND	5.00	10.0	ug/kg							
sec-Butylbenzene	ND	5.00	10.0	ug/kg							
tert-Butylbenzene	ND	5.00	10.0	ug/kg							
Carbon Disulfide	ND	25.0	50.0	ug/kg							
Carbon tetrachloride	ND	5.00	10.0	ug/kg							
Chlorobenzene	ND	5.00	10.0	ug/kg							
Chloroethane	ND	15.0	30.0	ug/kg							
2-Chloroethyl vinyl ether	ND	25.0	50.0	ug/kg							
Chloroform (Trichloromethane)	ND	5.00	10.0	ug/kg							
Chloromethane (Methyl chloride)	ND	15.0	30.0	ug/kg							
2-Chlorotoluene	ND	5.00	10.0	ug/kg							
4-Chlorotoluene	ND	5.00	10.0	ug/kg							
1,2-Dibromo-3-chloropropane (DBCP)	ND	5.00	10.0	ug/kg							
Dibromochloromethane	ND	5.00	10.0	ug/kg							
1,2-Dibromoethane (EDB)	ND	5.00	10.0	ug/kg							
Dibromomethane	ND	5.00	10.0	ug/kg							
1,2-Dichlorobenzene	ND	5.00	10.0	ug/kg							
1,3-Dichlorobenzene	ND	5.00	10.0	ug/kg							
1,4-Dichlorobenzene	ND	5.00	10.0	ug/kg							
Dichlorodifluoromethane	ND	15.0	30.0	ug/kg							
1,1-Dichloroethane	ND	5.00	10.0	ug/kg							
1,2-Dichloroethane (EDC)	ND	5.00	10.0	ug/kg							
1,1-Dichloroethene	ND	5.00	10.0	ug/kg							
cis-1,2-Dichloroethene	ND	5.00	10.0	ug/kg							
trans-1,2-Dichloroethene	ND	5.00	10.0	ug/kg							
1,2-Dichloropropane	ND	5.00	10.0	ug/kg							
1,3-Dichloropropane	ND	5.00	10.0	ug/kg							
2,2-Dichloropropane	ND	5.00	10.0	ug/kg							
1,1-Dichloropropene	ND	5.00	10.0	ug/kg							
cis-1,3-Dichloropropene	ND	5.00	10.0	ug/kg							
trans-1,3-Dichloropropene	ND	5.00	10.0	ug/kg							
Ethylbenzene	ND	1.00	10.0	ug/kg							
Hexachlorobutadiene	ND	15.0	30.0	ug/kg							
2-Hexanone	ND	25.0	50.0	ug/kg							

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0504 - 5030 (Continued)					**Prepared: 01/31/2022 11:50**						
Method Blank (B2A0504-BLK1)					**Analyzed: 01/31/2022 16:38**						
Iodomethane	ND	5.00	10.0	ug/kg							
Isopropylbenzene	ND	5.00	10.0	ug/kg							
p-Isopropyltoluene	ND	5.00	10.0	ug/kg							
4-Methyl-2-pentanone (MIBK)	ND	25.0	50.0	ug/kg							
Methyl-tert-butyl ether (MTBE)	ND	2.00	10.0	ug/kg							
Methylene chloride (DCM)	ND	25.0	50.0	ug/kg							
Naphthalene	ND	5.00	10.0	ug/kg							
n-Propylbenzene	ND	5.00	10.0	ug/kg							
Styrene	ND	5.00	10.0	ug/kg							
1,1,1,2-Tetrachloroethane	ND	5.00	10.0	ug/kg							
1,1,2,2-Tetrachloroethane	ND	5.00	10.0	ug/kg							
Tetrachloroethene	ND	2.00	10.0	ug/kg							
Toluene (Methyl benzene)	ND	1.00	10.0	ug/kg							
1,2,3-Trichlorobenzene	ND	5.00	10.0	ug/kg							
1,2,4-Trichlorobenzene	ND	5.00	10.0	ug/kg							
1,1,1-Trichloroethane	ND	5.00	10.0	ug/kg							
1,1,2-Trichloroethane	ND	5.00	10.0	ug/kg							
Trichloroethene	ND	1.50	10.0	ug/kg							
Trichlorofluoromethane	ND	5.00	10.0	ug/kg							
1,2,3-Trichloropropane	ND	1.00	5.00	ug/kg							
1,2,4-Trimethylbenzene	ND	5.00	10.0	ug/kg							
1,3,5-Trimethylbenzene	ND	5.00	10.0	ug/kg							
Vinyl Acetate	ND	25.0	50.0	ug/kg							
Vinyl chloride (Chloroethene)	ND	5.00	10.0	ug/kg							
o-Xylene	ND	1.00	10.0	ug/kg							
m,p-Xylenes	ND	2.00	20.0	ug/kg							
Surrogate: Bromofluorobenzene	*51.0*			*ug/kg*	*50.0*		*102*	*75-125*			
Surrogate: Dibromofluoromethane	*62.2*			*ug/kg*	*50.0*		*124*	*75-125*			
Surrogate: Toluene-d8	*58.2*			*ug/kg*	*50.0*		*116*	*75-125*			

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0504 - 5030 (Continued)				**Prepared: 01/31/2022 11:50**						
LCS (B2A0504-BS1)				**Analyzed: 01/31/2022 14:39**						
Benzene	42.2		ug/kg	50.0		84.5	75-125			
Bromobenzene (Phenyl bromide)	55.1		ug/kg	50.0		110	75-125			
Bromochloromethane	43.9		ug/kg	50.0		87.7	75-125			
Bromodichloromethane	40.2		ug/kg	50.0		80.4	75-125			
Bromoform (Tribromomethane)	36.0		ug/kg	50.0		72.0	75-125			BS
n-Butylbenzene	56.5		ug/kg	50.0		113	75-125			
sec-Butylbenzene	54.3		ug/kg	50.0		109	75-125			
tert-Butylbenzene	55.0		ug/kg	50.0		110	75-125			
Carbon tetrachloride	42.7		ug/kg	50.0		85.4	75-125			
Chlorobenzene	49.8		ug/kg	50.0		99.6	75-125			
Chloroethane	57.1		ug/kg	50.0		114	75-125			
Chloroform (Trichloromethane)	45.8		ug/kg	50.0		91.7	75-125			
2-Chlorotoluene	55.6		ug/kg	50.0		111	75-125			
4-Chlorotoluene	55.6		ug/kg	50.0		111	75-125			
1,2-Dibromo-3-chloropropane (DBCP)	50.1		ug/kg	50.0		100	75-125			
Dibromochloromethane	49.0		ug/kg	50.0		98.0	75-125			
1,2-Dibromoethane (EDB)	48.9		ug/kg	50.0		97.7	75-125			
Dibromomethane	41.2		ug/kg	50.0		82.4	75-125			
1,2-Dichlorobenzene	54.4		ug/kg	50.0		109	75-125			
1,3-Dichlorobenzene	53.9		ug/kg	50.0		108	75-125			
1,4-Dichlorobenzene	55.4		ug/kg	50.0		111	75-125			
Dichlorodifluoromethane	50.2		ug/kg	50.0		100	75-125			
1,1-Dichloroethane	47.9		ug/kg	50.0		95.8	75-125			
1,2-Dichloroethane (EDC)	40.8		ug/kg	50.0		81.5	75-125			
1,1-Dichloroethene	48.3		ug/kg	50.0		96.6	75-125			
cis-1,2-Dichloroethene	46.1		ug/kg	50.0		92.2	75-125			
trans-1,2-Dichloroethene	47.0		ug/kg	50.0		94.0	75-125			
1,2-Dichloropropane	42.3		ug/kg	50.0		84.6	75-125			
1,3-Dichloropropane	50.9		ug/kg	50.0		102	75-125			
2,2-Dichloropropane	46.6		ug/kg	50.0		93.1	75-125			
1,1-Dichloropropene	43.6		ug/kg	50.0		87.1	75-125			
cis-1,3-Dichloropropene	43.7		ug/kg	50.0		87.5	75-125			
trans-1,3-Dichloropropene	41.0		ug/kg	50.0		82.0	75-125			
Ethylbenzene	48.7		ug/kg	50.0		97.4	75-125			
Hexachlorobutadiene	54.8		ug/kg	50.0		110	75-125			
Isopropylbenzene	54.5		ug/kg	50.0		109	75-125			
p-Isopropyltoluene	55.9		ug/kg	50.0		112	75-125			
Methyl-tert-butyl ether (MTBE)	48.9		ug/kg	50.0		97.7	75-125			
Methylene chloride (DCM)	54.9		ug/kg	50.0		110	75-125			
Naphthalene	55.0		ug/kg	50.0		110	75-125			
n-Propylbenzene	55.3		ug/kg	50.0		111	75-125			
Styrene	51.9		ug/kg	50.0		104	75-125			

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AMERICAN ENVIRONMENTAL TESTING LABORATORY
2840 North Naomi Street Burbank, CA 91504 • ELAP# 1541 & 2402 • LACSD# 10181
TEL (888) 288-AETL • (818) 845-8200 • www.aetlab.com
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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0504 - 5030 (Continued)				**Prepared: 01/31/2022 11:50**						
LCS (B2A0504-BS1)				**Analyzed: 01/31/2022 14:39**						
1,1,1,2-Tetrachloroethane	49.9		ug/kg	50.0		99.8	75-125			
1,1,2,2-Tetrachloroethane	50.0		ug/kg	50.0		100	75-125			
Tetrachloroethene	51.3		ug/kg	50.0		103	75-125			
Toluene (Methyl benzene)	47.8		ug/kg	50.0		95.6	75-125			
1,2,3-Trichlorobenzene	55.3		ug/kg	50.0		111	75-125			
1,2,4-Trichlorobenzene	57.2		ug/kg	50.0		114	75-125			
1,1,1-Trichloroethane	41.6		ug/kg	50.0		83.1	75-125			
1,1,2-Trichloroethane	41.6		ug/kg	50.0		83.1	75-125			
Trichloroethene	41.7		ug/kg	50.0		83.4	75-125			
Trichlorofluoromethane	51.6		ug/kg	50.0		103	75-125			
1,2,3-Trichloropropane	54.6		ug/kg	50.0		109	75-125			
1,2,4-Trimethylbenzene	55.7		ug/kg	50.0		111	75-125			
1,3,5-Trimethylbenzene	54.6		ug/kg	50.0		109	75-125			
Vinyl chloride (Chloroethene)	51.2		ug/kg	50.0		102	75-125			
o-Xylene	47.4		ug/kg	50.0		94.8	75-125			
m,p-Xylenes	99.5		ug/kg	100		99.5	75-125			
Surrogate: Bromofluorobenzene	*51.2*		*ug/kg*	*50.0*		*102*	*75-125*			
Surrogate: Dibromofluoromethane	*58.2*		*ug/kg*	*50.0*		*116*	*75-125*			
Surrogate: Toluene-d8	*58.8*		*ug/kg*	*50.0*		*118*	*75-125*			
LCSD (B2A0504-BSD1)				**Analyzed: 01/31/2022 15:19**						
Benzene	42.4		ug/kg	50.0		84.8	75-125	<1.00	20	
Bromobenzene (Phenyl bromide)	56.8		ug/kg	50.0		114	75-125	2.95	20	
Bromochloromethane	45.1		ug/kg	50.0		90.2	75-125	2.81	20	
Bromodichloromethane	41.6		ug/kg	50.0		83.3	75-125	3.57	20	
Bromoform (Tribromomethane)	37.0		ug/kg	50.0		74.0	75-125	2.74	20	BS
n-Butylbenzene	57.7		ug/kg	50.0		115	75-125	2.21	20	
sec-Butylbenzene	55.6		ug/kg	50.0		111	75-125	2.28	20	
tert-Butylbenzene	56.4		ug/kg	50.0		113	75-125	2.41	20	
Carbon tetrachloride	43.4		ug/kg	50.0		86.8	75-125	1.63	20	
Chlorobenzene	50.6		ug/kg	50.0		101	75-125	1.51	20	
Chloroethane	57.4		ug/kg	50.0		115	75-125	<1.00	20	
Chloroform (Trichloromethane)	46.9		ug/kg	50.0		93.8	75-125	2.27	20	
2-Chlorotoluene	57.1		ug/kg	50.0		114	75-125	2.68	20	
4-Chlorotoluene	56.7		ug/kg	50.0		113	75-125	2.01	20	
1,2-Dibromo-3-chloropropane (DBCP)	52.3		ug/kg	50.0		105	75-125	4.34	20	
Dibromochloromethane	50.8		ug/kg	50.0		102	75-125	3.57	20	
1,2-Dibromoethane (EDB)	50.5		ug/kg	50.0		101	75-125	3.38	20	
Dibromomethane	42.3		ug/kg	50.0		84.6	75-125	2.63	20	
1,2-Dichlorobenzene	56.1		ug/kg	50.0		112	75-125	3.19	20	
1,3-Dichlorobenzene	56.2		ug/kg	50.0		112	75-125	4.21	20	
1,4-Dichlorobenzene	55.8		ug/kg	50.0		112	75-125	<1.00	20	

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0504 - 5030 (Continued)				**Prepared: 01/31/2022 11:50**						
LCSD (B2A0504-BSD1)				**Analyzed: 01/31/2022 15:19**						
Dichlorodifluoromethane	50.3		ug/kg	50.0		101	75-125	<1.00	20	
1,1-Dichloroethane	48.2		ug/kg	50.0		96.5	75-125	<1.00	20	
1,2-Dichloroethane (EDC)	42.0		ug/kg	50.0		84.1	75-125	3.07	20	
1,1-Dichloroethene	48.4		ug/kg	50.0		96.9	75-125	<1.00	20	
cis-1,2-Dichloroethene	46.3		ug/kg	50.0		92.6	75-125	<1.00	20	
trans-1,2-Dichloroethene	47.0		ug/kg	50.0		94.1	75-125	<1.00	20	
1,2-Dichloropropane	43.0		ug/kg	50.0		86.0	75-125	1.67	20	
1,3-Dichloropropane	51.7		ug/kg	50.0		103	75-125	1.54	20	
2,2-Dichloropropane	46.8		ug/kg	50.0		93.7	75-125	<1.00	20	
1,1-Dichloropropene	43.4		ug/kg	50.0		86.7	75-125	<1.00	20	
cis-1,3-Dichloropropene	44.9		ug/kg	50.0		89.8	75-125	2.62	20	
trans-1,3-Dichloropropene	42.0		ug/kg	50.0		84.1	75-125	2.53	20	
Ethylbenzene	49.5		ug/kg	50.0		99.0	75-125	1.65	20	
Hexachlorobutadiene	55.3		ug/kg	50.0		111	75-125	<1.00	20	
Isopropylbenzene	55.6		ug/kg	50.0		111	75-125	2.09	20	
p-Isopropyltoluene	56.5		ug/kg	50.0		113	75-125	1.01	20	
Methyl-tert-butyl ether (MTBE)	50.1		ug/kg	50.0		100	75-125	2.43	20	
Methylene chloride (DCM)	54.9		ug/kg	50.0		110	75-125	<1.00	20	
Naphthalene	54.9		ug/kg	50.0		110	75-125	<1.00	20	
n-Propylbenzene	56.3		ug/kg	50.0		113	75-125	1.81	20	
Styrene	51.9		ug/kg	50.0		104	75-125	<1.00	20	
1,1,1,2-Tetrachloroethane	50.9		ug/kg	50.0		102	75-125	2.04	20	
1,1,2,2-Tetrachloroethane	51.1		ug/kg	50.0		102	75-125	2.08	20	
Tetrachloroethene	50.8		ug/kg	50.0		102	75-125	1.02	20	
Toluene (Methyl benzene)	48.0		ug/kg	50.0		96.0	75-125	<1.00	20	
1,2,3-Trichlorobenzene	56.6		ug/kg	50.0		113	75-125	2.23	20	
1,2,4-Trichlorobenzene	57.1		ug/kg	50.0		114	75-125	<1.00	20	
1,1,1-Trichloroethane	41.4		ug/kg	50.0		82.8	75-125	<1.00	20	
1,1,2-Trichloroethane	42.5		ug/kg	50.0		85.0	75-125	2.31	20	
Trichloroethene	42.1		ug/kg	50.0		84.2	75-125	1.00	20	
Trichlorofluoromethane	52.0		ug/kg	50.0		104	75-125	<1.00	20	
1,2,3-Trichloropropane	57.6		ug/kg	50.0		115	75-125	5.35	20	
1,2,4-Trimethylbenzene	56.9		ug/kg	50.0		114	75-125	2.15	20	
1,3,5-Trimethylbenzene	56.3		ug/kg	50.0		113	75-125	3.08	20	
Vinyl chloride (Chloroethene)	51.5		ug/kg	50.0		103	75-125	<1.00	20	
o-Xylene	47.7		ug/kg	50.0		95.4	75-125	<1.00	20	
m,p-Xylenes	98.9		ug/kg	100		98.9	75-125	<1.00	20	
Surrogate: Bromofluorobenzene	*50.7*		*ug/kg*	*50.0*		*101*	*75-125*			
Surrogate: Dibromofluoromethane	*58.9*		*ug/kg*	*50.0*		*118*	*75-125*			
Surrogate: Toluene-d8	*57.7*		*ug/kg*	*50.0*		*115*	*75-125*			

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0504 - 5030 (Continued)					**Prepared: 01/31/2022 11:50**						
Matrix Spike (B2A0504-MS1)		**Source: BDA0214-01**			**Analyzed: 01/31/2022 23:46**						
Benzene	37.7			ug/kg	50.0	0.00	75.3	75-125			
Bromobenzene (Phenyl bromide)	46.2			ug/kg	50.0	0.00	92.4	75-125			
Bromochloromethane	40.0			ug/kg	50.0	0.00	80.0	75-125			
Bromodichloromethane	37.7			ug/kg	50.0	0.00	75.4	75-125			
Bromoform (Tribromomethane)	32.0			ug/kg	50.0	0.00	64.0	75-125			M
n-Butylbenzene	47.5			ug/kg	50.0	0.00	94.9	75-125			
sec-Butylbenzene	47.0			ug/kg	50.0	0.00	94.0	75-125			
tert-Butylbenzene	48.6			ug/kg	50.0	0.00	97.3	75-125			
Carbon tetrachloride	41.2			ug/kg	50.0	0.00	82.4	75-125			
Chlorobenzene	41.1			ug/kg	50.0	0.00	82.3	75-125			
Chloroethane	56.3			ug/kg	50.0	0.00	113	75-125			
Chloroform (Trichloromethane)	48.2			ug/kg	50.0	0.00	96.4	75-125			
2-Chlorotoluene	49.3			ug/kg	50.0	0.00	98.6	75-125			
4-Chlorotoluene	48.4			ug/kg	50.0	0.00	96.8	75-125			
1,2-Dibromo-3-chloropropane (DBCP)	31.1			ug/kg	50.0	0.00	62.1	75-125			M
Dibromochloromethane	38.6			ug/kg	50.0	0.00	77.2	75-125			
1,2-Dibromoethane (EDB)	34.8			ug/kg	50.0	0.00	69.5	75-125			M
Dibromomethane	33.2			ug/kg	50.0	0.00	66.5	75-125			M
1,2-Dichlorobenzene	45.6			ug/kg	50.0	0.00	91.2	75-125			
1,3-Dichlorobenzene	46.2			ug/kg	50.0	0.00	92.4	75-125			
1,4-Dichlorobenzene	45.4			ug/kg	50.0	0.00	90.8	75-125			
Dichlorodifluoromethane	51.3			ug/kg	50.0	0.00	103	75-125			
1,1-Dichloroethane	48.5			ug/kg	50.0	0.00	97.1	75-125			
1,2-Dichloroethane (EDC)	36.3			ug/kg	50.0	0.00	72.6	75-125			M
1,1-Dichloroethene	46.0			ug/kg	50.0	0.00	91.9	75-125			
cis-1,2-Dichloroethene	44.5			ug/kg	50.0	0.00	89.0	75-125			
trans-1,2-Dichloroethene	45.3			ug/kg	50.0	0.00	90.5	75-125			
1,2-Dichloropropane	37.4			ug/kg	50.0	0.00	74.7	75-125			M
1,3-Dichloropropane	38.9			ug/kg	50.0	0.00	77.9	75-125			
2,2-Dichloropropane	45.8			ug/kg	50.0	0.00	91.6	75-125			
1,1-Dichloropropene	39.0			ug/kg	50.0	0.00	77.9	75-125			
cis-1,3-Dichloropropene	38.3			ug/kg	50.0	0.00	76.5	75-125			
trans-1,3-Dichloropropene	34.1			ug/kg	50.0	0.00	68.1	75-125			M
Ethylbenzene	41.5			ug/kg	50.0	0.00	83.0	75-125			
Hexachlorobutadiene	47.0			ug/kg	50.0	0.00	94.0	75-125			
Isopropylbenzene	47.5			ug/kg	50.0	0.00	94.9	75-125			
p-Isopropyltoluene	48.4			ug/kg	50.0	0.00	96.8	75-125			
Methyl-tert-butyl ether (MTBE)	44.4			ug/kg	50.0	0.00	88.8	75-125			
Methylene chloride (DCM)	55.2			ug/kg	50.0	0.00	110	75-125			
Naphthalene	36.2			ug/kg	50.0	0.00	72.3	75-125			M
n-Propylbenzene	47.7			ug/kg	50.0	0.00	95.4	75-125			
Styrene	42.7			ug/kg	50.0	0.00	85.3	75-125			

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0504 - 5030 (Continued)					**Prepared: 01/31/2022 11:50**						
Matrix Spike (B2A0504-MS1)		**Source: BDA0214-01**			**Analyzed: 01/31/2022 23:46**						
1,1,1,2-Tetrachloroethane	42.0			ug/kg	50.0	0.00	84.0	75-125			
1,1,2,2-Tetrachloroethane	25.6			ug/kg	50.0	0.00	51.1	75-125			M
Tetrachloroethene	41.7			ug/kg	50.0	0.00	83.4	75-125			
Toluene (Methyl benzene)	39.6			ug/kg	50.0	0.00	79.3	75-125			
1,2,3-Trichlorobenzene	43.9			ug/kg	50.0	0.00	87.8	75-125			
1,2,4-Trichlorobenzene	45.1			ug/kg	50.0	0.00	90.2	75-125			
1,1,1-Trichloroethane	39.3			ug/kg	50.0	0.00	78.5	75-125			
1,1,2-Trichloroethane	32.5			ug/kg	50.0	0.00	65.1	75-125			M
Trichloroethene	43.0			ug/kg	50.0	0.00	86.0	75-125			
Trichlorofluoromethane	57.8			ug/kg	50.0	0.00	116	75-125			
1,2,3-Trichloropropane	35.2			ug/kg	50.0	0.00	70.3	75-125			M
1,2,4-Trimethylbenzene	48.2			ug/kg	50.0	0.00	96.4	75-125			
1,3,5-Trimethylbenzene	49.0			ug/kg	50.0	0.00	98.0	75-125			
Vinyl chloride (Chloroethene)	46.8			ug/kg	50.0	0.00	93.5	75-125			
o-Xylene	39.6			ug/kg	50.0	0.00	79.3	75-125			
m,p-Xylenes	81.7			ug/kg	100	0.00	81.7	75-125			
Surrogate: Bromofluorobenzene	*52.1*			*ug/kg*	*50.0*		*104*	*75-125*			
Surrogate: Dibromofluoromethane	*68.0*			*ug/kg*	*50.0*		*136*	*75-125*			*S6*
Surrogate: Toluene-d8	*56.4*			*ug/kg*	*50.0*		*113*	*75-125*			
Matrix Spike Dup (B2A0504-MSD1)		**Source: BDA0214-01**			**Analyzed: 02/01/2022 00:25**						
Benzene	34.9			ug/kg	50.0	0.00	69.8	75-125	7.61	20	M
Bromobenzene (Phenyl bromide)	43.0			ug/kg	50.0	0.00	86.0	75-125	7.22	20	
Bromochloromethane	37.3			ug/kg	50.0	0.00	74.6	75-125	6.99	20	M
Bromodichloromethane	34.3			ug/kg	50.0	0.00	68.7	75-125	9.30	20	M
Bromoform (Tribromomethane)	31.0			ug/kg	50.0	0.00	62.0	75-125	3.17	20	M
n-Butylbenzene	45.1			ug/kg	50.0	0.00	90.3	75-125	5.05	20	
sec-Butylbenzene	44.4			ug/kg	50.0	0.00	88.7	75-125	5.78	20	
tert-Butylbenzene	45.0			ug/kg	50.0	0.00	90.0	75-125	7.71	20	
Carbon tetrachloride	36.8			ug/kg	50.0	0.00	73.6	75-125	11.4	20	M
Chlorobenzene	38.4			ug/kg	50.0	0.00	76.7	75-125	7.02	20	
Chloroethane	51.8			ug/kg	50.0	0.00	104	75-125	8.16	20	
Chloroform (Trichloromethane)	43.9			ug/kg	50.0	0.00	87.9	75-125	9.29	20	
2-Chlorotoluene	45.8			ug/kg	50.0	0.00	91.5	75-125	7.43	20	
4-Chlorotoluene	45.0			ug/kg	50.0	0.00	89.9	75-125	7.37	20	
1,2-Dibromo-3-chloropropane (DBCP)	28.3			ug/kg	50.0	0.00	56.6	75-125	9.26	20	M
Dibromochloromethane	35.7			ug/kg	50.0	0.00	71.5	75-125	7.77	20	M
1,2-Dibromoethane (EDB)	32.0			ug/kg	50.0	0.00	64.1	75-125	8.11	20	M
Dibromomethane	30.5			ug/kg	50.0	0.00	60.9	75-125	8.67	20	M
1,2-Dichlorobenzene	43.3			ug/kg	50.0	0.00	86.7	75-125	5.11	20	
1,3-Dichlorobenzene	42.6			ug/kg	50.0	0.00	85.2	75-125	8.06	20	
1,4-Dichlorobenzene	43.5			ug/kg	50.0	0.00	87.0	75-125	4.27	20	

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0504 - 5030 (Continued)					**Prepared: 01/31/2022 11:50**						
Matrix Spike Dup (B2A0504-MSD1)		**Source: BDA0214-01**			**Analyzed: 02/01/2022 00:25**						
Dichlorodifluoromethane	45.8			ug/kg	50.0	0.00	91.7	75-125	11.2	20	
1,1-Dichloroethane	44.8			ug/kg	50.0	0.00	89.6	75-125	8.04	20	
1,2-Dichloroethane (EDC)	32.8			ug/kg	50.0	0.00	65.7	75-125	10.0	20	M
1,1-Dichloroethene	43.2			ug/kg	50.0	0.00	86.3	75-125	6.26	20	
cis-1,2-Dichloroethene	41.4			ug/kg	50.0	0.00	82.8	75-125	7.26	20	
trans-1,2-Dichloroethene	41.8			ug/kg	50.0	0.00	83.7	75-125	7.90	20	
1,2-Dichloropropane	35.8			ug/kg	50.0	0.00	71.6	75-125	4.24	20	M
1,3-Dichloropropane	36.0			ug/kg	50.0	0.00	72.1	75-125	7.74	20	M
2,2-Dichloropropane	40.1			ug/kg	50.0	0.00	80.3	75-125	13.2	20	
1,1-Dichloropropene	36.0			ug/kg	50.0	0.00	71.9	75-125	7.96	20	M
cis-1,3-Dichloropropene	34.9			ug/kg	50.0	0.00	69.8	75-125	9.24	20	M
trans-1,3-Dichloropropene	31.5			ug/kg	50.0	0.00	63.0	75-125	7.87	20	M
Ethylbenzene	38.6			ug/kg	50.0	0.00	77.2	75-125	7.17	20	
Hexachlorobutadiene	43.3			ug/kg	50.0	0.00	86.6	75-125	8.15	20	
Isopropylbenzene	43.6			ug/kg	50.0	0.00	87.3	75-125	8.38	20	
p-Isopropyltoluene	45.2			ug/kg	50.0	0.00	90.5	75-125	6.77	20	
Methyl-tert-butyl ether (MTBE)	41.4			ug/kg	50.0	0.00	82.9	75-125	6.94	20	
Methylene chloride (DCM)	52.6			ug/kg	50.0	0.00	105	75-125	4.80	20	
Naphthalene	33.8			ug/kg	50.0	0.00	67.7	75-125	6.66	20	M
n-Propylbenzene	44.9			ug/kg	50.0	0.00	89.8	75-125	5.98	20	
Styrene	39.6			ug/kg	50.0	0.00	79.3	75-125	7.34	20	
1,1,1,2-Tetrachloroethane	38.9			ug/kg	50.0	0.00	77.9	75-125	7.59	20	
1,1,2,2-Tetrachloroethane	28.6			ug/kg	50.0	0.00	57.2	75-125	11.3	20	M
Tetrachloroethene	38.5			ug/kg	50.0	0.00	77.0	75-125	7.90	20	
Toluene (Methyl benzene)	37.1			ug/kg	50.0	0.00	74.2	75-125	6.67	20	M
1,2,3-Trichlorobenzene	41.6			ug/kg	50.0	0.00	83.3	75-125	5.33	20	
1,2,4-Trichlorobenzene	42.5			ug/kg	50.0	0.00	85.0	75-125	5.94	20	
1,1,1-Trichloroethane	35.2			ug/kg	50.0	0.00	70.4	75-125	11.0	20	M
1,1,2-Trichloroethane	30.5			ug/kg	50.0	0.00	61.0	75-125	6.44	20	M
Trichloroethene	35.7			ug/kg	50.0	0.00	71.4	75-125	18.5	20	M
Trichlorofluoromethane	50.9			ug/kg	50.0	0.00	102	75-125	12.8	20	
1,2,3-Trichloropropane	33.1			ug/kg	50.0	0.00	66.1	75-125	6.16	20	M
1,2,4-Trimethylbenzene	44.8			ug/kg	50.0	0.00	89.6	75-125	7.29	20	
1,3,5-Trimethylbenzene	44.7			ug/kg	50.0	0.00	89.4	75-125	9.12	20	
Vinyl chloride (Chloroethene)	42.6			ug/kg	50.0	0.00	85.3	75-125	9.19	20	
o-Xylene	37.1			ug/kg	50.0	0.00	74.2	75-125	6.64	20	M
m,p-Xylenes	75.5			ug/kg	100	0.00	75.5	75-125	7.85	20	
Surrogate: Bromofluorobenzene	*52.2*			*ug/kg*	*50.0*		*104*	*75-125*			
Surrogate: Dibromofluoromethane	*67.7*			*ug/kg*	*50.0*		*135*	*75-125*			*S6*
Surrogate: Toluene-d8	*56.6*			*ug/kg*	*50.0*		*113*	*75-125*			

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0505 - 5030					**Prepared: 01/31/2022 11:54**						
Method Blank (B2A0505-BLK1)					**Analyzed: 02/01/2022 04:19**						
Acetone	ND	25.0	50.0	ug/kg							
Benzene	ND	1.00	10.0	ug/kg							
Bromobenzene (Phenyl bromide)	ND	5.00	10.0	ug/kg							
Bromochloromethane	ND	5.00	10.0	ug/kg							
Bromodichloromethane	ND	5.00	10.0	ug/kg							
Bromoform (Tribromomethane)	ND	25.0	50.0	ug/kg							
Bromomethane (Methyl bromide)	ND	15.0	30.0	ug/kg							
2-Butanone (MEK)	ND	25.0	50.0	ug/kg							
n-Butylbenzene	ND	5.00	10.0	ug/kg							
sec-Butylbenzene	ND	5.00	10.0	ug/kg							
tert-Butylbenzene	ND	5.00	10.0	ug/kg							
Carbon Disulfide	ND	25.0	50.0	ug/kg							
Carbon tetrachloride	ND	5.00	10.0	ug/kg							
Chlorobenzene	ND	5.00	10.0	ug/kg							
Chloroethane	ND	15.0	30.0	ug/kg							
2-Chloroethyl vinyl ether	ND	25.0	50.0	ug/kg							
Chloroform (Trichloromethane)	ND	5.00	10.0	ug/kg							
Chloromethane (Methyl chloride)	ND	15.0	30.0	ug/kg							
2-Chlorotoluene	ND	5.00	10.0	ug/kg							
4-Chlorotoluene	ND	5.00	10.0	ug/kg							
1,2-Dibromo-3-chloropropane (DBCP)	ND	5.00	10.0	ug/kg							
Dibromochloromethane	ND	5.00	10.0	ug/kg							
1,2-Dibromoethane (EDB)	ND	5.00	10.0	ug/kg							
Dibromomethane	ND	5.00	10.0	ug/kg							
1,2-Dichlorobenzene	ND	5.00	10.0	ug/kg							
1,3-Dichlorobenzene	ND	5.00	10.0	ug/kg							
1,4-Dichlorobenzene	ND	5.00	10.0	ug/kg							
Dichlorodifluoromethane	ND	15.0	30.0	ug/kg							
1,1-Dichloroethane	ND	5.00	10.0	ug/kg							
1,2-Dichloroethane (EDC)	ND	5.00	10.0	ug/kg							
1,1-Dichloroethene	ND	5.00	10.0	ug/kg							
cis-1,2-Dichloroethene	ND	5.00	10.0	ug/kg							
trans-1,2-Dichloroethene	ND	5.00	10.0	ug/kg							
1,2-Dichloropropane	ND	5.00	10.0	ug/kg							
1,3-Dichloropropane	ND	5.00	10.0	ug/kg							
2,2-Dichloropropane	ND	5.00	10.0	ug/kg							
1,1-Dichloropropene	ND	5.00	10.0	ug/kg							
cis-1,3-Dichloropropene	ND	5.00	10.0	ug/kg							
trans-1,3-Dichloropropene	ND	5.00	10.0	ug/kg							
Ethylbenzene	ND	1.00	10.0	ug/kg							
Hexachlorobutadiene	ND	15.0	30.0	ug/kg							
2-Hexanone	ND	25.0	50.0	ug/kg							

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0505 - 5030 (Continued)					**Prepared: 01/31/2022 11:54**						
Method Blank (B2A0505-BLK1)					**Analyzed: 02/01/2022 04:19**						
Iodomethane	ND	5.00	10.0	ug/kg							
Isopropylbenzene	ND	5.00	10.0	ug/kg							
p-Isopropyltoluene	ND	5.00	10.0	ug/kg							
4-Methyl-2-pentanone (MIBK)	ND	25.0	50.0	ug/kg							
Methyl-tert-butyl ether (MTBE)	ND	2.00	10.0	ug/kg							
Methylene chloride (DCM)	ND	25.0	50.0	ug/kg							
Naphthalene	ND	5.00	10.0	ug/kg							
n-Propylbenzene	ND	5.00	10.0	ug/kg							
Styrene	ND	5.00	10.0	ug/kg							
1,1,1,2-Tetrachloroethane	ND	5.00	10.0	ug/kg							
1,1,2,2-Tetrachloroethane	ND	5.00	10.0	ug/kg							
Tetrachloroethene	ND	2.00	10.0	ug/kg							
Toluene (Methyl benzene)	ND	1.00	10.0	ug/kg							
1,2,3-Trichlorobenzene	ND	5.00	10.0	ug/kg							
1,2,4-Trichlorobenzene	ND	5.00	10.0	ug/kg							
1,1,1-Trichloroethane	ND	5.00	10.0	ug/kg							
1,1,2-Trichloroethane	ND	5.00	10.0	ug/kg							
Trichloroethene	ND	1.50	10.0	ug/kg							
Trichlorofluoromethane	ND	5.00	10.0	ug/kg							
1,2,3-Trichloropropane	ND	1.00	5.00	ug/kg							
1,2,4-Trimethylbenzene	ND	5.00	10.0	ug/kg							
1,3,5-Trimethylbenzene	ND	5.00	10.0	ug/kg							
Vinyl Acetate	ND	25.0	50.0	ug/kg							
Vinyl chloride (Chloroethene)	ND	5.00	10.0	ug/kg							
o-Xylene	ND	1.00	10.0	ug/kg							
m,p-Xylenes	ND	2.00	20.0	ug/kg							
Surrogate: Bromofluorobenzene	*51.8*			*ug/kg*	*50.0*		*104*	*75-125*			
Surrogate: Dibromofluoromethane	*59.8*			*ug/kg*	*50.0*		*120*	*75-125*			
Surrogate: Toluene-d8	*57.5*			*ug/kg*	*50.0*		*115*	*75-125*			

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0505 - 5030 (Continued)				**Prepared: 01/31/2022 11:54**						
LCS (B2A0505-BS1)				**Analyzed: 02/01/2022 02:22**						
Benzene	43.6		ug/kg	50.0		87.2	75-125			
Bromobenzene (Phenyl bromide)	53.4		ug/kg	50.0		107	75-125			
Bromochloromethane	48.6		ug/kg	50.0		97.2	75-125			
Bromodichloromethane	42.4		ug/kg	50.0		84.9	75-125			
Bromoform (Tribromomethane)	34.0		ug/kg	50.0		68.0	75-125			BS
n-Butylbenzene	54.2		ug/kg	50.0		108	75-125			
sec-Butylbenzene	53.8		ug/kg	50.0		108	75-125			
tert-Butylbenzene	55.0		ug/kg	50.0		110	75-125			
Carbon tetrachloride	44.9		ug/kg	50.0		89.8	75-125			
Chlorobenzene	48.8		ug/kg	50.0		97.5	75-125			
Chloroethane	65.5		ug/kg	50.0		131	75-125			BS
Chloroform (Trichloromethane)	53.0		ug/kg	50.0		106	75-125			
2-Chlorotoluene	55.1		ug/kg	50.0		110	75-125			
4-Chlorotoluene	53.9		ug/kg	50.0		108	75-125			
1,2-Dibromo-3-chloropropane (DBCP)	52.7		ug/kg	50.0		105	75-125			
Dibromochloromethane	48.4		ug/kg	50.0		96.8	75-125			
1,2-Dibromoethane (EDB)	48.0		ug/kg	50.0		96.1	75-125			
Dibromomethane	43.1		ug/kg	50.0		86.1	75-125			
1,2-Dichlorobenzene	52.8		ug/kg	50.0		106	75-125			
1,3-Dichlorobenzene	51.3		ug/kg	50.0		103	75-125			
1,4-Dichlorobenzene	52.0		ug/kg	50.0		104	75-125			
Dichlorodifluoromethane	58.6		ug/kg	50.0		117	75-125			
1,1-Dichloroethane	55.2		ug/kg	50.0		110	75-125			
1,2-Dichloroethane (EDC)	43.0		ug/kg	50.0		86.1	75-125			
1,1-Dichloroethene	55.1		ug/kg	50.0		110	75-125			
cis-1,2-Dichloroethene	51.4		ug/kg	50.0		103	75-125			
trans-1,2-Dichloroethene	51.8		ug/kg	50.0		104	75-125			
1,2-Dichloropropane	44.3		ug/kg	50.0		88.6	75-125			
1,3-Dichloropropane	50.8		ug/kg	50.0		102	75-125			
2,2-Dichloropropane	52.0		ug/kg	50.0		104	75-125			
1,1-Dichloropropene	44.6		ug/kg	50.0		89.2	75-125			
cis-1,3-Dichloropropene	44.4		ug/kg	50.0		88.8	75-125			
trans-1,3-Dichloropropene	40.7		ug/kg	50.0		81.4	75-125			
Ethylbenzene	48.4		ug/kg	50.0		96.9	75-125			
Hexachlorobutadiene	53.5		ug/kg	50.0		107	75-125			
Isopropylbenzene	54.4		ug/kg	50.0		109	75-125			
p-Isopropyltoluene	54.7		ug/kg	50.0		109	75-125			
Methyl-tert-butyl ether (MTBE)	55.9		ug/kg	50.0		112	75-125			
Methylene chloride (DCM)	62.3		ug/kg	50.0		125	75-125			
Naphthalene	54.2		ug/kg	50.0		108	75-125			
n-Propylbenzene	54.4		ug/kg	50.0		109	75-125			
Styrene	50.2		ug/kg	50.0		100	75-125			

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0505 - 5030 (Continued)				**Prepared: 01/31/2022 11:54**						
LCS (B2A0505-BS1)				**Analyzed: 02/01/2022 02:22**						
1,1,1,2-Tetrachloroethane	48.2		ug/kg	50.0		96.3	75-125			
1,1,2,2-Tetrachloroethane	49.7		ug/kg	50.0		99.5	75-125			
Tetrachloroethene	48.7		ug/kg	50.0		97.5	75-125			
Toluene (Methyl benzene)	47.2		ug/kg	50.0		94.5	75-125			
1,2,3-Trichlorobenzene	51.8		ug/kg	50.0		104	75-125			
1,2,4-Trichlorobenzene	49.8		ug/kg	50.0		99.6	75-125			
1,1,1-Trichloroethane	43.4		ug/kg	50.0		86.7	75-125			
1,1,2-Trichloroethane	42.6		ug/kg	50.0		85.2	75-125			
Trichloroethene	42.6		ug/kg	50.0		85.2	75-125			
Trichlorofluoromethane	62.5		ug/kg	50.0		125	75-125			
1,2,3-Trichloropropane	56.0		ug/kg	50.0		112	75-125			
1,2,4-Trimethylbenzene	54.0		ug/kg	50.0		108	75-125			
1,3,5-Trimethylbenzene	54.8		ug/kg	50.0		110	75-125			
Vinyl chloride (Chloroethene)	59.4		ug/kg	50.0		119	75-125			
o-Xylene	45.4		ug/kg	50.0		90.8	75-125			
m,p-Xylenes	95.4		ug/kg	100		95.4	75-125			
Surrogate: Bromofluorobenzene	*50.6*		*ug/kg*	*50.0*		*101*	*75-125*			
Surrogate: Dibromofluoromethane	*59.5*		*ug/kg*	*50.0*		*119*	*75-125*			
Surrogate: Toluene-d8	*56.5*		*ug/kg*	*50.0*		*113*	*75-125*			
LCSD (B2A0505-BSD1)				**Analyzed: 02/01/2022 03:01**						
Benzene	42.2		ug/kg	50.0		84.3	75-125	3.36	20	
Bromobenzene (Phenyl bromide)	52.9		ug/kg	50.0		106	75-125	1.05	20	
Bromochloromethane	48.1		ug/kg	50.0		96.1	75-125	1.10	20	
Bromodichloromethane	41.4		ug/kg	50.0		82.8	75-125	2.48	20	
Bromoform (Tribromomethane)	35.0		ug/kg	50.0		70.0	75-125	2.90	20	BS
n-Butylbenzene	52.2		ug/kg	50.0		104	75-125	3.84	20	
sec-Butylbenzene	52.7		ug/kg	50.0		105	75-125	2.05	20	
tert-Butylbenzene	54.3		ug/kg	50.0		109	75-125	1.17	20	
Carbon tetrachloride	43.6		ug/kg	50.0		87.1	75-125	3.05	20	
Chlorobenzene	47.3		ug/kg	50.0		94.6	75-125	3.00	20	
Chloroethane	63.4		ug/kg	50.0		127	75-125	3.26	20	BS
Chloroform (Trichloromethane)	51.8		ug/kg	50.0		104	75-125	2.18	20	
2-Chlorotoluene	53.6		ug/kg	50.0		107	75-125	2.74	20	
4-Chlorotoluene	53.1		ug/kg	50.0		106	75-125	1.42	20	
1,2-Dibromo-3-chloropropane (DBCP)	53.8		ug/kg	50.0		108	75-125	1.99	20	
Dibromochloromethane	48.0		ug/kg	50.0		96.1	75-125	<1.00	20	
1,2-Dibromoethane (EDB)	48.5		ug/kg	50.0		96.9	75-125	<1.00	20	
Dibromomethane	42.2		ug/kg	50.0		84.3	75-125	2.14	20	
1,2-Dichlorobenzene	53.0		ug/kg	50.0		106	75-125	<1.00	20	
1,3-Dichlorobenzene	50.0		ug/kg	50.0		100	75-125	2.45	20	
1,4-Dichlorobenzene	51.0		ug/kg	50.0		102	75-125	1.94	20	

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0505 - 5030 (Continued)				**Prepared: 01/31/2022 11:54**						
LCSD (B2A0505-BSD1)				**Analyzed: 02/01/2022 03:01**						
Dichlorodifluoromethane	56.2		ug/kg	50.0		112	75-125	4.16	20	
1,1-Dichloroethane	53.8		ug/kg	50.0		108	75-125	2.40	20	
1,2-Dichloroethane (EDC)	42.3		ug/kg	50.0		84.7	75-125	1.66	20	
1,1-Dichloroethene	53.2		ug/kg	50.0		106	75-125	3.47	20	
cis-1,2-Dichloroethene	50.9		ug/kg	50.0		102	75-125	<1.00	20	
trans-1,2-Dichloroethene	51.8		ug/kg	50.0		104	75-125	<1.00	20	
1,2-Dichloropropane	43.5		ug/kg	50.0		87.1	75-125	1.78	20	
1,3-Dichloropropane	50.8		ug/kg	50.0		102	75-125	<1.00	20	
2,2-Dichloropropane	49.7		ug/kg	50.0		99.3	75-125	4.57	20	
1,1-Dichloropropene	42.6		ug/kg	50.0		85.2	75-125	4.61	20	
cis-1,3-Dichloropropene	43.5		ug/kg	50.0		87.0	75-125	1.98	20	
trans-1,3-Dichloropropene	40.0		ug/kg	50.0		79.9	75-125	1.83	20	
Ethylbenzene	47.2		ug/kg	50.0		94.4	75-125	2.59	20	
Hexachlorobutadiene	51.8		ug/kg	50.0		104	75-125	3.34	20	
Isopropylbenzene	52.5		ug/kg	50.0		105	75-125	3.65	20	
p-Isopropyltoluene	52.6		ug/kg	50.0		105	75-125	3.97	20	
Methyl-tert-butyl ether (MTBE)	55.8		ug/kg	50.0		112	75-125	<1.00	20	
Methylene chloride (DCM)	61.9		ug/kg	50.0		124	75-125	<1.00	20	
Naphthalene	54.8		ug/kg	50.0		110	75-125	1.06	20	
n-Propylbenzene	52.6		ug/kg	50.0		105	75-125	3.50	20	
Styrene	48.9		ug/kg	50.0		97.7	75-125	2.76	20	
1,1,1,2-Tetrachloroethane	47.9		ug/kg	50.0		95.8	75-125	<1.00	20	
1,1,2,2-Tetrachloroethane	50.6		ug/kg	50.0		101	75-125	1.67	20	
Tetrachloroethene	47.6		ug/kg	50.0		95.3	75-125	2.24	20	
Toluene (Methyl benzene)	45.7		ug/kg	50.0		91.4	75-125	3.31	20	
1,2,3-Trichlorobenzene	51.8		ug/kg	50.0		104	75-125	<1.00	20	
1,2,4-Trichlorobenzene	48.7		ug/kg	50.0		97.3	75-125	2.28	20	
1,1,1-Trichloroethane	41.3		ug/kg	50.0		82.7	75-125	4.75	20	
1,1,2-Trichloroethane	41.5		ug/kg	50.0		83.0	75-125	2.57	20	
Trichloroethene	40.4		ug/kg	50.0		80.8	75-125	5.23	20	
Trichlorofluoromethane	60.0		ug/kg	50.0		120	75-125	4.13	20	
1,2,3-Trichloropropane	56.3		ug/kg	50.0		113	75-125	<1.00	20	
1,2,4-Trimethylbenzene	53.1		ug/kg	50.0		106	75-125	1.74	20	
1,3,5-Trimethylbenzene	53.5		ug/kg	50.0		107	75-125	2.46	20	
Vinyl chloride (Chloroethene)	57.2		ug/kg	50.0		114	75-125	3.72	20	
o-Xylene	45.4		ug/kg	50.0		90.8	75-125	<1.00	20	
m,p-Xylenes	92.6		ug/kg	100		92.6	75-125	3.04	20	
Surrogate: Bromofluorobenzene	*50.7*		*ug/kg*	*50.0*		*101*	*75-125*			
Surrogate: Dibromofluoromethane	*60.9*		*ug/kg*	*50.0*		*122*	*75-125*			
Surrogate: Toluene-d8	*56.0*		*ug/kg*	*50.0*		*112*	*75-125*			

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AMERICAN ENVIRONMENTAL TESTING LABORATORY
2840 North Naomi Street Burbank, CA 91504 • ELAP# 1541 & 2402 • LACSD# 10181
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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0505 - 5030 (Continued)					**Prepared: 01/31/2022 11:54**						
Matrix Spike (B2A0505-MS1)		**Source: BDA0214-15**			**Analyzed: 02/01/2022 08:51**						
Benzene	30.9			ug/kg	50.0	0.00	61.8	75-125			M
Bromobenzene (Phenyl bromide)	38.0			ug/kg	50.0	0.00	75.9	75-125			
Bromochloromethane	29.4			ug/kg	50.0	0.00	58.9	75-125			M
Bromodichloromethane	31.6			ug/kg	50.0	0.00	63.2	75-125			M
Bromoform (Tribromomethane)	31.0			ug/kg	50.0	0.00	62.0	75-125			M
n-Butylbenzene	37.9			ug/kg	50.0	0.00	75.8	75-125			
sec-Butylbenzene	39.3			ug/kg	50.0	0.00	78.7	75-125			
tert-Butylbenzene	40.4			ug/kg	50.0	0.00	80.7	75-125			
Carbon tetrachloride	34.6			ug/kg	50.0	0.00	69.2	75-125			M
Chlorobenzene	33.9			ug/kg	50.0	0.00	67.8	75-125			M
Chloroethane	41.6			ug/kg	50.0	0.00	83.2	75-125			
Chloroform (Trichloromethane)	36.0			ug/kg	50.0	0.00	71.9	75-125			M
2-Chlorotoluene	41.0			ug/kg	50.0	0.00	82.0	75-125			
4-Chlorotoluene	38.2			ug/kg	50.0	0.00	76.3	75-125			
1,2-Dibromo-3-chloropropane (DBCP)	25.2			ug/kg	50.0	0.00	50.5	75-125			M
Dibromochloromethane	32.5			ug/kg	50.0	0.00	65.1	75-125			M
1,2-Dibromoethane (EDB)	29.3			ug/kg	50.0	0.00	58.6	75-125			M
Dibromomethane	28.0			ug/kg	50.0	0.00	55.9	75-125			M
1,2-Dichlorobenzene	36.8			ug/kg	50.0	0.00	73.6	75-125			M
1,3-Dichlorobenzene	36.0			ug/kg	50.0	0.00	72.1	75-125			M
1,4-Dichlorobenzene	37.0			ug/kg	50.0	0.00	74.1	75-125			M
Dichlorodifluoromethane	38.8			ug/kg	50.0	0.00	77.6	75-125			
1,1-Dichloroethane	36.2			ug/kg	50.0	0.00	72.4	75-125			M
1,2-Dichloroethane (EDC)	30.0			ug/kg	50.0	0.00	60.0	75-125			M
1,1-Dichloroethene	35.4			ug/kg	50.0	0.00	70.8	75-125			M
cis-1,2-Dichloroethene	33.1			ug/kg	50.0	0.00	66.2	75-125			M
trans-1,2-Dichloroethene	32.8			ug/kg	50.0	0.00	65.5	75-125			M
1,2-Dichloropropane	31.4			ug/kg	50.0	0.00	62.9	75-125			M
1,3-Dichloropropane	32.4			ug/kg	50.0	0.00	64.9	75-125			M
2,2-Dichloropropane	33.7			ug/kg	50.0	0.00	67.4	75-125			M
1,1-Dichloropropene	32.7			ug/kg	50.0	0.00	65.3	75-125			M
cis-1,3-Dichloropropene	30.8			ug/kg	50.0	0.00	61.7	75-125			M
trans-1,3-Dichloropropene	28.1			ug/kg	50.0	0.00	56.2	75-125			M
Ethylbenzene	34.6			ug/kg	50.0	0.00	69.3	75-125			M
Hexachlorobutadiene	38.8			ug/kg	50.0	0.00	77.5	75-125			
Isopropylbenzene	40.0			ug/kg	50.0	0.00	80.0	75-125			
p-Isopropyltoluene	39.6			ug/kg	50.0	0.00	79.2	75-125			
Methyl-tert-butyl ether (MTBE)	33.9			ug/kg	50.0	0.00	67.9	75-125			M
Methylene chloride (DCM)	42.2			ug/kg	50.0	0.00	84.4	75-125			
Naphthalene	29.2			ug/kg	50.0	0.00	58.4	75-125			M
n-Propylbenzene	39.8			ug/kg	50.0	0.00	79.6	75-125			
Styrene	34.8			ug/kg	50.0	0.00	69.5	75-125			M

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0505 - 5030 (Continued)					**Prepared: 01/31/2022 11:54**						
Matrix Spike (B2A0505-MS1)		**Source: BDA0214-15**			**Analyzed: 02/01/2022 08:51**						
1,1,1,2-Tetrachloroethane	35.2			ug/kg	50.0	0.00	70.3	75-125			M
1,1,2,2-Tetrachloroethane	28.1			ug/kg	50.0	0.00	56.3	75-125			M
Tetrachloroethene	33.6			ug/kg	50.0	0.00	67.3	75-125			M
Toluene (Methyl benzene)	33.1			ug/kg	50.0	0.00	66.2	75-125			M
1,2,3-Trichlorobenzene	34.9			ug/kg	50.0	0.00	69.8	75-125			M
1,2,4-Trichlorobenzene	34.2			ug/kg	50.0	0.00	68.5	75-125			M
1,1,1-Trichloroethane	33.2			ug/kg	50.0	0.00	66.5	75-125			M
1,1,2-Trichloroethane	27.7			ug/kg	50.0	0.00	55.3	75-125			M
Trichloroethene	30.6			ug/kg	50.0	0.00	61.2	75-125			M
Trichlorofluoromethane	44.1			ug/kg	50.0	0.00	88.1	75-125			
1,2,3-Trichloropropane	31.1			ug/kg	50.0	0.00	62.3	75-125			M
1,2,4-Trimethylbenzene	39.2			ug/kg	50.0	0.00	78.4	75-125			
1,3,5-Trimethylbenzene	40.0			ug/kg	50.0	0.00	80.1	75-125			
Vinyl chloride (Chloroethene)	35.8			ug/kg	50.0	0.00	71.6	75-125			M
o-Xylene	33.0			ug/kg	50.0	0.00	65.9	75-125			M
m,p-Xylenes	67.6			ug/kg	100	0.00	67.6	75-125			M
Surrogate: Bromofluorobenzene	*51.0*			*ug/kg*	*50.0*		*102*	*75-125*			
Surrogate: Dibromofluoromethane	*59.0*			*ug/kg*	*50.0*		*118*	*75-125*			
Surrogate: Toluene-d8	*54.7*			*ug/kg*	*50.0*		*109*	*75-125*			
Matrix Spike Dup (B2A0505-MSD1)		**Source: BDA0214-15**			**Analyzed: 02/01/2022 09:30**						
Benzene	30.7			ug/kg	50.0	0.00	61.5	75-125	<1.00	20	M
Bromobenzene (Phenyl bromide)	37.2			ug/kg	50.0	0.00	74.4	75-125	2.05	20	M
Bromochloromethane	29.5			ug/kg	50.0	0.00	59.1	75-125	<1.00	20	M
Bromodichloromethane	29.9			ug/kg	50.0	0.00	59.8	75-125	5.43	20	M
Bromoform (Tribromomethane)	32.0			ug/kg	50.0	0.00	64.0	75-125	3.17	20	M
n-Butylbenzene	37.7			ug/kg	50.0	0.00	75.3	75-125	<1.00	20	
sec-Butylbenzene	38.3			ug/kg	50.0	0.00	76.6	75-125	2.63	20	
tert-Butylbenzene	39.8			ug/kg	50.0	0.00	79.7	75-125	1.32	20	
Carbon tetrachloride	32.9			ug/kg	50.0	0.00	65.8	75-125	5.04	20	M
Chlorobenzene	33.8			ug/kg	50.0	0.00	67.6	75-125	<1.00	20	M
Chloroethane	43.0			ug/kg	50.0	0.00	86.0	75-125	3.33	20	
Chloroform (Trichloromethane)	35.1			ug/kg	50.0	0.00	70.3	75-125	2.31	20	M
2-Chlorotoluene	39.0			ug/kg	50.0	0.00	78.0	75-125	5.05	20	
4-Chlorotoluene	37.4			ug/kg	50.0	0.00	74.8	75-125	1.98	20	M
1,2-Dibromo-3-chloropropane (DBCP)	25.9			ug/kg	50.0	0.00	51.8	75-125	2.62	20	M
Dibromochloromethane	31.6			ug/kg	50.0	0.00	63.2	75-125	2.90	20	M
1,2-Dibromoethane (EDB)	29.0			ug/kg	50.0	0.00	58.0	75-125	1.03	20	M
Dibromomethane	27.3			ug/kg	50.0	0.00	54.6	75-125	2.35	20	M
1,2-Dichlorobenzene	36.3			ug/kg	50.0	0.00	72.6	75-125	1.37	20	M
1,3-Dichlorobenzene	36.8			ug/kg	50.0	0.00	73.6	75-125	2.03	20	M
1,4-Dichlorobenzene	36.2			ug/kg	50.0	0.00	72.4	75-125	2.21	20	M

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road	
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA	
Carlsbad, CA 92008	Attention:	Dan Weis			
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12	

Quality Control Results

Volatile Organic Compounds (EPA 8260B)

Analyte	Result	MDL	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: B2A0505 - 5030 (Continued)					**Prepared: 01/31/2022 11:54**						
Matrix Spike Dup (B2A0505-MSD1)		**Source: BDA0214-15**			**Analyzed: 02/01/2022 09:30**						
Dichlorodifluoromethane	38.6			ug/kg	50.0	0.00	77.1	75-125	<1.00	20	
1,1-Dichloroethane	35.6			ug/kg	50.0	0.00	71.2	75-125	1.73	20	M
1,2-Dichloroethane (EDC)	28.7			ug/kg	50.0	0.00	57.5	75-125	4.22	20	M
1,1-Dichloroethene	34.9			ug/kg	50.0	0.00	69.8	75-125	1.42	20	M
cis-1,2-Dichloroethene	33.4			ug/kg	50.0	0.00	66.7	75-125	<1.00	20	M
trans-1,2-Dichloroethene	33.7			ug/kg	50.0	0.00	67.5	75-125	2.89	20	M
1,2-Dichloropropane	30.7			ug/kg	50.0	0.00	61.5	75-125	2.32	20	M
1,3-Dichloropropane	32.2			ug/kg	50.0	0.00	64.5	75-125	<1.00	20	M
2,2-Dichloropropane	32.0			ug/kg	50.0	0.00	64.1	75-125	5.08	20	M
1,1-Dichloropropene	31.7			ug/kg	50.0	0.00	63.3	75-125	3.08	20	M
cis-1,3-Dichloropropene	30.0			ug/kg	50.0	0.00	59.9	75-125	2.86	20	M
trans-1,3-Dichloropropene	26.9			ug/kg	50.0	0.00	53.8	75-125	4.51	20	M
Ethylbenzene	34.6			ug/kg	50.0	0.00	69.2	75-125	<1.00	20	M
Hexachlorobutadiene	37.7			ug/kg	50.0	0.00	75.5	75-125	2.69	20	
Isopropylbenzene	38.9			ug/kg	50.0	0.00	77.8	75-125	2.76	20	
p-Isopropyltoluene	38.9			ug/kg	50.0	0.00	77.8	75-125	1.73	20	
Methyl-tert-butyl ether (MTBE)	33.2			ug/kg	50.0	0.00	66.4	75-125	2.21	20	M
Methylene chloride (DCM)	41.8			ug/kg	50.0	0.00	83.7	75-125	<1.00	20	
Naphthalene	30.1			ug/kg	50.0	0.00	60.2	75-125	3.04	20	M
n-Propylbenzene	38.3			ug/kg	50.0	0.00	76.6	75-125	3.87	20	
Styrene	34.3			ug/kg	50.0	0.00	68.7	75-125	1.27	20	M
1,1,1,2-Tetrachloroethane	34.6			ug/kg	50.0	0.00	69.3	75-125	1.49	20	M
1,1,2,2-Tetrachloroethane	27.5			ug/kg	50.0	0.00	55.0	75-125	2.34	20	M
Tetrachloroethene	33.5			ug/kg	50.0	0.00	67.0	75-125	<1.00	20	M
Toluene (Methyl benzene)	32.9			ug/kg	50.0	0.00	65.9	75-125	<1.00	20	M
1,2,3-Trichlorobenzene	34.5			ug/kg	50.0	0.00	69.0	75-125	1.18	20	M
1,2,4-Trichlorobenzene	34.4			ug/kg	50.0	0.00	68.9	75-125	<1.00	20	M
1,1,1-Trichloroethane	32.0			ug/kg	50.0	0.00	64.1	75-125	3.68	20	M
1,1,2-Trichloroethane	27.1			ug/kg	50.0	0.00	54.1	75-125	2.23	20	M
Trichloroethene	29.7			ug/kg	50.0	0.00	59.4	75-125	3.08	20	M
Trichlorofluoromethane	41.9			ug/kg	50.0	0.00	83.8	75-125	5.07	20	
1,2,3-Trichloropropane	30.3			ug/kg	50.0	0.00	60.6	75-125	2.80	20	M
1,2,4-Trimethylbenzene	39.1			ug/kg	50.0	0.00	78.2	75-125	<1.00	20	
1,3,5-Trimethylbenzene	39.4			ug/kg	50.0	0.00	78.9	75-125	1.54	20	
Vinyl chloride (Chloroethene)	35.2			ug/kg	50.0	0.00	70.4	75-125	1.61	20	M
o-Xylene	32.7			ug/kg	50.0	0.00	65.3	75-125	<1.00	20	M
m,p-Xylenes	66.8			ug/kg	100	0.00	66.8	75-125	1.09	20	M
Surrogate: Bromofluorobenzene	*50.6*			*ug/kg*	*50.0*		*101*	*75-125*			
Surrogate: Dibromofluoromethane	*59.7*			*ug/kg*	*50.0*		*119*	*75-125*			
Surrogate: Toluene-d8	*55.5*			*ug/kg*	*50.0*		*111*	*75-125*			

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Weis Environmental LLC	AETL Job Number:	BDA0214	Site:	25250 La Paz Road
1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA
Carlsbad, CA 92008	Attention:	Dan Weis		
	Project Name:	La Paz Village	Reported:	02/04/2022 13:12

Qualifiers and Definitions

Item	Qualifiers
BS	The recovery of this analyte in LCS and/or LCSD was outside control limit. Sample was accepted based on the remaining LCSand/or LCSD.
M	The spike recovery for this QC sample is outside of established control limits possibly due to sample matrix interference. Laboratory Control Samples(LCS/LCSD) recovery were acceptable.
S6	Surrogate recovery is outside control limits due to matrix interference.

Item	Definitions
% wt	Percent Weight
%REC	Percent Recovery
°F	Degrees Fahrenheit
AETL	American Environmental Testing Laboratory, LLC
C	Carbon
CARB	California Air Resources Board
COC	Chain of Custody
CRM	Certified Reference Material
DPD	Department of Planning and Development
DRO	Diesel Range Organics
Dup	Duplicate
ELAP	Environmental Laboratory Accreditation Program
EPA	Environmental Protection Agency
GC/FID	Gas Chromatography Flame Ionization Detection
GRO	Gasoline Range Organics
HC	Hydrocarbon
HEM	Hexane Extractable Material
HMU	Hazardous Material Unit
ICP/MS	Inductively Coupled Plasma Mass Spectrometry
LACSD	Los Angeles County Sanitation Districts
LCS	Laboratory Control Sample - A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes.
LCSD	Laboratory Control Sample Duplicate - A replicate of Laboratory Control Sample.
LOQ	Limit of Quantitation
MDL	Method Detection Limit - The minimum measured concentration of a substance that can be reported with 99% confidence. MDL is statistically derived number which is specific for each instrument, each method and each compound.
mg/kg	Miligrams per Kilogram
mg/L	Miligrams per Liter
ml/L/hr	Milliliter per Liter per Hour
MRO	Motor oil Range Organics

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1938 Kellogg Ave. Ste 116	Project Number:	[none]		Laguna Hills, CA
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	Project Name:	La Paz Village	Reported:	02/04/2022 13:12

MS	Matrix Spike - A sample prepared, taken through all sample preparation and analytical steps of the procedure and analyzed as an independent test results.
MSD	Matrix Spike Duplicate - A replicate of Matrix Spike Sample.
N	No
ND	Analyte is not detected below Method Detection Limit.
ng/m3	Nanograms per cubic meter
NIOSH	National Institute for Occupational Safety and Health
nL/L	Nanoliters per Liter
NTU	Nephelometric Turbidity Units
Ohm-cm	Ohms per centimeter
ORO	Oil Range Organics
OSHA	Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyl
PSU	Practical Salinity Unit
RL	Reporting Limit - The lowest concentration at which an analyte can be detected in a sample and its concentration can be reported with a specified degree of confidence, accuracy and precision. For usage at AETL, RL is equivalant to LOQ.
RPD	Relative Percent Difference
SIM	Selective Ion Monitoring
SM	Standard Method
SPLP	Synthetic Precipitation Leaching Procedure
STLC	Soluble Threshold Limit Concentration
TCLP	Toxicity Characteristic Leaching Procedure
TPH	Total Petroleum Hydrocarbons
TTLC	Total Threshold Limit Concentrations
ug/kg	Micrograms per Kilogram
ug/L	Micrograms per Liter
ug/m3	Micrograms per cubic meter
WET	Waste Extraction Test
Y	Yes
ZHE	Zero Headspace Extraction

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California Regional Water Quality Control Board/DTSC

Laboratory Report Form (Cover Page 1)

Laboratory Name:	Baseline Analytical Services
Address:	P.O. Box 2243 Huntington Beach, California 92647
Telephone:	(714) 273-2955
Authorized Signature Name, Title (print)	Brian Kato, Laboratory Director
Signature, Date	Brian K. Kato
Laboratory Project Number:	25250
Client Name:	Weis Environmental, LLC
Project Name:	25250 La Paz Road
Project Address:	25250 La Paz Road Laguna Hills, California
Date(s) Sampled:	1/27/2022
Date(s) Received:	1/27/2022
Date(s) Reported:	1/27/2022
Chain of Custody Received:	Yes

Comments

California Regional Water Quality Control Board/DTSC

Laboratory Report Form (Cover Page 2)

Organic Analyses	Number of Samples	Number of Samples Subcontracted
TO-15 (SIM), Chlorinated VOC's in Air	14	

Sample Condition: good

Inorganic Analyses	Number of Samples	Number of Samples Subcontracted

Sample Condition:

Microbiological Analyses	Number of Samples	Number of Samples Subcontracted

Sample Condition:

Other Types of Analyses	Number of Samples

Sample Condition:

Project Name: 25250 La Paz Road

RESULTS FOR AIR ANALYSIS

METHOD: TO-15 (SIM) MATRIX: Air REPORTING UNITS: $\mu g/m^3$

DATE ANALYZED:	27-Jan-22	27-Jan-22	27-Jan-22	27-Jan-22	27-Jan-22	27-Jan-22	27-Jan-22	
DILUTION FACTOR:	1	1	1	1	1	1	1	**Reporting Limit**
Sample ID:	**SS1**	**SS2**	**B1-5**	**B1-15**	**B2-5**	**B2-15**	**B3-5**	
UNITS:	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$
ANALYTE								
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	0.82
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	0.82
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	0.75
Tetrachloroethene	140	8100	1200	530	2.9	13	1400	0.82
Trichloroethene	ND	ND	ND	ND	ND	ND	ND	0.91
Vinyl Chloride	ND	ND	ND	ND	ND	ND	ND	0.11

Sample ID:	**SS1**	**SS2**	**B1-5**	**B1-15**	**B2-5**	**B2-15**	**B3-5**
QC Parameter:	Recovery	Recovery	Recovery	Recovery	Recovery	Recovery	Recovery
Units:	%	%	%	%	%	%	%
Surrogate: 4-Bromofluorobenzene:	99	98	97	95	96	90	95
Acceptable Range (%):	*70-130*	*70-130*	*70-130*	*70-130*	*70-130*	*70-130*	*70-130*

ND: Not detected at the indicated reporting limit (RL)

Project Name: 25250 La Paz Road

RESULTS FOR AIR ANALYSIS

METHOD: TO-15 (SIM) MATRIX: Air REPORTING UNITS: $\mu g/m^3$

DATE ANALYZED:	27-Jan-22	27-Jan-22	27-Jan-22	27-Jan-22	27-Jan-22	27-Jan-22	27-Jan-22	Reporting Limit
DILUTION FACTOR:	1	1	1	1	1	1	1	
Sample ID:	**B3-15**	**B4-5**	**B4-15**	**B5-5**	**B5-15**	**B5-15 DUP**	**Equipment Blank**	
UNITS:	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$	$\mu g/m^3$
ANALYTE								
1,1-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	0.82
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	0.82
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	ND	ND	0.75
Tetrachloroethene	12	1600	1900	1.9	ND	ND	ND	0.82
Trichloroethene	ND	ND	ND	ND	ND	ND	ND	0.91
Vinyl Chloride	ND	ND	ND	ND	ND	ND	ND	0.11

Sample ID:	**B3-15**	**B4-5**	**B4-15**	**B5-5**	**B5-15**	**B5-15 DUP**	**Equipment Blank**
QC Parameter:	Recovery	Recovery	Recovery	Recovery	Recovery	Recovery	Recovery
Units:	%	%	%	%	%	%	%
Surrogate: 4-Bromofluorobenzene:	96	99	90	92	95	94	98
Acceptable Range (%):	*70-130*	*70-130*	*70-130*	*70-130*	*70-130*	*70-130*	*70-130*

ND: Not detected at the indicated reporting limit (RL)

QA/QC Report - Vapor Samples

II. Lab Control Sample (LCS)/Lab Control Sample Duplicate (LCSD)

Date Performed: 27-Jan-22
Batch #: TO15- 27-Jan-22
Instrument ID: GCMS-TO15

Method: EPA TO-15 (SIM)
Units: $\mu g/m^3$

Analyte	Sample Result	Spike Conc. ($\mu g/m^3$)	LCS ($\mu g/m^3$)	LCS Recovery (%)	Spike Conc. ($\mu g/m^3$)	LCSD ($\mu g/m^3$)	LCSD Recovery (%)	RPD (%)	LCS/LCSD Recovery Limits (%)	Limits (%)
1,1-Dichloroethene	ND	10000	9330	93	10000	9170	92	2	65-130	0-15
cis-1,2-Dichloroethene	ND	10000	9830	98	10000	9260	93	6	65-130	0-15
trans-1,2-Dichloroethene	ND	10000	9110	91	10000	9430	94	3	65-130	0-15
Tetrachloroethene	ND	10000	8710	87	10000	8820	88	1	65-130	0-15
Trichloroethene	ND	10000	9220	92	10000	9030	90	2	65-130	0-15
Vinyl Chloride	ND	10000	9450	95	10000	8870	89	6	65-130	0-15

ATTACHMENT

(1) Chain-of-Custody Record (COC)

(2) Field Notes

Client Information	Project Information				Stainless Steel Canister ID (SSC-)	Flow Controller ID (FC-)	Canister Volume (L)	Analysis Request			CHAIN-OF-CUSTODY RECORD	
25250 La Paz Road	Project Name: 25250 La Paz Road										Page 1 of 1	
25250 La Paz Road	Project Address: 25250 La Paz Road										Laboratory Project #:	
Laguna Hills, California	Laguna Hills, California										25250	
Report to: Dan Weis	Project Dates: 01/27/22										Canister Vacuum ("Hg)	
Sample ID	Sampling Start Date	Sampling Start Time	Sampling End Date	Sampling End Time				VOC's (TO-15 SIM)		Lab Sample Number	Initial	Final
SS1	01/27/22	1030	01/27/22	1037	19	1	1.4	X		1	-30.0	-2.2
SS2	01/27/22	1045	01/27/22	1052	10	2	1.4	X		2	-30.0	-3.6
B1-5	01/27/22	1213	01/27/22	1220	9	3	1.4	X		3	-30.0	-2.1
B1-15	01/27/22	1220	01/27/22	1227	8	4	1.4	X		4	-30.0	-3.4
B2-5	01/27/22	1236	01/27/22	1243	11	5	1.4	X		5	-30.0	-3.1
B2-15	01/27/22	1243	01/27/22	1250	12	6	1.4	X		6	-30.0	-2.6
B3-5	01/27/22	1311	01/27/22	1318	7	7	1.4	X		7	-30.0	-2.4
B3-15	01/27/22	1318	01/27/22	1325	17	8	1.4	X		8	-30.0	-3.0
B4-5	01/27/22	1331	01/27/22	1338	3	9	1.4	X		9	-30.0	-4.0
B4-15	01/27/22	1338	01/27/22	1345	2	10	1.4	X		10	-30.0	-2.1
B5-5	01/27/22	1354	01/27/22	1401	15	11	1.4	X		11	-30.0	-2.9
B5-15	01/27/22	1401	01/27/22	1408	6	12	1.4	X		12	-30.0	-3.1
B5-15 DUP	01/27/22	1408	01/27/22	1415	1	13	1.4	X		13	-30.0	-2.8
Equipment Blank	01/27/22	0945	01/27/22	0952	16	14	1.4	X		14	-30.0	-2.8

1. Sampled and analyzed by:	2. Received by	Turnaround Time:
Signature: x Brian K. Kato	Signature: x	Special Instructions/Notes:
Date/Time: Date/Times Above	Signature: x	
3. Relinquished by	4. Received by	
Signature: x	Signature: x	
Date/Time:	Date/Time:	

BASELINE ON-SITE ANALYSIS™
Baseline Analytical Services
P. 0. Box 2243, Huntington Beach, CA 92647
Telephone: (714) 273-2

Field Notes

Client Information	***Project Information***	***Baseline Analytical Information***
Weis Environmental, LLC	Project Name: 25250 La Paz Road	Analyst Name: Brian Kato
1938 Kellogg Avenue, Suite 116	Project Address: 25250 La Paz Road	Telephone: 714.273.2955
Carlsbad, California 92008	Laguna Hills, California	
Report to: Dan Weis	Start Date: 11/27/22	Email: BrianKato@msn.com

(1) Site Conditions: clear skies with no precipitation

(2) Vapor Well Construction:
A probe tip is set in a sand pack; the probe tip is attached to tubing that leads to the surface. The tubing ends are sealed with gas-tight plugs. The Sub-slab VaporPin (trademark) is set to sample the soil gas directly beneath the concrete slab.

Pack Specification

Diameter:	2.00	inches	5.08	cm
Height:	1.0	feet	30.48	cm
Material:	sand & dry bentonite			

Tubing Specification:

			cm
Outer Diameter:	0.25	inches	0.635
Inner Diameter:	0.19	inches	0.483
Lengths:	6', 16'		(includes above ground leads)

(3) Purge Volume & Time Calculation

Component	Diameter (cm)	X-sect Area (cm^2)	Length or Height (ft)	Length or Height (cm)	Volume (ml)	Pack Volume X 0.35 Porosity (ml)	Volumes (3x) (ml)
5' bgs tubing	0.483	0.183	6.0	183	33.4	---	100
5' bgs tubing	0.483	0.183	16.0	488	89.2	---	267
Bentonite	5.08	20.26	1.0	30.5	617	216	648
Sand Pack	5.08	20.26	1.0	30.5	617	216	648
Total Pack Vol.	---	---	---	---	---	---	1297

Purge Time Calculation

Purge flow rate (ml/min): 200

Probe Depth	Purge Time for 3 Purge Volumes (min)
5' bgs	7.8
15' bgs	1.2

Total PV = Sand Pack Volume + Tubing Volume

Porosity used for bentonite: 0.35

Total Pack volume equals sum of sand and bentonite pack volumes

Purge Time = Total PV/Purge flow rate

Purge Volume: Based on the 7/15/15 DTSC Soil Gas Advisory, remove 3 purge volumes prior to each sample collection (purge times shown above).

Comments/Observations/Special Instructions·

Sampled and Analyzed by:

signature: Brian K. Kato

BASELINE ON-SITE ANALYSIS™

Baseline Analytical Services

P. 0. Box 2243

Huntington Beach, California 92647

Phone: (714) 273-2955

Attachment 2

Chronology of Key Dates

Chronology of Key Dates

- 2017 – Statutory Changes: (i) SB 35 - Affordable Housing Streamlining Act; (ii) AB 1397 - relating to sites a City can use to meet RHNA allocations.
- January 1, 2020: Housing Crisis Act (SB 330) becomes effective; allows applicants for housing development projects to vest rights in development standards as of date of filing of new "Preliminary Application"; speeds up process.
- September 29, 2021: Governor signed Assembly Bill 1398, reducing the time the City had to complete mandated rezoning needed to meet its sixth cycle RHNA from three years to one year from the applicable statutory deadline (as may be extended by the legislature) if a Housing Element Update found by HCD to be "substantially compliant" was not adopted by February 12, 2022 (i.e., within 120 days of the October 15, 2021 statutory deadline). (Deadlines were changed pursuant to SB 197 on June 30, 2023 – see reference below.)
- October 15, 2021: Statutory deadline for City Council to adopt a substantially compliant Housing Element Update.
- November 5, 2021: City submitted initial draft Housing Element Update to HCD for 60-day review.
- January 4, 2022: HCD issued formal Housing Element review letter to City.
- February 12, 2022: Original statutory deadline per AB 1398, by which City had to adopt a substantially compliant housing element update in order to be entitled to an approximately three-year period, instead of a one-year period, to complete the required rezoning (120 days from October 15, 2021).
- April 19, 2022: Californians for Homeownership filed Lawsuit against City seeking writ of mandate to compel City to adopt a substantially compliant housing element and complete mandatory rezoning.
- May 3, 2022: City Council held second public workshop at a special meeting to discuss Housing Element Update and inventory of sites, reached consensus on specific parcels to include in the sites inventory, and directed Staff to prepare a revised third Public Review draft Housing Element for consideration at the May 24, 2022, City Council meeting.
- June 3, 2022: City submitted revised third draft Housing Element update to HCD for review.
- June 28, 2022: City Council held public hearing and adopted the 2021-2029 Housing Element Update based on draft submitted to HCD on June 3, 2022.

- June 30, 2022: Governor signs SB 197. This bill extended the deadline by which a city within the SCAG Region must complete its mandatory rezoning of Housing Element sites to approximately February 12, 2025, *if* that city adopts a Housing Element found by HCD to be in "substantial compliance" within one year of any deadline set by Cal. Gov. Code § 65888.
- July 7, 2022: City and Californians for Homeownership entered into Stipulated Judgment settling lawsuit; stipulation sets the City's deadline to complete rezoning.
- July 15, 2022: Superior Court entered Order per Stipulated Judgment and sets the deadline to complete rezoning as follows: (a) 360 days after either HCD certification of the updated housing element or the date the City adopts findings pursuant to Government Code section 65585(f)(2); or (b) the timeframe to do so as provided by any applicable future amendment of state law, including, without limitation, the timeframe provided by Assembly Bill 197 if codified.
- August 2, 2022: HCD provided a letter to the City stating that submitted adopted Housing Element is not in substantial compliance with State Housing Element law and providing comments.
- September 28, 2022: HCD provided a letter to the City with further comments on proposed amendments to Housing Element, particularly with respect to sites inventory and affirmatively further fair housing assessment.
- October 15, 2022: Deadline under SB 197 for City to adopt a Housing Element in substantial compliance with State law.
- December 14, 2022: Applicant submitted a Builder's Remedy Preliminary Application for 190-unit senior housing project. Applicant has 180 days from this date to submit a formal application.
- March 2, 2023: City staff submitted a revised Amended Housing Element to HCD with revisions based on HCD comments.
- May 8, 2023: HCD provided a letter to the City finding that, in HCD's opinion, the Amended Housing Element meets the statutory requirements of state Housing Element Law, and that the City must complete the necessary rezoning to make sites identified in the Housing Element Sites Inventory available for high density residential development, prior to HCD certification of the Housing Element.
- June 12, 2023: Applicant submitted formal project application to City.
- July 2023 to April 2024: Applicant maked revisions to land use application and submittals for Project based on incompleteness letters from City Staff.

- January 1, 2024: AB 1633 becomes effective – expedites CEQA review for "exempt" projects, creates an HAA violation for refusing in the face of supporting evidence to not approve exemption or EIR approval.
- April 18, 2024: City determined Project application to be complete.
- April 26, 2024: Housing Element and Land Use Element amendments became effective.
- May 10, 2024: Rezoning Ordinance became effective.
- May 23, 2024: HCD Letter to City stating that it has reviewed the adopted revised Housing Element Update and rezoning ordinance and found Housing Element to be in substantial compliance with State Housing Element Law.
- June 17, 2024: City Staff sent a letter to Applicant pursuant to Government Code Section 65589.5(j)(2)(A) identifying the City plans, programs, policies, ordinances, standards, and requirements with which the proposed Project is, or potentially is, inconsistent, not in compliance, or not in conformity with, both (a) if a Builder's Remedy project and (b) if not a Builder's Remedy project.
- January 1, 2025: Effective date of new legislation taking more control away from cities:
    - AB 1893 – among other changes, amended the Housing Accountability Act to define a "Builder's Remedy" project, to lower the required percentage of affordable units for Builder's Remedy projects, to deem a Builder's Remedy project "in compliance" with applicable General Plan and zoning requirements, to redefine and expand what constitutes "disapproval" of a project, to expand penalties for HAA violations and to shorten compliance periods, and to alter what constitutes "bad faith" triggering penalties under the HAA to include "inaction" that is "entirely without merit…"
    - AB 1886 – delegated authority to HCD to determine "substantial compliance" of a Housing Element.
- May 23, 2025: Applicant revised the Project to reduce the number of affordable units from 36 (20%) low-income units to 18 (10%) very low-income units, pursuant to AB 1893.
- June 30, 2025 – AB 130 adopted effective July 1, 2025, made substantial changes to CEQA and the Permit Streamlining Act:
    - CEQA Exempt infill projects were expanded via a detailed criteria for triggering the exemption PLUS Builder's Remedy "deems" any such project

compliant with “applicable” general plan and zoning requirements. Invocation of AB 130 requires the Project to be consistent with applicable general plan and zoning ordinances. If the Project is a “Builder’s Remedy” Project, the City’s general plan and zoning ordinances (that would affect the density of this project) are not applicable and thus the Project is by law “consistent” for purposes of AB 130 and this particular exemption from CEQA.

- While the Tribal consultation sequence was altered and deadlines shortened, AB 130 amended the Permit Streamlining Act to impose a requirement of a final approval/disapproval hearing on the project within 30 days of the end of the Tribal Consultation process.
- AB 130 also amended subdivision (a) of Section 65950 of the Government Code to provide, in pertinent part, as follows:

  “(a) A public agency that is the lead agency for a development project shall approve or disapprove the project within . . . (7) Thirty days from the conclusion of the process outlined in subdivision (b) of Section 21080.66 of the Public Resources Code, if a development project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) pursuant to Section 21080.66 of the Public Resources Code.”

- July 15, 2025: Applicant invoked AB 130. Tribal consultation was substantively already accomplished under AB 52 in May 2025; counsel for City and Applicant subsequently agreed that the prior AB 52 process fulfills the requirements of AB 130 Tribal Consultation requirements under AB 130 and agreed concurrently to move any required final hearing under AB 130 from August 14 to September 23, 2025.

Attachment 3

Project Plan Set

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

CONCEPTUAL DESIGN

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

PROJECT DESCRIPTION:

FOUR - STORY TYPE V A OVER ONE LEVEL TYPE IA PODIUM PARKING, RESIDENTIAL UNITS, AMENITIES, PLUS ONE LEVEL TYPE IA BASEMENT PARKING.

ZONING SUMMARY

PROJECT SITE NFORMATION	APN # SUBJECT SITE	ADDRESS	CURRENT ZONE	GENERAL PLAN AND USE	GROSS LOT AREA	LOT AREA (ACRE)
	620-211-17	25260 LA PAZ ROAD, LAGUNA HILLS, CA 92653 (Retail Building)	CC COMMUNITY COMMERCIAL	CC COMMUNITY COMMERCIAL	2.554 AC	2.438 AC
	620-211-18	25250 LA PAZ ROAD, LAGUNA HILLS, CA 92653 (Cecilia's)				
	620-211-15	25252 LA PAZ ROAD, LAGUNA HILLS, CA 92653 (Better Buzz Coffee)				

ENTITLEMENT REQUEST:

180 SENIOR LIVING UNITS, INCLUDING 18 MEMORY CARE & 162 ASSISTED LIVING AND INDEPENDENT LIVING UNTS

EXISTING STRUCTURE USE: RETAIL / SERVICE ORIENTED BUSINESS	
LOT AREA (EXISTING RETAIL BUILDING):	106,199 S.F.
STRUCTURES TO BE DEMOLISHED:	28,780 S.F.

PROPOSED PROJECT					**NOTES**
SETBACKS	EXISTING COMM. COMMERCIAL	HIGH DENSITY RESIDENTIAL	URBAN VILLAGE SPECIFIC PLAN	PROPOSED PROJECT	
FRONT (BUILDING)	20'-0"	20'-0"	20'-0"	20'-0" (BALCONY ENCROACHMENT: 2'-1")	
STREET SIDE	15'-0"	15'-0"	10'-0"	N/A	THE PROPOSED PROJECT IS SUBMITTED UNDER THE HOUSING ACCOUNTABILITY ACT 65589.5 SUBDIVISION (D)
INTERIOR SIDE	10'-0"	5'-0"	0' ABUTTING COMM'L / 10' ABUTTING RESIDTL.	9'-6" / 35'-0"	
REAR	15'-0"	25'-0"	10' ABUTTING COMM'L / 20' ABUTTING RESIDTL.	31'-9"	
HEIGHT	40'-0"	65'-0"	75'-0"	61'-3" +/-	

PROPOSED PROJECT		**NOTES**
NUMBER OF RESIDENTIAL UNITS	180 DU	
DENSITY	74 DU / AC	
MAXIMUM LOT COVERAGE	65,902 S.F. 62%	THE PROPOSED PROJECT IS SUBMITTED UNDER THE HOUSING ACCOUNTABILITY ACT 65589.5 SUBDIVISION (D)
NUMBER OF STORIES	4 LEVEL RESIDENTIAL OVER 1 LEVEL PARKING & 1 LEVEL BASEMENT PARKING	
BUILDING HEIGHT	61'-4"	DENSITY AND F.A.R. AREA MEASURED BASED ON THE LOT NET AREA
F.A.R.	1.97	
OPEN SPACE	29,682 S.F.	
MINIMUM LANDSCAPE AREA	13,500 S.F.	

OPEN SPACE CALCULATION	AT GRADE COURTYARD	COURTYARD OVER PODIUM	ROOF TERRACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE	
	3,000 S.F.	14,619 S.F.	650 S.F.	11,413 S.F.	29,682 S.F.	

THE PROPOSED PROJECT IS PRESENTED PURSUANT TO GOVERNMENT CODE SECTION 65589.5 SUBDIVISION (D); ANY DISCREPANCIES BETWEEN THE PLANS AND REQUIREMENTS OF THAT SECTION ARE INADVERTENT AND SHALL BE INTERPRETED IN A MANNER THAT ENSURES COMPLIANCE WITH SECTION 65589.5

	BASEMENT/P2	1ST LEVEL/P1	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL
RESIDENTIAL BUILDING AREA	0 S.F.	19,744 S.F.	47,874 S.F.	46,868 S.F.	46,868 S.F.	46,558 S.F.	207,912 S.F.
PARKING	57,762 S.F.	41,012 S.F.					98,774 S.F.

UNIT SUMMARY

PLAN	DESCRIPTION	Q.	RATIO	GROSS AREA (SF)	TOTAL G.A. (SF)	PRIVATE DECK (SF)	TOTAL PRIVATE DECK (SF)	
S1	STUDIO	14		390	5,460	-	-	
S1 (BMR)	STUDIO	2	(10.4% of studios)	390	780	-	-	AFFORDABLE TO VERY LOW INCOME (50% OF AMI)
TOTAL STUDIO		16	9%		6,240	-	-	10.3% OF STUDIO ARE AFFORDABLE UNITS - TOTAL 2 STUDIOS
A1 (BMR)	1 BED / 1 BATH	1	(1.08% of 1BR)	519	519	-	-	AFFORDABLE TO VERY LOW INCOME (50% OF AMI)
A2	1 BED / 1 BATH	1		575	575	-	-	
A3 (BMR)	1 BED / 1 BATH	3	(3.23% of 1BR)	726	2,178	60	180	AFFORDABLE TO VERY LOW INCOME (50% OF AMI)
A3	1 BED / 1 BATH	11		726	7,986	60	660	
A4 (BMR)	1 BED / 1 BATH	1	(1.08% of 1BR)	796	796	48	48	AFFORDABLE TO VERY LOW INCOME (50% OF AMI)
A4	1 BED / 1 BATH	2		796	1,592	48	96	
A5 (BMR)	1 BED / 1 BATH	4	(4.30% of 1BR)	800	3,200	71	284	AFFORDABLE TO VERY LOW INCOME (50% OF AMI)
A5	1 BED / 1 BATH	67		800	53,600	71	4,757	
A6	1 BED / 1 BATH	3		772	2,316	58	174	
TOTAL 1 BEDROOM		93	52%		72,762		6,199	9.69% OF ONE BEDROOM ARE AFFORDABLE UNITS-TOTAL 9 ONE BEDROOMS
B1 (BMR)	2 BED / 2 BATH	7	(9.85% of 2BR)	888	6,216	60	420	AFFORDABLE TO VERY LOW INCOME (50% OF AMI)
B1	2 BED / 2 BATH	11		888	9,768	60	660	
B2	2 BED / 2 BATH	53		1,040	55,120	78	4,134	
TOTAL 2 BEDROOM		71	39%		71,104		5,214	9.85% OF TWO BEDROOM ARE AFFORDABLE UNITS-TOTAL 7 TWO BEDROOMS
TOTAL BMR		18	(10% of TOTAL)					
TOTAL		180			150,106		11,413	10% OF TOTAL UNITS ARE AFFORDABLE - TOTAL 18 DU

RESIDENTIAL PARKING	NUMBER OF DU	NUMBER OF CAR/DU	PROVIDED PARKING STALLS	NOTE: PER LHMC BASED ON "SENIOR HOUSING PROJECT" REQUIRED PARKING FOR 180 UNITS WOULD EQUAL 271 SPACES. PROJECT INCLUDES MEMORY CARE AND ASSISTED LIVING OCCUPANTS WHO WILL NOT OPERATE A CAR.
STUDIO	14	1	14	THE PROPOSED PROJECT IS SUBMITTED UNDER THE HOUSING ACCOUNTABILITY ACT 65589.5 SUBDIVISION (D)
STUDIO (BMR)	2	0	0	RESIDENTS' PARKING INCLUDED 5 ACCESSIBLE STALLS
1 BEDROOM	84	1	84	215 RESIDENTIAL STALLS X 2%=5 ACCESSIBLE STALLS, INCLUDING ONE ACCESSIBLE VAN PARKING
1 BEDROOM (BMR)	9	0	0	13 RESIDENTS' GUESTS PARKING INCLUDES 1 ACCESSIBLE VAN STALL 13X2%=1
2 BEDROOM	64	2	128	
2 BEDROOM (BMR)	7	1	7	
TOTAL RESIDENTIAL			233	1.30 CAR / DU PROVIDED EXCLUDED GUEST PARKING
GUEST		1 / 15 DU	13	
TOTAL RES. AND GUEST			246	
UNASSIGNED			10	
TOTAL PARKING PROVIDED			256	NO TANDEM PARKING IS PROPOSED
BICYCLE PARKING	PER CAL GREEN	1:15 TENANT PARKING SP.	11 REQ'D 11 PROV'D	

CODE	CALIF TITLE 24, 2022 CALIF BLDG CODE, 2022 CALIF ELECT CODE, 2022 CALIF MECH CODE, 2022 CALIF PLUMB CODE, 2022 CALIF ENERGY CODE, 2022 CALIF FIRE CODE, 2022 CAL GREEN CODE, CALIF SB7 WATER SUB-METERING
SUSTAINABILITY	PROJECT WILL COMPLY WITH CAL GREEN
ACCESSIBILITY	PROJECT WILL COMPLY WITH CA BUILDING CODE CHAPTER 11A - NO PUBLIC FUNDING

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L7 Wall & Fence Plan (Lev 2)
L8 Wall & Fence Schedule
L9 Wall & Fence Schedule
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2 Parking Garage Basement
3 Parking Garage Basement
4 Parking Ground Level
5 Parking Ground Level
6 Exterior Ground Level
7 Exterior Ground Level
8 Exterior Ground Level Courtyard
9 Exterior Level 2 Courtyard
10 Exterior Level 2 Courtyard
11 Lighting Fixture Details
12 Lighting Fixture Details
13 Lighting Fixture Details

PROJECT TEAM

APPLICANT: La Paz Village Investors, LLC.
ADDRESS: 1010 South El Camino Real, Suite 200
San Clemente, CA 92672
CONTACT: Nick Buchanan
PHONE NUMBER: (949)441-7442
EMAIL: nbuchanan@proteallc.com

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ADDRESS: 200 Commerce, Suite 200
Irvine, CA 92602
CONTACT: Ron Nestor
PHONE NUMBER: (949)250-0607 ext. 8776
EMAIL: ronn@whainc.com

CIVIL ENGINEER: C&V Counsulting, INC.
ADDRESS: 9830 Irvine Center Drive
Irvine, CA 92618
CONTACT: Ryan Bittner
PHONE NUMBER: (949)369-6141
EMAIL: rbittner@cvc-inc.net

LANDSCAPE ARCHITECT: C2 Collaborative
ADDRESS: 100 Avenida Miramar
San Clemente, CA 92672
CONTACT: Jack Haden
PHONE NUMBER: (949)366-6624
EMAIL: jhaden@c2collaborative.com

VICINITY MAP

A-01
COVER SHEET

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

CONCEPTUAL DESIGN

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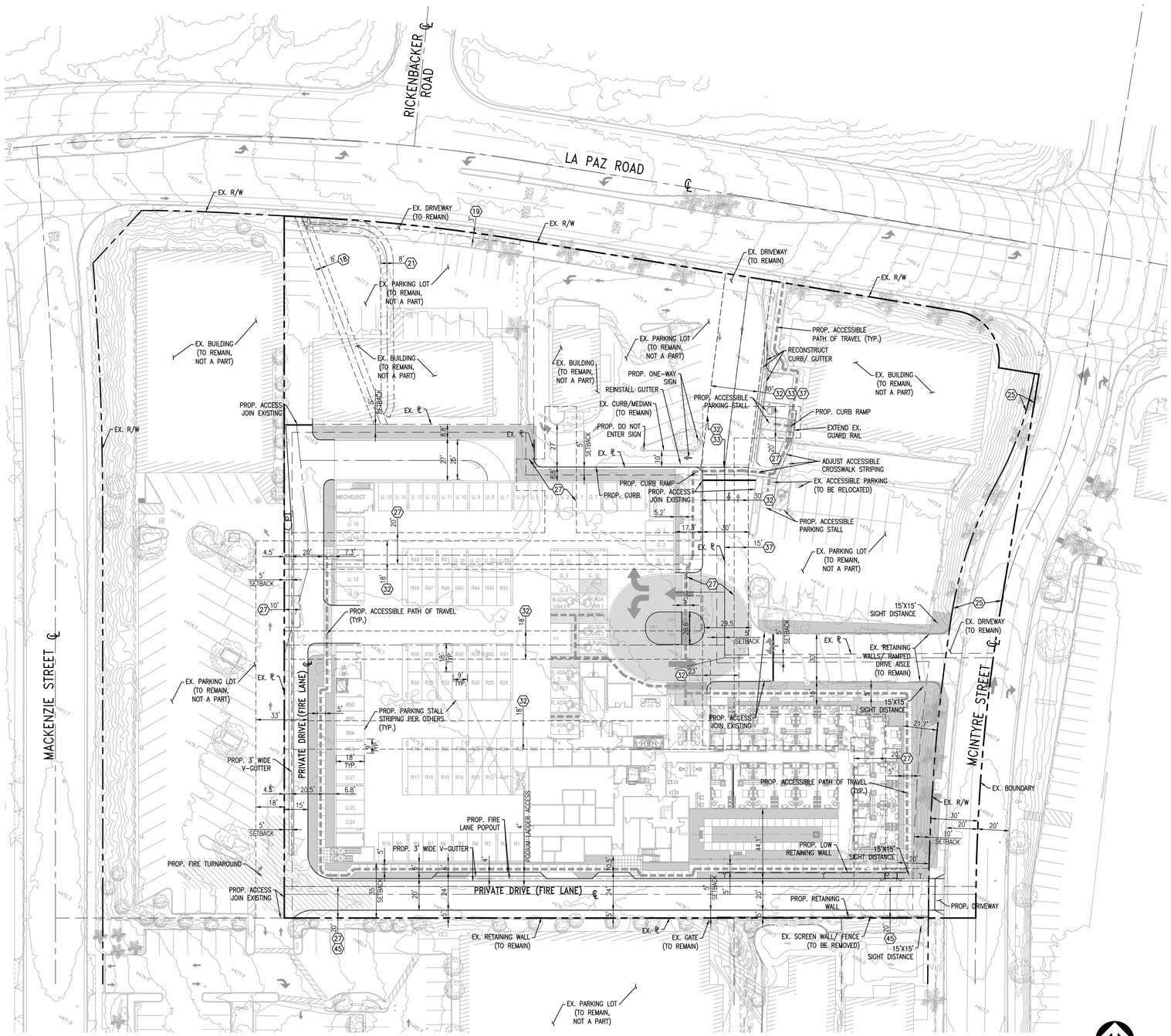
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

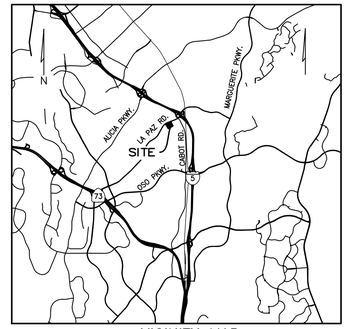
CONCEPTUAL SITE PLAN

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



SCALE: 1" = 30'

0 15 30 60



VICINITY MAP
NOT TO SCALE

TITLE INFORMATION:

THE FOLLOWING TITLE INFORMATION WAS DERIVED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 997-30103372-A-T54 DATED AUGUST 7, 2023 AT 7:30AM, AMENDED AUGUST 15, 2023, AMENDMENT NO. A.

(#) DENOTES PLOTTED ITEM.

13 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM MARCO POLO ROAD (NOW KNOWN AS LA PAZ ROAD), HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF TRACT NO. 5641 ON FILE IN BOOK 204, PAGE 1-9, OF TRACT MAPS.
(RELINQUISHMENT FOR PTR PARCEL 2)

14 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 42 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2)

15 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 51 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2)

16 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7916, PAGE 622 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 1)

(18) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED APRIL 29, 1968 AS BOOK 8586, PAGE 885 OF OFFICIAL RECORDS (TO REMAIN).

(19) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, RECORDED FEBRUARY 6, 1969 AS BOOK 8867, PAGE 318 OF OFFICIAL RECORDS (TO REMAIN).

20 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS BOOK 9976, PAGE 785 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2, 3, 4)

(21) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED APRIL 9, 1973 AS BOOK 10635, PAGE 624 OF OFFICIAL RECORDS (TO REMAIN).

22 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 11951, PAGE 1994 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2)

23 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 11952, PAGE 1 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2)

24 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM 7-ELEVEN FOOD STORE AT 25758 LA PAZ ROAD OF THE DRIVEWAYS HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JANUARY 25, 1972 AS BOOK 9976, PAGE 785 OF OFFICIAL RECORDS.
(RELINQUISHMENT FOR PTR PARCEL 1)

(25) AN EASEMENT FOR STREET, HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF ORANGE- A BODY CORPORATE AND POLITIC, RECORDED JUNE 15, 1973 AS BOOK 10753, PAGE 157 OF OFFICIAL RECORDS (TO REMAIN).

26 THE FACT THAT THE OWNERSHIP OF THE LAND DOES NOT INCLUDE VEHICULAR ACCESS TO AND FROM A PORTION OF LA PAZ ROAD, SAID RIGHTS HAVING BEEN PARTIALLY QUITCLAIMED BY DEED FROM MISSION HILLS PLAZA, LTD., A PARTNERSHIP, TO THE COUNTY OF ORANGE, RECORDED FEBRUARY 4, 1974 IN BOOK 11069, PAGE 1012 OF OFFICIAL RECORDS.
(RELINQUISHMENT FOR PTR PARCEL 2, 3, 4)

(27) AN EASEMENT FOR WATER TRANSMISSION AND INCIDENTAL PURPOSES, IN FAVOR OF MOULTON-NIGUEL WATER DISTRICT, RECORDED APRIL 23, 1974 AS BOOK 11125, PAGE 1351 OF OFFICIAL RECORDS (TO BE PARTIALLY RELOCATED).

28 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, IN FAVOR OF MOULTON-NIGUEL WATER DISTRICT, RECORDED APRIL 29, 1974 AS BOOK 11130, PAGE 1432 AND RE-RECORDED MAY 15, 1974 IN BOOK 11145, PAGE 272 BOTH OF OFFICIAL RECORDS.
(EASEMENT IS OUTSIDE OF SURVEY AREA)

29 AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED DECEMBER 24, 1974 AS BOOK 11311, PAGE 847 OF OFFICIAL RECORDS.
(EASEMENT LOCATION IS INDETERMINATE FROM RECORD INFORMATION)

30 ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM LA PAZ ROAD HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 30, 1977 AS BOOK 12124, PAGE 424 OF OFFICIAL RECORDS.
(RELINQUISHMENT FOR PTR PARCEL 2, 3, 4)

31 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 15, 1979 AS BOOK 13035 PAGE 996 OF OFFICIAL RECORDS.
(BLANKET IN NATURE FOR PTR PARCEL 2, 3)

(32) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NONPROFIT, RECORDED FEBRUARY 15, 1979 AS BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS (TO BE PARTIALLY RELOCATED).

(33) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN LAND OWNER" RECORDED MAY 12, 1997 AS INSTRUMENT NO. 97-218842 OF OFFICIAL RECORDS. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LANDOWNERS" RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 2018000053465 OF OFFICIAL RECORDS (TO REMAIN).

(37) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT BETWEEN LAND OWNERS" RECORDED MAY 20, 2011 AS INSTRUMENT NO. 2011-251806 OF OFFICIAL RECORDS (TO REMAIN).

38 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED EASEMENT AGREEMENT AMONG LAND OWNERS" RECORDED MARCH 08, 2012 AS INSTRUMENT NOS. 20120001316?0 AND RECORDED FEBRUARY 15, 2018 AS INSTRUMENT NO. 2018000053465, BOTH OF OFFICIAL RECORDS.
(BLANKET IN NATURE PTR PARCEL 1, 2, 3, 4)

(45) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, IN FAVOR OF SADDLEBACK VALLEY BOARD OF REALTORS, A CALIFORNIA NON-PROFIT, RECORDED AUGUST 08, 1980 AS BOOK 13693, PAGE 1673 OF OFFICIAL RECORDS (TO BE PARTIALLY RELOCATED).

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CONCEPTUAL GRADING PLAN	2
SECTIONS	3
CONCEPTUAL UTILITY PLAN	4

VESTING OWNER:

LA PAZ VILLAGE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY

DEVELOPER:

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
T (949) 441-7442
NICK BUCHANAN

SITE ADDRESS:

25260 & 25254 LA PAZ ROAD
LAGUNA HILLS, CA 92653

CIVIL ENGINEER:

C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T (949) 916-3800
RYAN BITTNER, P.E., PRINCIPAL

ARCHITECT:

WILLIAM HEZMALHALCH ARCHITECTURE, INC.
680 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
T (714) 250-0607
RON NESTOR, SENIOR PRINCIPAL

CONSTRUCTION TYPE:

4-STORY TYPE V A

UTILITY PURVEYORS:

WATER
MOULTON NIGUEL WATER DISTRICT (MNWD)
(949) 831-2500

SEWER
MOULTON NIGUEL WATER DISTRICT (MNWD)
(949) 831-2500

ELECTRICITY
SAN DIEGO GAS & ELECTRIC COMPANY (SDG&E)
(800) 411-7343

GAS
SOCAL GAS
(800) 411-7343

PHONE/INTERNET
COX
(800) 261-4021

EXISTING ZONING:

COMMUNITY COMMERCIAL (CC)

LEGEND:

- CENTERLINE
- EX. BOUNDARY
- EASEMENT
- EX. LOT LINE
- ADA PATH OF TRAVEL

PROJECT SUMMARY:

SITE AREA:
GROSS: 2.554 AC
NET: 2.438 AC
DENSITY: 74 DU/AC
F.A.R.: 1.97
UNITS: 180 SENIOR LIVING UNITS

7-STUDIO	390 SF
9-STUDIO BMR	390 SF
1-1BDR (A1)	519 SF
1-A1BDR (A2)	575 SF
10-1BDR (A3)	726 SF
4-1BDR BMR (A3)	726 SF
3-1BDR (A4)	796 SF
66-1BDR (A5)	800 SF
5-1BDR BMR (A5)	800 SF
3-1BDR (A6)	772 SF
18-2BDR BMR (B1)	888 SF
53-2BDR (B2)	1,040 SF
	TOTAL: 150,106 SF

PARKING:
REQUIRED: 180 UNITS AT 1.2 (INCLUDING GUESTS) = 215 SPACES

RESIDENTIAL:	215 SPACES
GUEST:	13 SPACES
UNASSIGNED:	28 SPACES
TOTAL PROVIDED:	256 SPACES

OPEN SPACE:
TOTAL OPEN SPACE: 29,682 SF
BUILDING:
4-LEVEL RESIDENTIAL OVER 1 LEVEL PARKING 1
BUILDING HEIGHT: 61'-4"
TOTAL BUILDING AREA: 208,55 SF
SETBACKS:
FRONT: 10' (MCINTYRE STREET)
INTERIOR STREET: 5'
INTERIOR SIDE: 5'
REAR: 5'

DEVELOPER :

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP.	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25260 & 25254 LA PAZ ROAD
CONCEPTUAL SITE PLAN

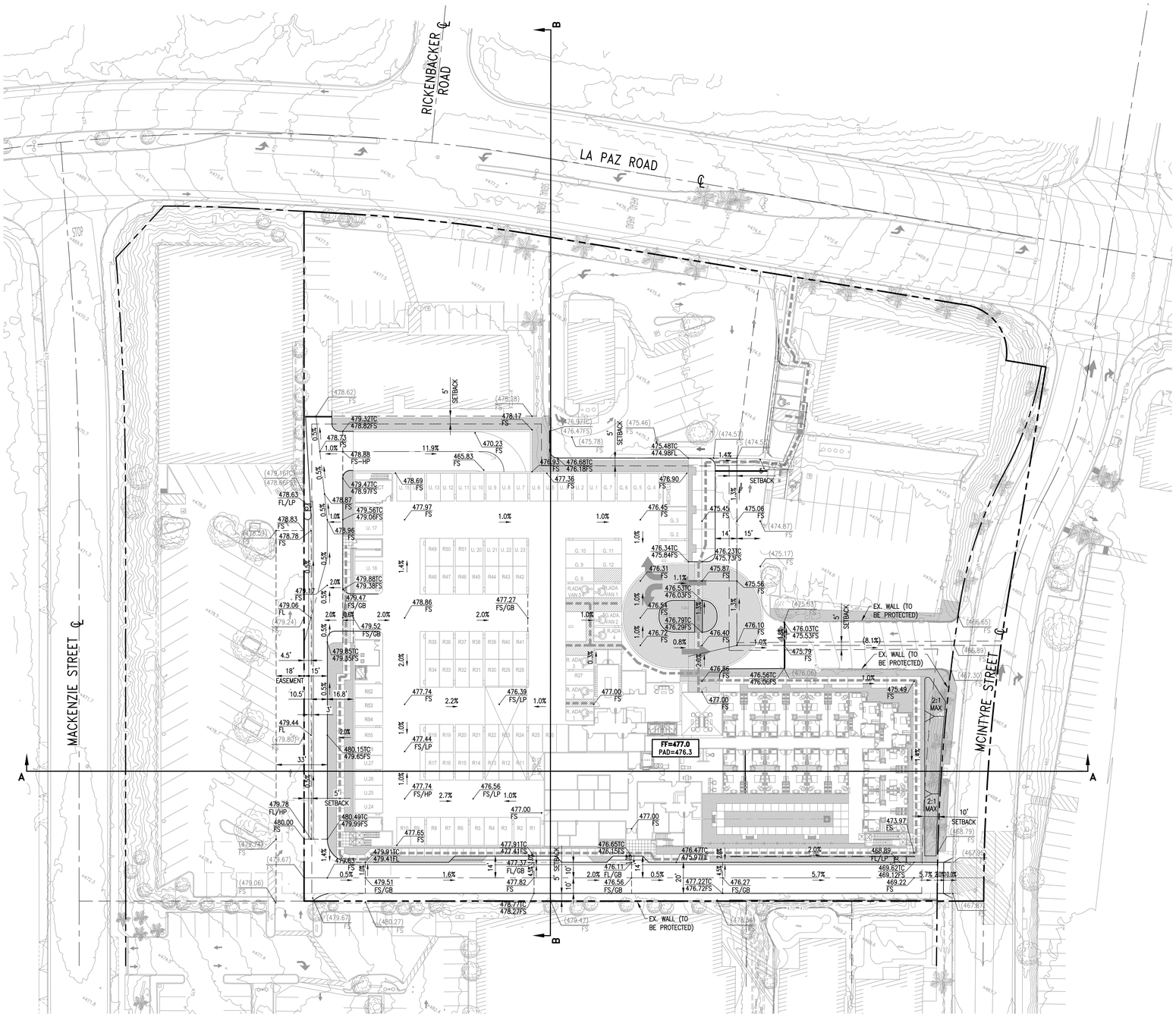
DATE: 5/19/2025
SHEET 1 OF 4
SCALE: AS SHOWN
DRAWN BY: JH
CHECKED BY: JH

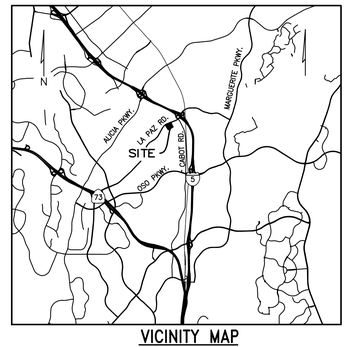
CITY OF LAGUNA HILLS

PROJ. CAPE-001 DWG: P:\CLIENTS\CAPE-001\dwg\Sheets\PLOT-SP-01.dwg BY: jhendricks May 19, 2025 - 8:14:23am

CONCEPTUAL GRADING PLAN

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS





VICINITY MAP
NOT TO SCALE

LEGEND:

- CENTERLINE
- EX. BOUNDARY
- EASEMENT
- EX. LOT LINE
- ADA PATH OF TRAVEL

SCALE: 1" = 30'

0 15 30 60

DEVELOPER :

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
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WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25260 & 25254 LA PAZ ROAD
CONCEPTUAL GRADING PLAN

DATE: 5/19/2025
SHEET 2 OF 4

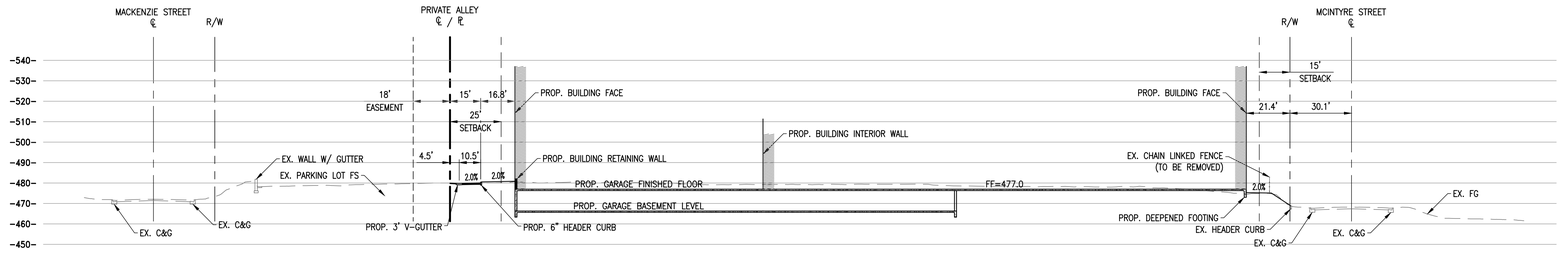
SCALE: AS SHOWN | DRAWN BY: KL | CHECKED BY: JH

CITY OF LAGUNA HILLS

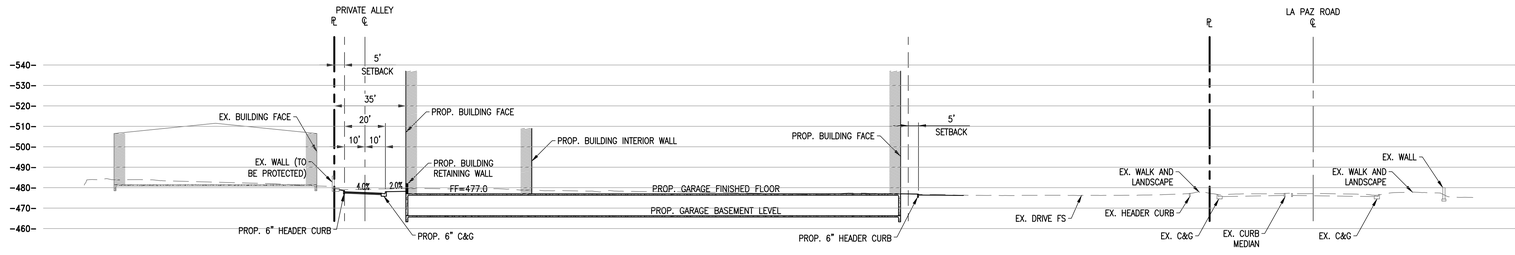
PROJ. CAPE-001

SECTIONS

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS



SECTION A-A
EAST-WEST OF PROJECT SITE
HOR: 1"=30'
VERT: 1"=30'



SECTION B-B
NORTH-SOUTH OF PROJECT SITE
HOR: 1"=30'
VERT: 1"=30'

SCALE: 1" = 30'

0 15 30 60

DEVELOPER :

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9930 IRVINE CENTER DRIVE
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(949) 916-3500
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WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
IRVIN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25260 & 25254 LA PAZ ROAD
SECTIONS

DATE: 5/19/2025
SHEET 3 (2) OF 4

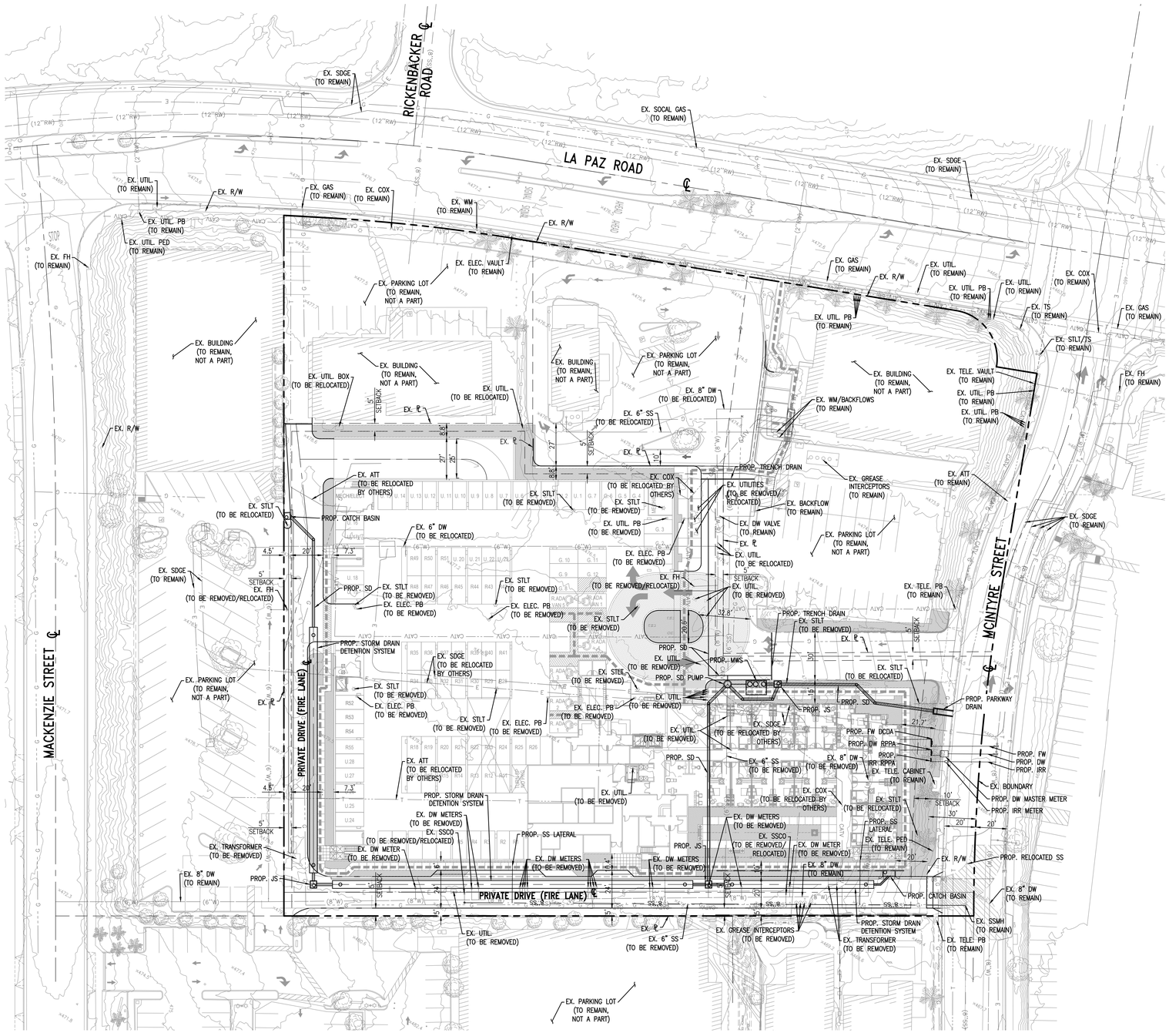
SCALE: AS SHOWN | DRAWN BY: KL | CHECKED BY: JH

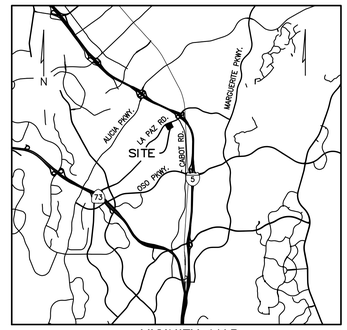
CITY OF LAGUNA HILLS

DWG: P:\CLIENT-DOCS\Irvin\Drawings\PLOT-FILES\CITY-SECTION_01.dwg BY: jhendricks May 19, 2025 - 8:51:59am

CONCEPTUAL UTILITY PLAN

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS





VICINITY MAP
NOT TO SCALE

LEGEND:

- CENTERLINE
- EX. BOUNDARY
- EASEMENT
- EX. LOT LINE
- EX. SANITARY SEWER
- EX. DOMESTIC WATER
- EX. SAN DIEGO GAS & ELECTRIC
- EX. COX INTERNET/TELEPHONE
- PROP. DOMESTIC WATER
- PROP. DOMESTIC WATER RPPA
- PROP. FIRE WATER
- PROP. FIRE WATER DCDA
- PROP. SANITARY SEWER
- GATE VALVE
- PROP. STORM DRAIN
- PROP. MWS
- PROP. JUNCTION STRUCTURE
- PROP. SD PUMP

ABBREVIATIONS:

℄	CENTERLINE
DCDA	DOUBLE-CHECK DETECTOR ASSEMBLY
DW	DOMESTIC WATER
ELEC.	ELECTRIC
IRR	IRRIGATION
JS	JUNCTION STRUCTURE
MWS	MODULAR WETLANDS SYSTEM
PB	PULLBOX
PED	PEDESTAL
P	PROPERTY LINE
POC	POINT OF CONNECTION
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SDGE	SAN DIEGO GAS & ELECTRIC
STLT	STREETLIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TS	TRAFFIC SIGNAL
UTIL.	UTILITY
WM	WATER METER

SCALE: 1" = 30'

0 15 30 60

DEVELOPER :

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP.	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RAY T. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25260 & 25254 LA PAZ ROAD
CONCEPTUAL UTILITY PLAN

DATE: 5/19/2025
SHEET 4 OF 4
SCALE: AS SHOWN
DRAWN BY: IV
CHECKED BY: JH

CITY OF LAGUNA HILLS

PROJ. CAPE-001

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PARKING/CIRCULATION EXHIBIT

LA PAZ VILLAGE SENIOR LIVING,
LAGUNA HILLS

VESTING OWNER:
LA PAZ VILLAGE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY

DEVELOPER:
CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
T (949) 441-7442
NICK BUCHANAN

SITE ADDRESS:
25260 & 25254 LA PAZ ROAD
LAGUNA HILLS, CA 92653

CIVIL ENGINEER:
C&V CONSULTING, INC.
9830 IRVINE CENTER DRIVE
IRVINE, CA 92618
T (949) 916-3800
RYAN BITTNER, P.E., PRINCIPAL

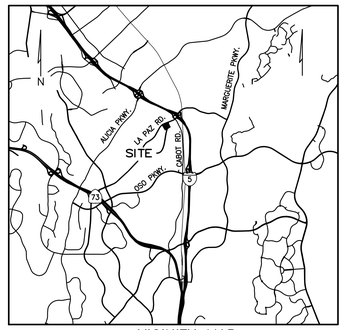
ARCHITECT:
WILLIAM HEZMALHALCH ARCHITECTURE, INC.
680 NEWPORT CENTER DRIVE, SUITE 300
NEWPORT BEACH, CA 92660
T (714) 250-0607
RON NESTOR, SENIOR PRINCIPAL

LEGEND:
- CENTERLINE
- EX. BOUNDARY
- EX. R/W
- ADA PATH OF TRAVEL
- PROP. ACCESS LANE

PROJECT SUMMARY:
SITE AREA:
GROSS: 2.554 AC
NET: 2.438 AC
DENSITY: 74 DU/AC
F.A.R.: 1.97
UNITS: 180 SENIOR LIVING UNITS

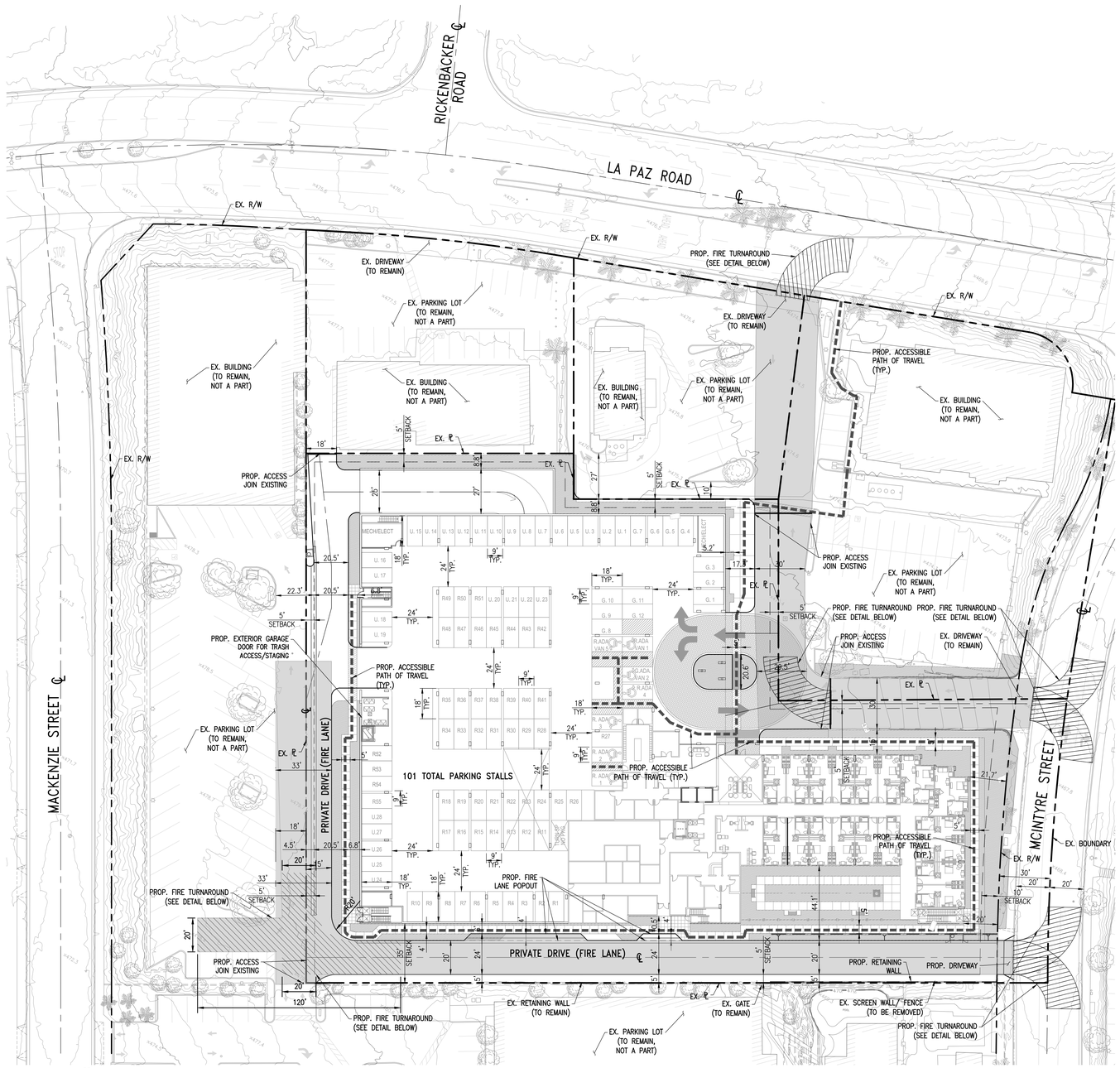
7-STUDIO	390 SF
9-STUDIO BMR	390 SF
1-1BDR (A1)	519 SF
1-A1BDR (A2)	575 SF
10-1BDR (A3)	726 SF
4-1BDR BMR (A3)	726 SF
3-1BDR (A4)	796 SF
66-1BDR (A5)	800 SF
5-1BDR BMR (A5)	800 SF
3-1BDR (A6)	772 SF
18-2BDR BMR (B1)	888 SF
53-2BDR (B2)	1,040 SF
	TOTAL: 150,106 SF

PARKING:
REQUIRED: 180 UNITS AT 1.2 (INCLUDING GUESTS) = 215 SPACES
RESIDENTIAL: 215 SPACES
GUEST: 13 SPACES
UNASSIGNED: 28 SPACES
TOTAL PROVIDED: 256 SPACES
OPEN SPACE:
TOTAL OPEN SPACE: 29,682 SF
BUILDING:
4-LEVEL RESIDENTIAL OVER 1 LEVEL PARKING 1
BUILDING HEIGHT: 61'-4"
TOTAL BUILDING AREA: 208,55 SF
SETBACKS:
FRONT: 10' (MCINTYRE STREET)
INTERIOR STREET: 5'
INTERIOR SIDE: 5'
REAR: 5'

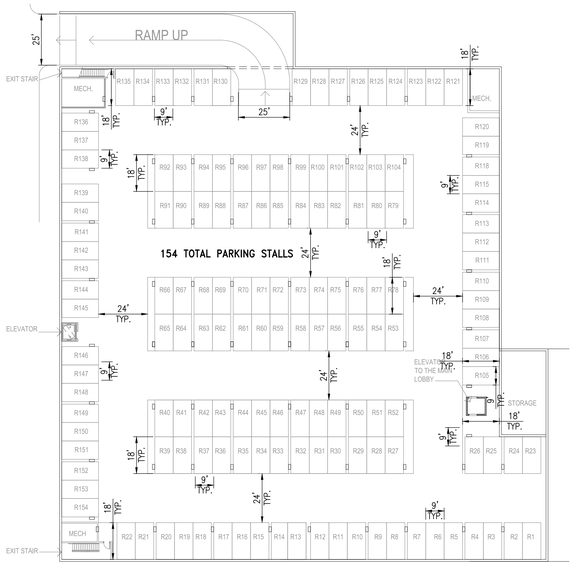


VICINITY MAP
NOT TO SCALE

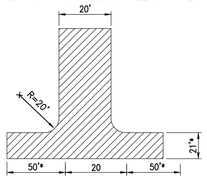
PARKING SUMMARY				
ABBREVIATIONS	DEFINITION	LEVEL 1	BASEMENT	TOTAL
R.	RESIDENTIAL	61	154	215
G.	GUEST	13	0	13
U.	UNASSIGNED	28	0	28
TOTAL PARKING COUNT =		102	154	256



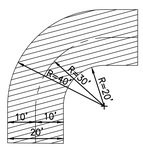
LEVEL 1 PARKING



BASEMENT PARKING



HAMMER HEAD
TYPICAL DETAIL
NOT TO SCALE



FIRE LANE TURNING RADIUS
TYPICAL DETAIL
NOT TO SCALE

SCALE: 1" = 30'
0 15 30 60

DEVELOPER :
REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP.	DATE

OWNER & DEVELOPER :
CAPE POINT DEVELOPMENT, LLC
CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9830 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618
(949) 916-3800
INFO@CVC-INC.NET
WWW.CVC-INC.NET

REGISTERED PROFESSIONAL ENGINEER
RYAN J. BITTNER
No. 68167
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25260 & 25254 LA PAZ ROAD
PARKING/CIRCULATION EXHIBIT

DATE: 4/29/2025
SHEET 1 OF 1
SCALE: AS SHOWN
DRAWN BY: JA
CHECKED BY: JH

CITY OF LAGUNA HILLS

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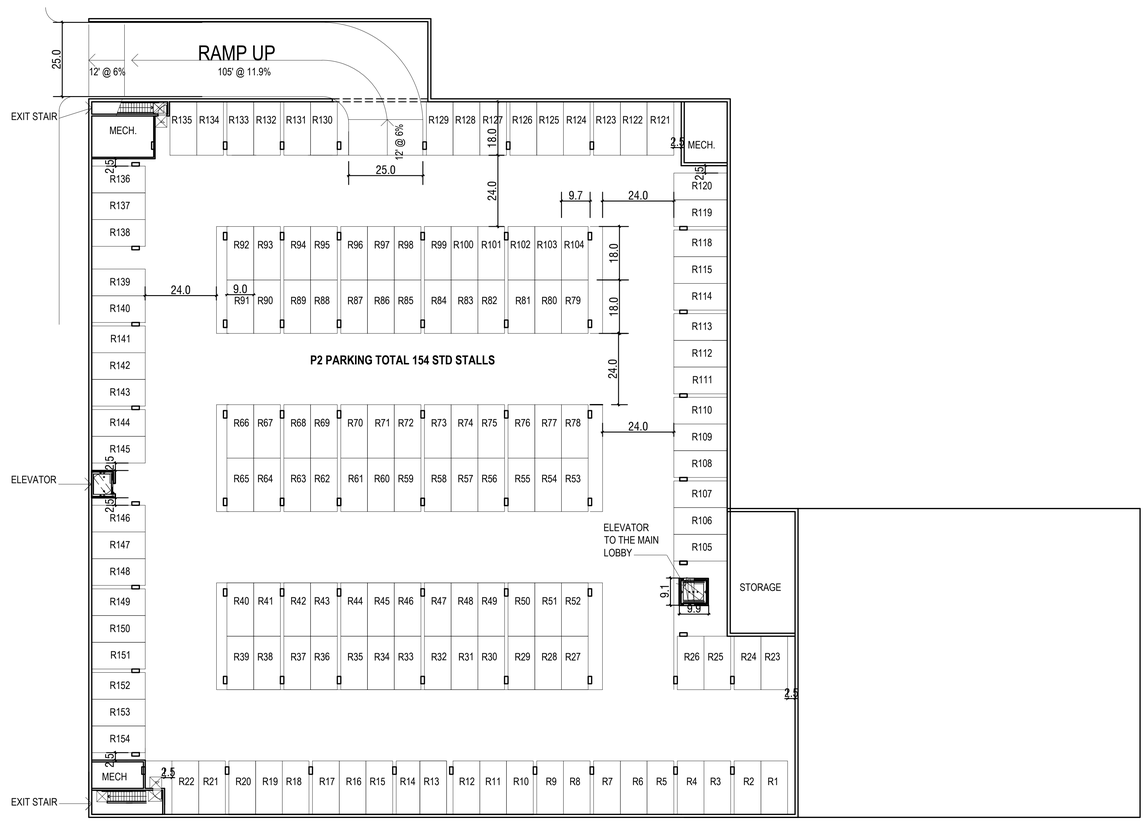

Abbreviations:

R.	Residential
R. T.	Residential Tandem
G.	Guest
U.	Unassigned
R. E.V. CH	Residential E.V. charger
R. E.V. C.	Residential E.V. capable
R. E.V. R.	Residential E.V. ready

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

THE INTERIOR COLOR AND SIGNAGE TO COMPLY WITH LHMC
BLIND CORNER WILL BE PROVIDED WITH VIEWING MIRRORS TO COMPLY WITH LHMC

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-02
BASEMENT

0 10 20 40

CONCEPTUAL DESIGN

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

NOT A PART

NOT A PART

NOT A PART

STOP

GATE

RAMP DOWN

25.0

SIGNAL AHEAD

SEE CIVIL SITE PLAN FOR MODIFICATIONS IN THIS AREA

ACCESSIBLE PATH OF TRAVEL

MECH/ELECT

R61 R60 R59 R58 R57 U. 10 U. 9 U. 8 U. 7 U. 6 U. 5 U. 3 U. 2 U. 1 G. 7 G. 6 G. 5 G. 4

MECH/ELECT

R62

R63

R64

R65

24.0

9.0 24.0 18.0 18.0 24.0

G. 3 G. 2 G. 1

R49 R50 R51 R52 R53 R55 R56

R48 R47 R46 R45 R44 R43 R42

18.0

G. 10 G. 11 G. 9 G. 12 G. 8

R.ADA VAN 5 R.ADA VAN 1

G.ADA VAN 2 R.ADA

R. ADA 3 R27

R. ADA 2

R. ADA 1

P1 PARKING TOTAL 102 STALLS

25.9

24.0

ENTRANCE

EXIT

TRASH

ELEV.

R35 R36 R37 R38 R39 R40 R41

R34 R33 R32 R31 R30 R29 R28

pool above

RR RR

hall

discovery

work rm pantry recept HC elev.

OFFICES

i.t.

office sales sales office emr

LOBBY

S1 S1 S1 S1 S1 S1 A1 A2

R66 R67 R68 R69 R70 R71 R72 R73 R74

R18 R19 R20 R21 R22 R23 R24 R25 R26

R17 R16 R15 R14 R13 R12 R11

TURN SP NO PKG

B.O.H.

PREP KITCHEN

jan laundry

Hair Salon

cooler frzr

hk dir & maint laundry mdf kit off

Service Center infirmary

empl entry hall

med 1 med 2 med 3 med 4

elect staff toilet empl break storg

fire risr

COURTYARD

R10 R9 R8 R7 R6 R5 R4 R3 R2 R1

31.7

15.8 16.9

ACCESSIBLE PATH OF TRAVEL

FIRE TURN OUT

STREET WIDENED TO ALLOW THE FIRE TRUCK LADDER ACCESS ACROSS PODIUM TO ROOF

FIRE LANE - NO PARKING

MACKENZIE STREET

MCINTYRE STREET

Note: This 16' offset line measured from the face of outer curb towards the direction of the building indicates the 16' width required for the Fire Department Aerial Truck Laddering Apparatus. (Typ.).

Abbreviations:

R. Residential
G. Guest
U. Unassigned

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
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7. Building setbacks are measured from property lines to building foundation lines.
8. Review Civil Plans for more detail.

THE INTERIOR COLOR AND SIGNAGE TO COMPLY WITH LHMC
BLIND CORNER WILL BE PROVIDED WITH VIEWING MIRRORS TO COMPLY WITH LHMC

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-03
LEVEL 1

0 8 16 32

CONCEPTUAL DESIGN

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

Notes:

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LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-04
LEVEL 2

0 8 16 32

CONCEPTUAL DESIGN

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

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8. Review Civil Plans for more detail.

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-05
LEVEL 3

0 8 16 32

CONCEPTUAL DESIGN

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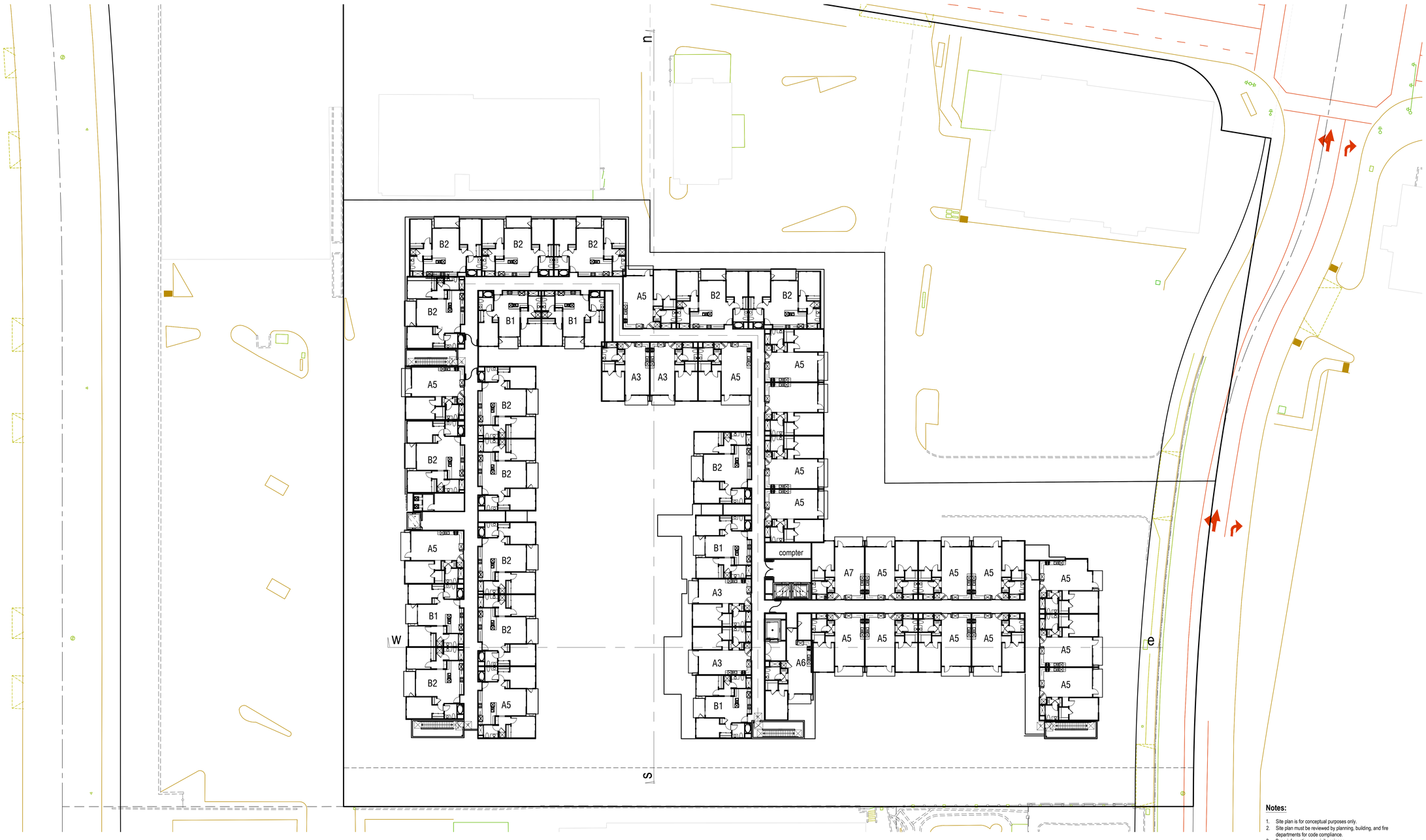
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Notes:

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8. Review Civil Plans for more detail.

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-06
LEVEL 4

0 8 16 32

CONCEPTUAL DESIGN

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

Notes:

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LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-07
LEVEL 5

0 8 16 32

CONCEPTUAL DESIGN

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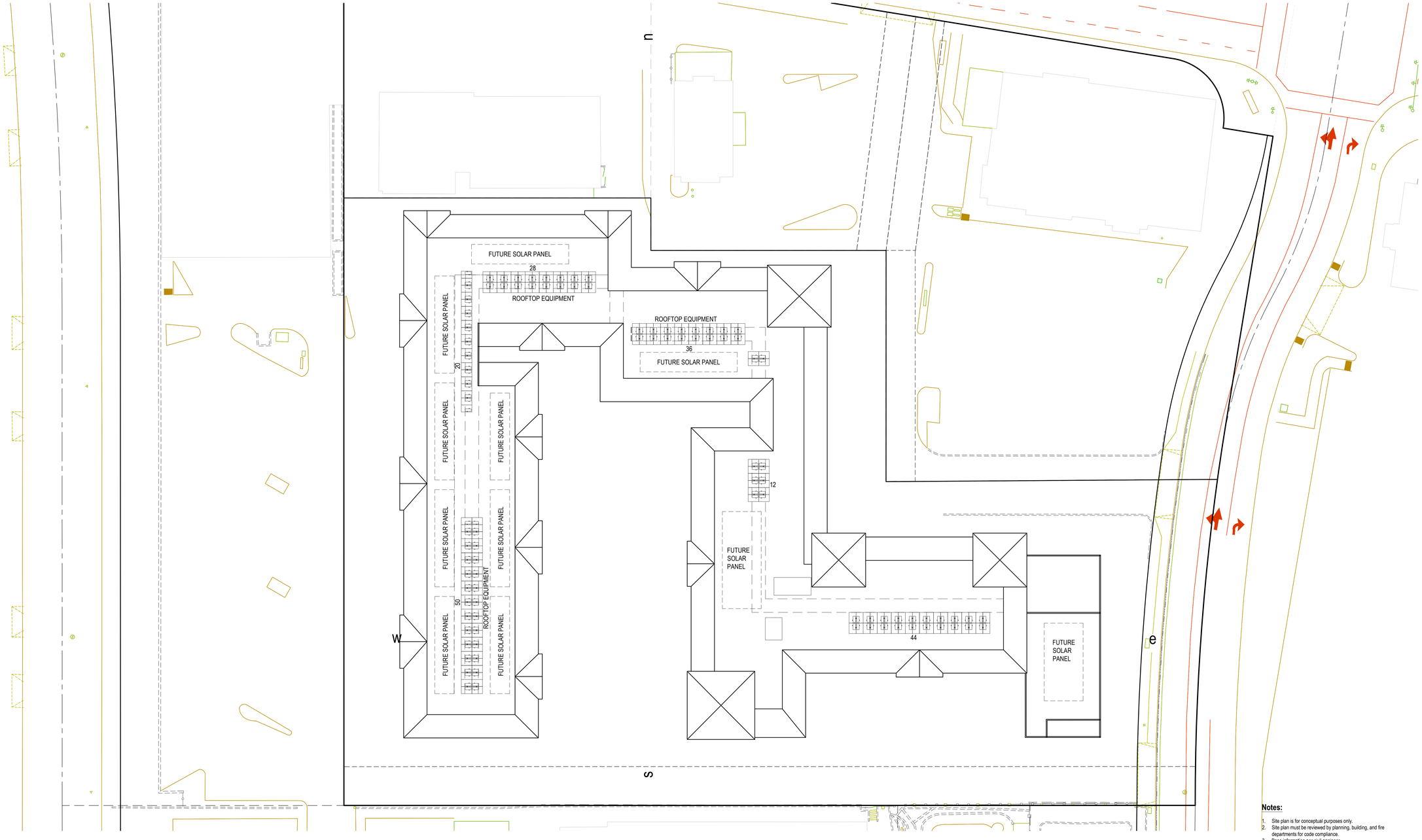
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.
8. Review Civil Plans for more detail.

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-08
ROOF PLAN

0 8 16 32

CONCEPTUAL DESIGN

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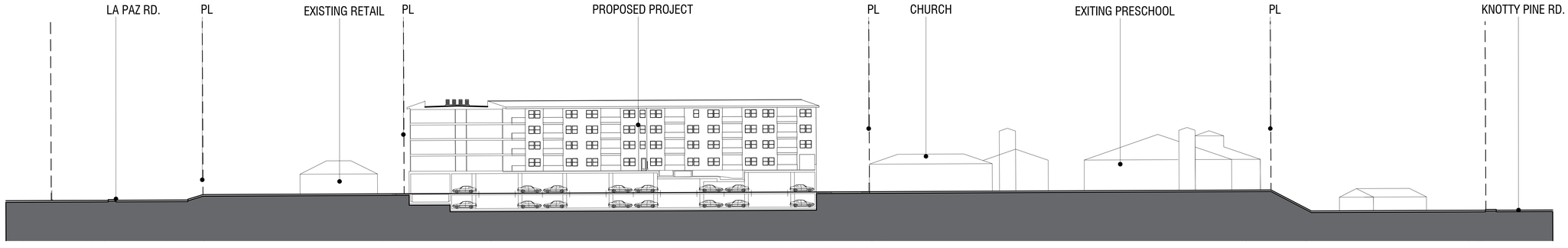
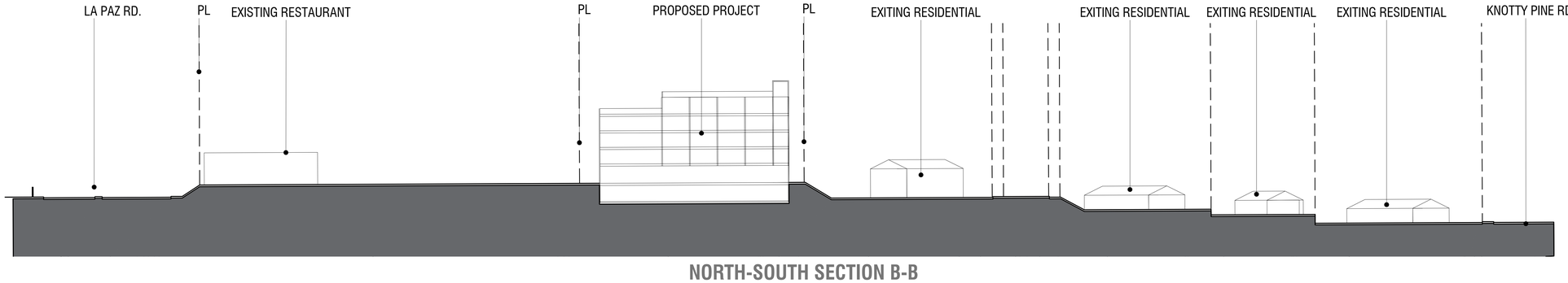
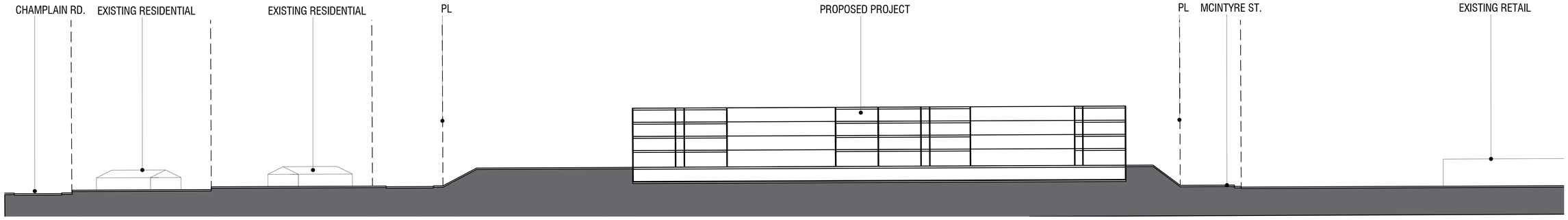


NORTH-SOUTH SECTION A-A



NORTH-SOUTH SECTION B-B



NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

EAST-WEST SECTION C-C

1"=30'-0"

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-09
STREET SECTIONS
0 15 30 60
CONCEPTUAL DESIGN

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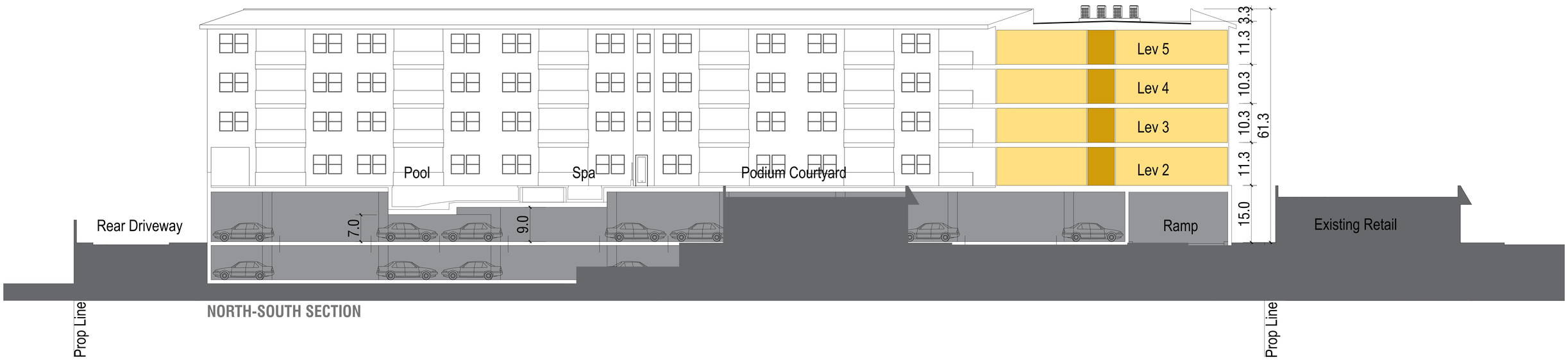
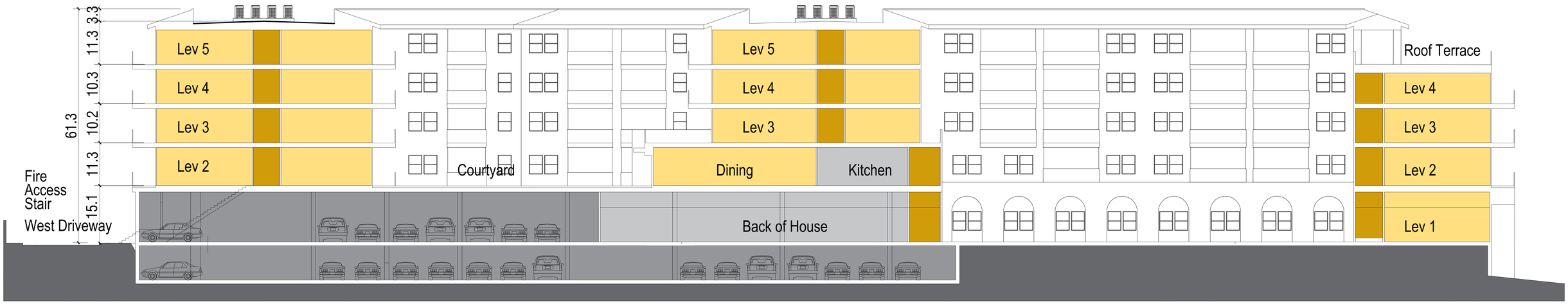


NORTH-SOUTH SECTION



EAST-WEST SECTION

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-10
SECTIONS

0 5 10 20

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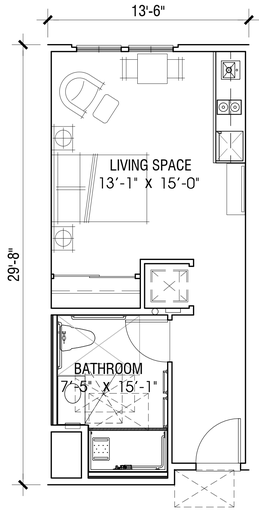
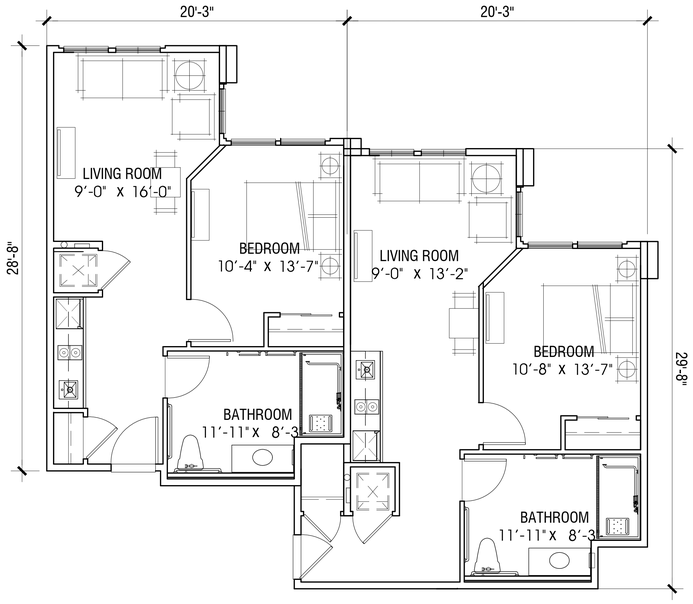
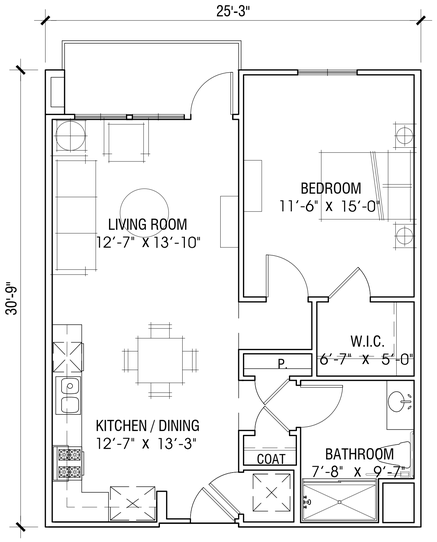


UNIT: S1
STUDIO
AREA: 390 S.F.

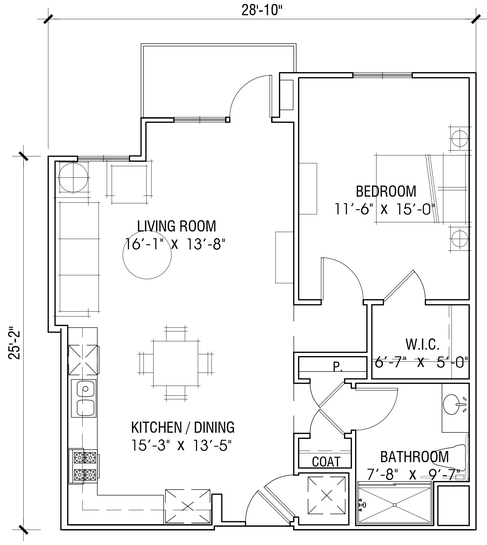


UNIT: A1
1 BEDROOM / 1 BATH
AREA: 519 S.F.

UNIT: A2
1 BEDROOM / 1 BATH
AREA: 575 S.F.



UNIT: A3
1 BEDROOM / 1 BATH
AREA: 726 S.F.
DECK: 60 S.F.



UNIT: A4
1 BEDROOM / 1 BATH
AREA: 796 S.F.
DECK: 48 S.F.

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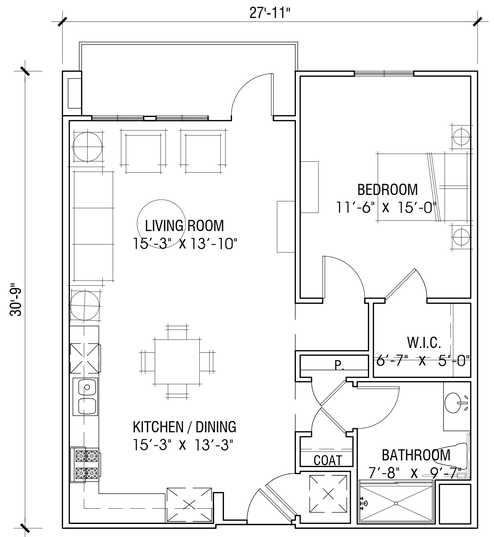
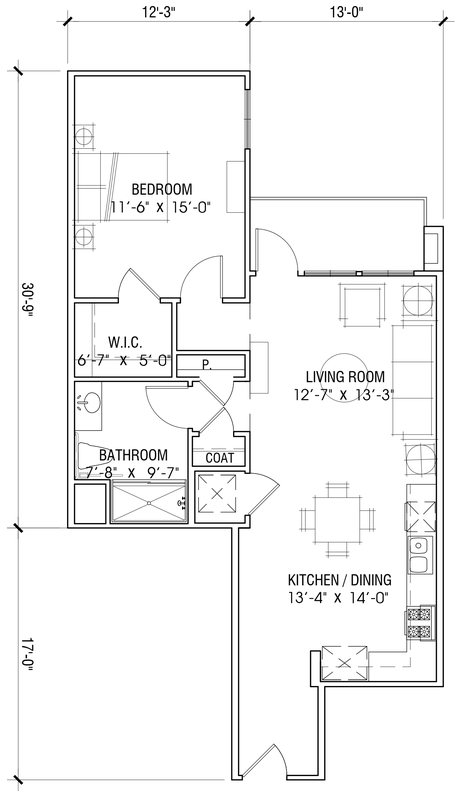
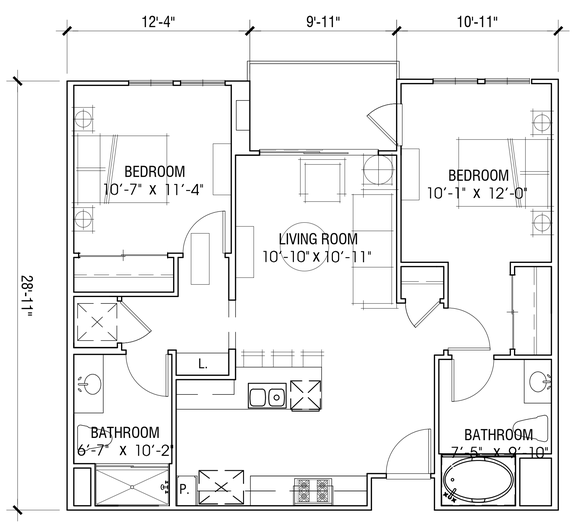


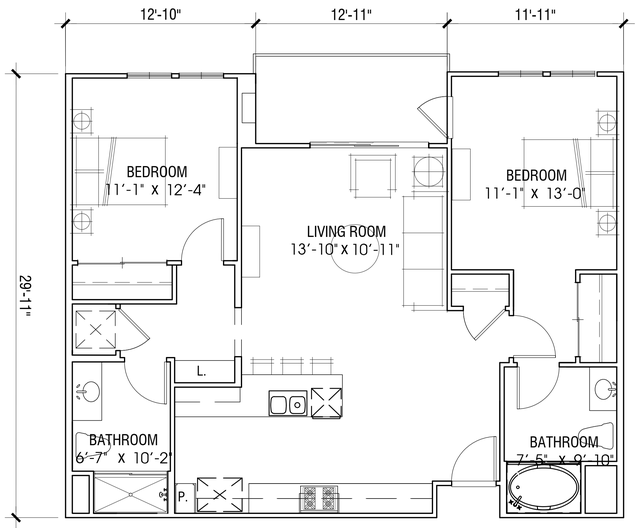
UNIT: A5
1 BEDROOM / 1 BATH
AREA: 800 S.F.
DECK: 71 S.F.



UNIT: A6
1 BEDROOM / 1 BATH
AREA: 772 S.F.
DECK: 58 S.F.



UNIT: B1
2 BEDROOM / 2 BATH
AREA: 888 S.F.
DECK: 60 S.F.



UNIT: B2
2 BEDROOM / 2 BATH
AREA: 1,040 S.F.
DECK: 78 S.F.

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-12
UNIT FLOOR PLANS

0 2 4 8

CONCEPTUAL DESIGN

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL LA PAZ ELEVATION

1"=30'-0"

NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

1- NORTH ELEVATION

1 / 16"=1'-0"

LEGEND

1 STUCCO	8 CEMENTITIOUS BOARD (WOOD LIKE)
2 CONCRETE ROOF	9 METAL SIGN
3 METAL RAILING	10 PAINTED SIGN
4 METAL CANOPY	11 ALUMINUM ENTRANCE DOOR
5 VINYL FRENCH DOOR	12 WOOD TRELLIS
6 VINYL WINDOW	13 PARKING GARAGE OPENING
7 VINYL SLIDING DOOR	14 CORNICE
	15 WOOD WINDOW TRIM

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-13
ELEVATIONS

0 8 16 32

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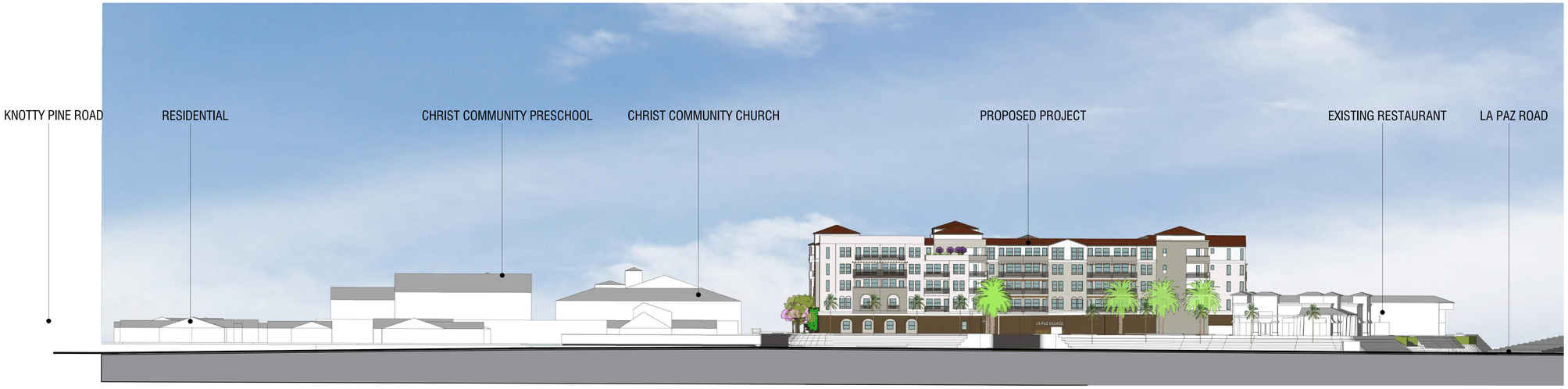


NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL MCINTYRE ELEVATION

1"=30'-0"

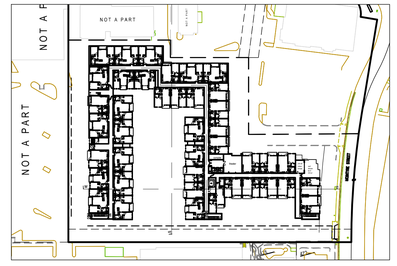
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

2- EAST ELEVATION

1 / 16"=1'-0"

LEGEND

1	STUCCO	8	CEMENTITIOUS BOARD (WOOD LIKE)
2	CONCRETE ROOF	9	METAL SIGN
3	METAL RAILING	10	PAINTED SIGN
4	METAL CANOPY	11	ALUMINUM ENTRANCE DOOR
5	VINYL FRENCH DOOR	12	WOOD TRELLIS
6	VINYL WINDOW	13	PARKING GARAGE OPENING
7	VINYL SLIDING DOOR	14	CORNICE
		15	WOOD WINDOW TRIM



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LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-14
ELEVATIONS

0 8 16 32

CONCEPTUAL DESIGN

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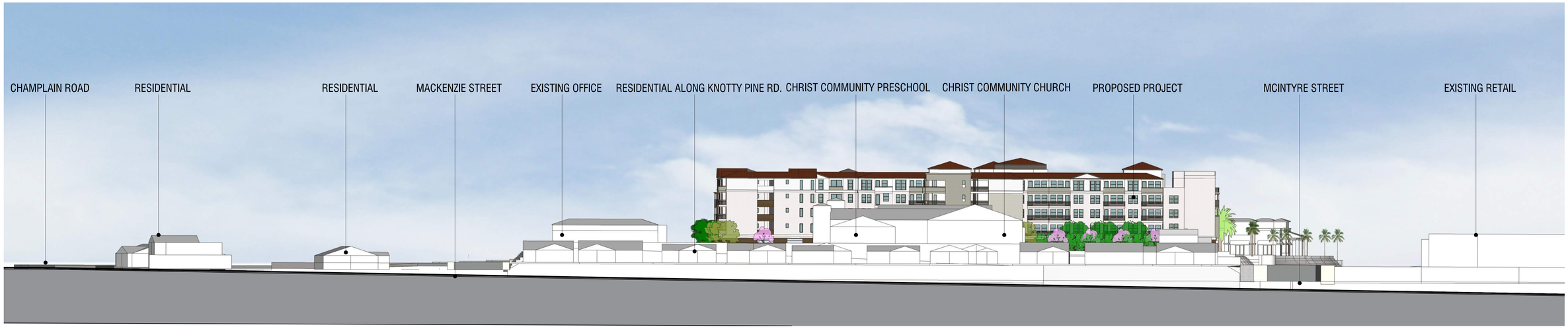


NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL KNOTTY PINE ROAD ELEVATION

1"=30'-0"

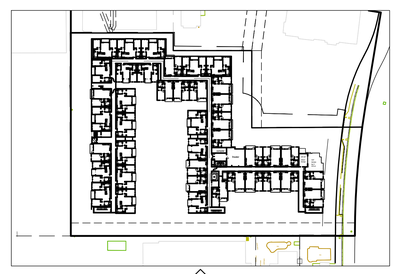
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

3- SOUTH ELEVATION

1 / 16"=1'-0"

LEGEND

1 STUCCO	8 CEMENTITIOUS BOARD (WOOD LIKE)
2 CONCRETE ROOF	9 METAL SIGN
3 METAL RAILING	10 PAINTED SIGN
4 METAL CANOPY	11 ALUMINUM ENTRANCE DOOR
5 VINYL FRENCH DOOR	12 WOOD TRELLIS
6 VINYL WINDOW	13 PARKING GARAGE OPENING
7 VINYL SLIDING DOOR	14 CORNICE
	15 WOOD WINDOW TRIM



3

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-15
ELEVATIONS

0 8 16 32

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NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

CONCEPTUAL MACKENZIE ELEVATION

1"=30'-0"

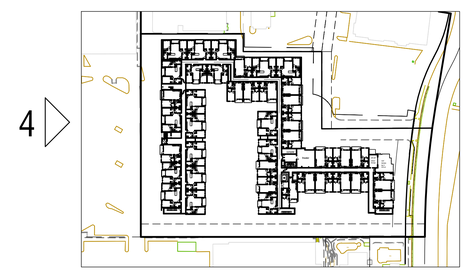
NOTE: ADJACENT GRADE AND BUILDINGS DEPICTED ARE APPROXIMATIONS.

4- WEST ELEVATION

1 / 16"=1'-0"

LEGEND

1	STUCCO
2	CONCRETE ROOF
3	METAL RAILING
4	METAL CANOPY
5	VINYL FRENCH DOOR
6	VINYL WINDOW
7	VINYL SLIDING DOOR
8	CEMENTITIOUS BOARD (WOOD LIKE)
9	METAL SIGN
10	PAINTED SIGN
11	ALUMINUM ENTRANCE DOOR
12	WOOD TRELLIS
13	PARKING GARAGE OPENING
14	CORNICE
15	WOOD WINDOW TRIM



LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-16
ELEVATIONS

0 8 16 32

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1

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LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-17
PERSPECTIVE VIEWS

CONCEPTUAL DESIGN

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2

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-18
PERSPECTIVE VIEWS

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LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-19
PERSPECTIVE VIEWS

0 8 16 32

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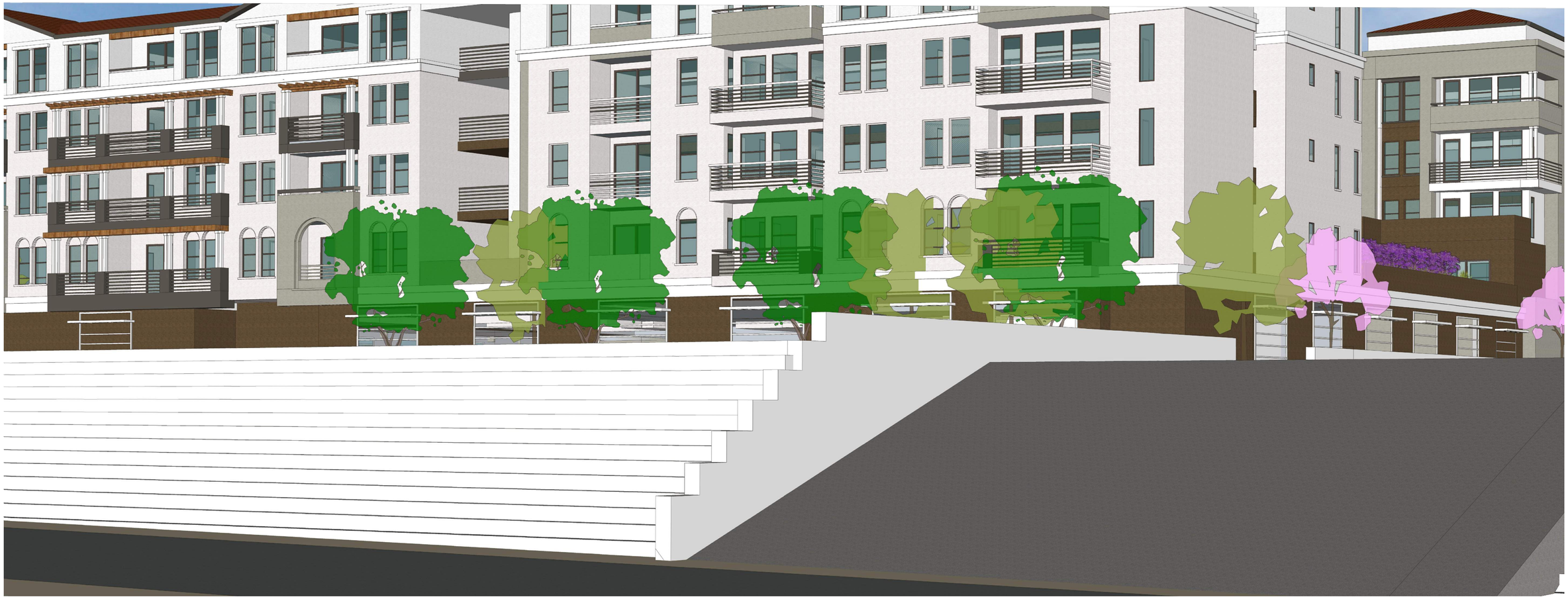
ORANGE COUNTY . LOS ANGELES . BAY AREA



4

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-20
PERSPECTIVE VIEWS

CONCEPTUAL DESIGN

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ORANGE COUNTY . LOS ANGELES . BAY AREA

5

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-21
PERSPECTIVE VIEWS

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

LA PAZ ELEVATION

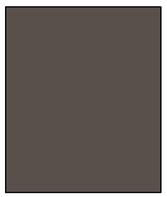
1 EXTERIOR WALLS
MANUFACTURE: OMEGA PRODUCTS OR EQUAL
MATERIAL: 20 30 STUCCO

2 ROOF
MANUFACTURE: EAGLE ROOFING OR EQUAL
MATERIAL: CAPISTRANO 3526 VALENCIA

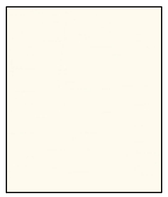
3 WOOD TRELLIS
MANUFACTURE: ONSITE FABRICATION
MATERIAL: WOOD
COLOR: VALSPAR- CEDAR

4 GARAGE GRILL
MANUFACTURE: AMETCO OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD

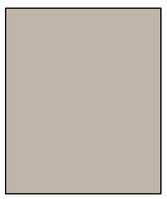
5 METAL RAILING
MANUFACTURE:FORTRESS OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD



A COLOR
DUNN EDWARDS DEC 756
WEATHERED BROWN



B COLOR
DUNN EDWARDS DE344
FROSTING CREAM



C COLOR
DUNN EDWARDS DEC 751
ASH GREY

D COLOR
DUNN EDWARDS DET 619
CELLULOID

6 WINDOW
MANUFACTURE: MILGARD OR EQUAL
MATERIAL: VINYL
COLOR: WHITE

7 WINDOW TRIM
MANUFACTURE: BUILDER CHOICE OR EQUAL
MATERIAL: WOOD
COLOR: PAINT TO MATCH STUCCO

8 SLIDING DOOR
MANUFACTURE: MILGARD OR EQUAL
MATERIAL: VINYL
COLOR: WHITE

9 METAL CANOPY
MANUFACTURE: IMPERIAL MARQUEE OR EQUAL
MATERIAL: STEEL
COLOR: FACTORY PRIMED AND PAINTED IN FIELD

LPVI LLC

LA PAZ VILLAGE SENIOR LIVING

LAGUNA HILLS, CA

A-22
ELEVATIONS
0 8 16 32
CONCEPTUAL DESIGN

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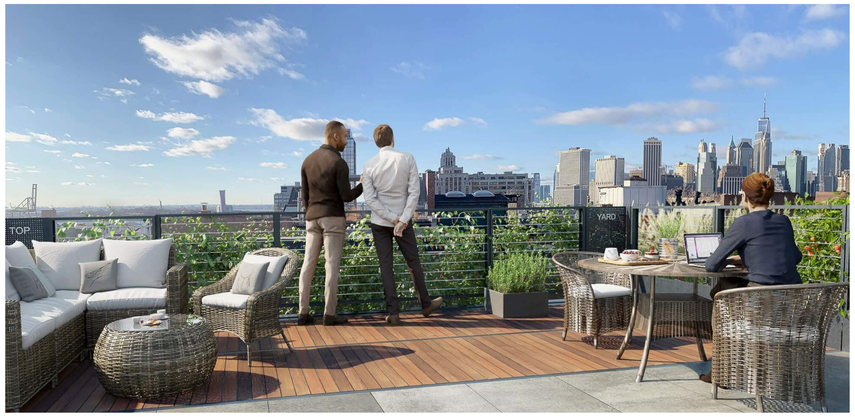
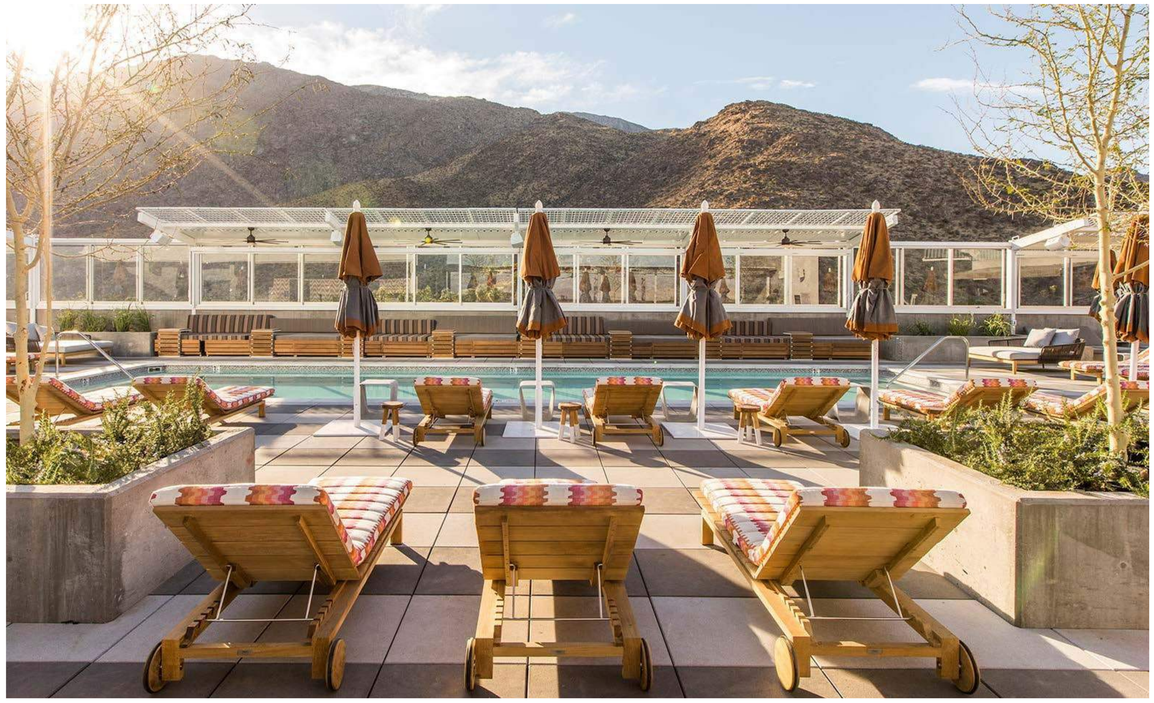
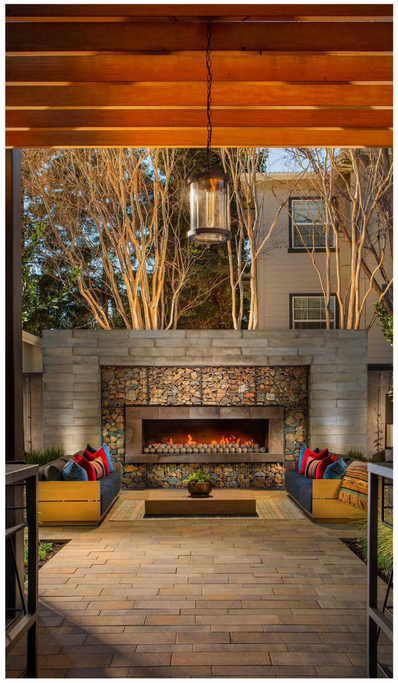
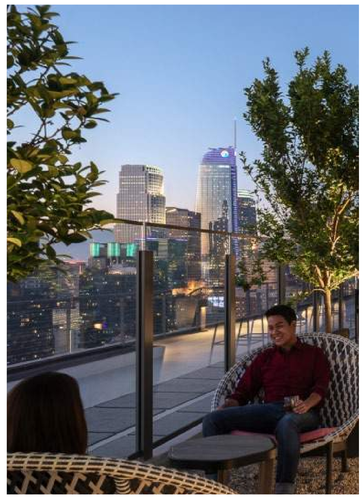
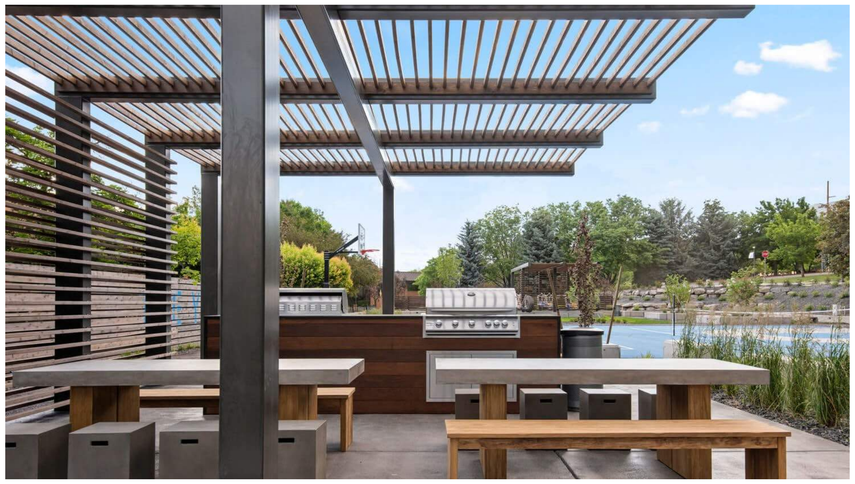










CAPE POINT DEVELOPMENT, LLC

LA PAZ VILLAGE -LANDSCAPE DESIGN IMAGERY

LAGUNA HILLS, CA

05.19.2025 L-1

C2 Collaborative

LEGEND

1. Project Entry Corridor
2. Lobby Entrance with Enhanced Paving and Landscape
3. Buffer Hedge Planting
4. Re-Clad Existing Retaining Wall
5. Refresh Streeetscape
6. Courtyard with Social Sitting and Decor Landscape
7. Shade Trees with Accent Planting

CAPE POINT DEVELOPMENT, LLC

LA PAZ VILLAGE - CONCEPTUAL LANDSCAPE PLAN - LEVEL ONE (ON GRADE)

LAGUNA HILLS, CA

0 10' 20' 40'

Scale: 1"=20'-0"

05.19.2025 L-2

C2 Collaborative

LEGEND

1. Lawn Panel w/Bench Seating
2. Fireplace w/Lounge Seating
3. Dining Terrace w/Shade Structure
4. Barbecue Counter
5. Main Pedestrian Corridor w/Shade Structure
6. Pool - approx. 23'x58' (1,334 s.f.)
7. Cabana Structure
8. Chaise Lounge Furniture
9. Trees in Planters
10. Accent Shade Trees
11. Spa w/Water Feature Wall 6.5'x12.5' (81.25 s.f.)
12. Glass Pool Fence
13. Parterre Garden w/Lounge Seating

CAPE POINT DEVELOPMENT, LLC

LA PAZ VILLAGE - CONCEPTUAL LANDSCAPE PLAN - LEVEL TWO (PODIUM)

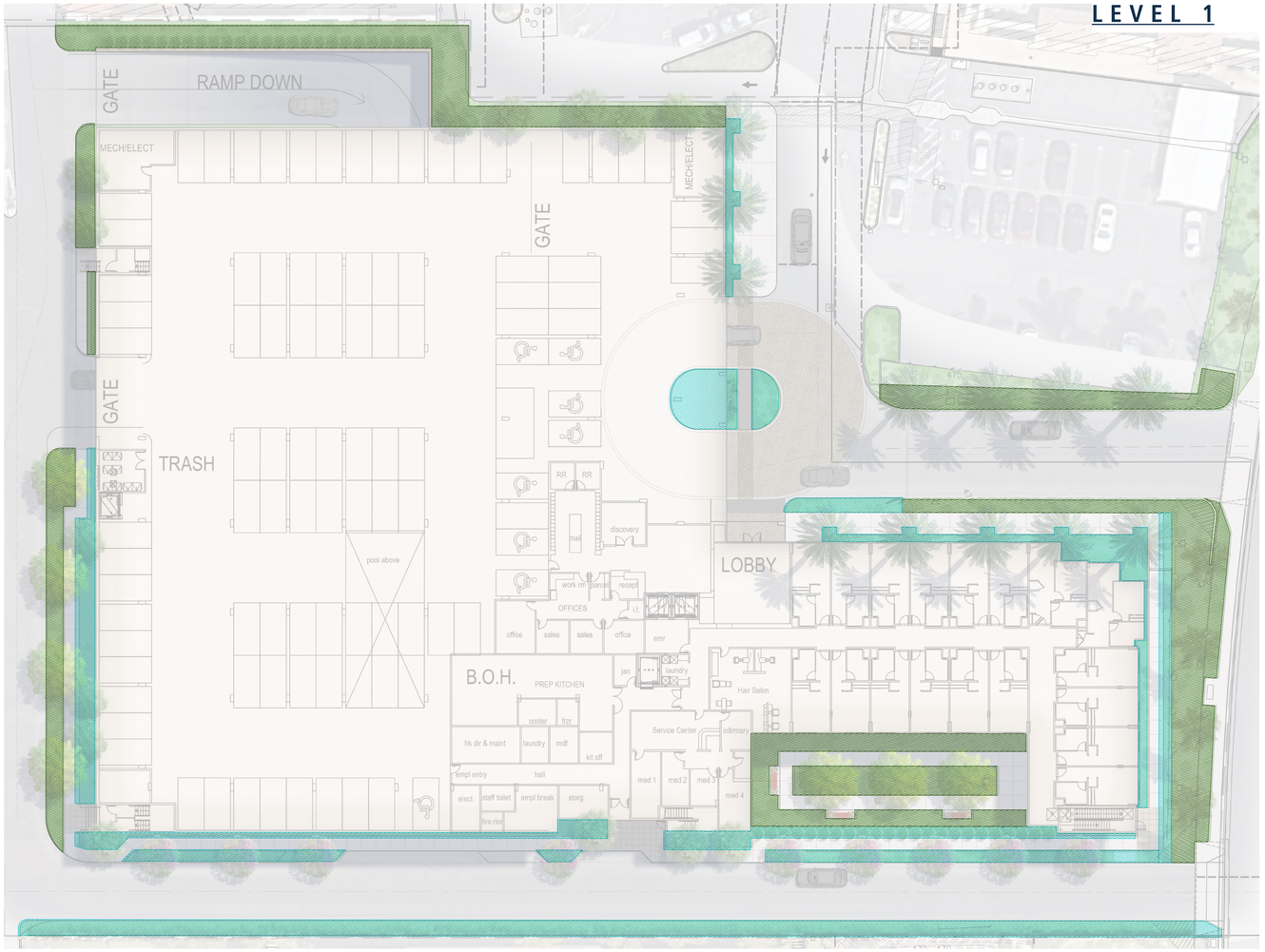
LAGUNA HILLS, CA

0 10' 20' 40'
Scale: 1"=20'-0"

05.19.2025 L-3

C2 Collaborative

LEVEL 1



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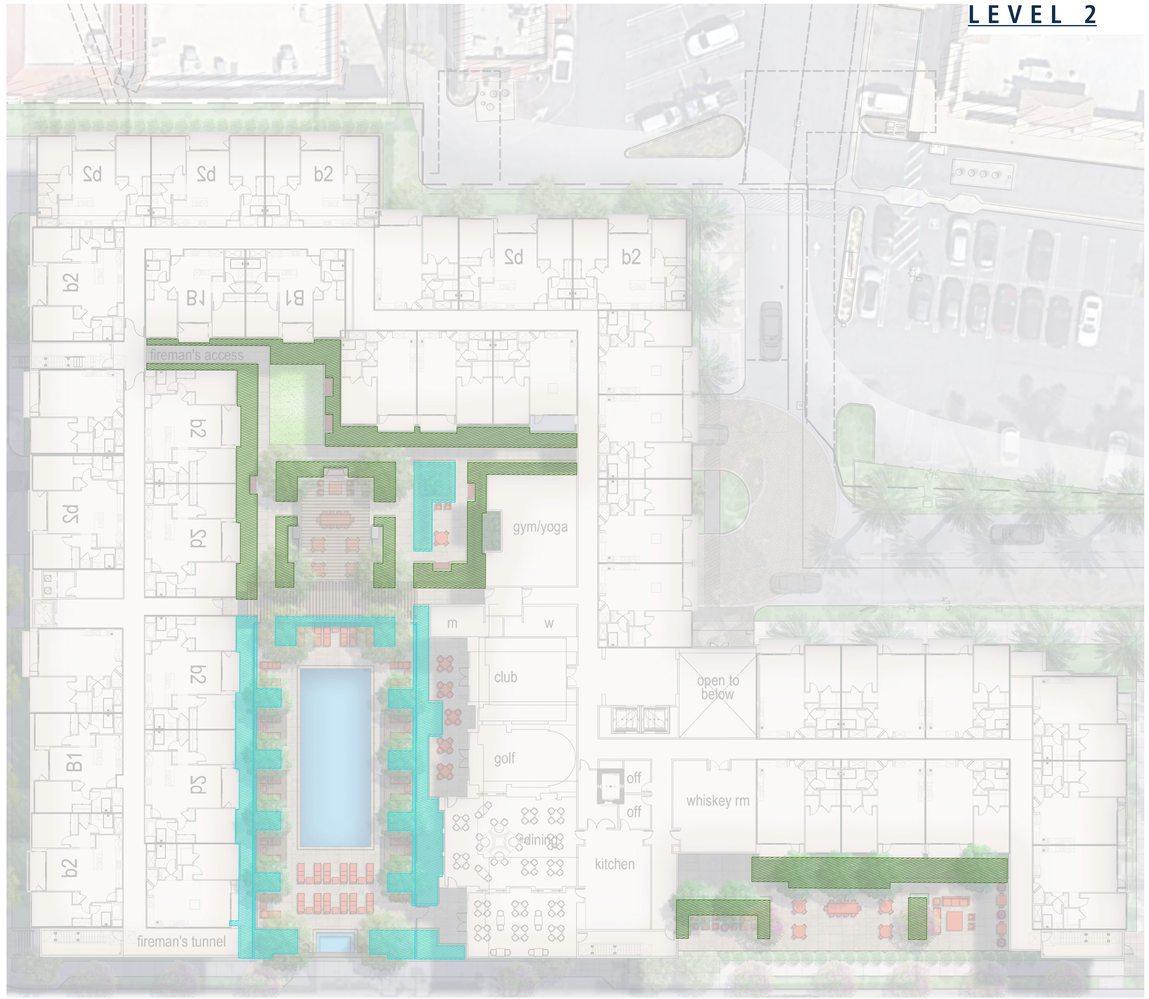


Project Name: La Paz Village
Date: April 17th, 2025

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	47.8	0.55	21,665	0.62	NA	353,135

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotraspiration Adjustment Factor (ETAF)
1.0= ETAF for Sprcial Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Speical Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	**47.8**
Landscaped Area includes Special Landscape Area (square feet)	**21,665**
Speical Landscape Area (square feet)	**0**

Estimated Annual Water Use:
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Very Low Water Use	47.8	0.1	0	0.62	0.81	-
Low Water Use	47.8	0.2	13,994	0.62	0.81	102,402
Medium Water Use S	47.8	0.5	7,671	0.62	0.81	140,332
High Water Use	47.8	0.8	-	0.62	0.73	-
High (Water Feature)	47.8	1.0	-	0.62	1.00	-
Total EAWU:			21,665			242,733

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
Kl= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See defination in Appendix E for exmaplne IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
Kl= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)
Cool Season Turf= 0.8
Warm Season Turf= 0.7
High Water Use Plants= 0.7 (can be between 0.7-0.9)
Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)
Low Water Use Plants= 0.2 (can be between 0.1-0.3)
Very Low Water Use Plants= 0.1

IE (Irrigation Efficiency)- Appendix E
Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.76
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigation= 0.81

LEGEND

LOW WATER USE

MEDIUM WATER USE

CAPE POINT DEVELOPMENT, LLC

LA PAZ VILLAGE - CONCEPTUAL IRRIGATION MASTER PLAN

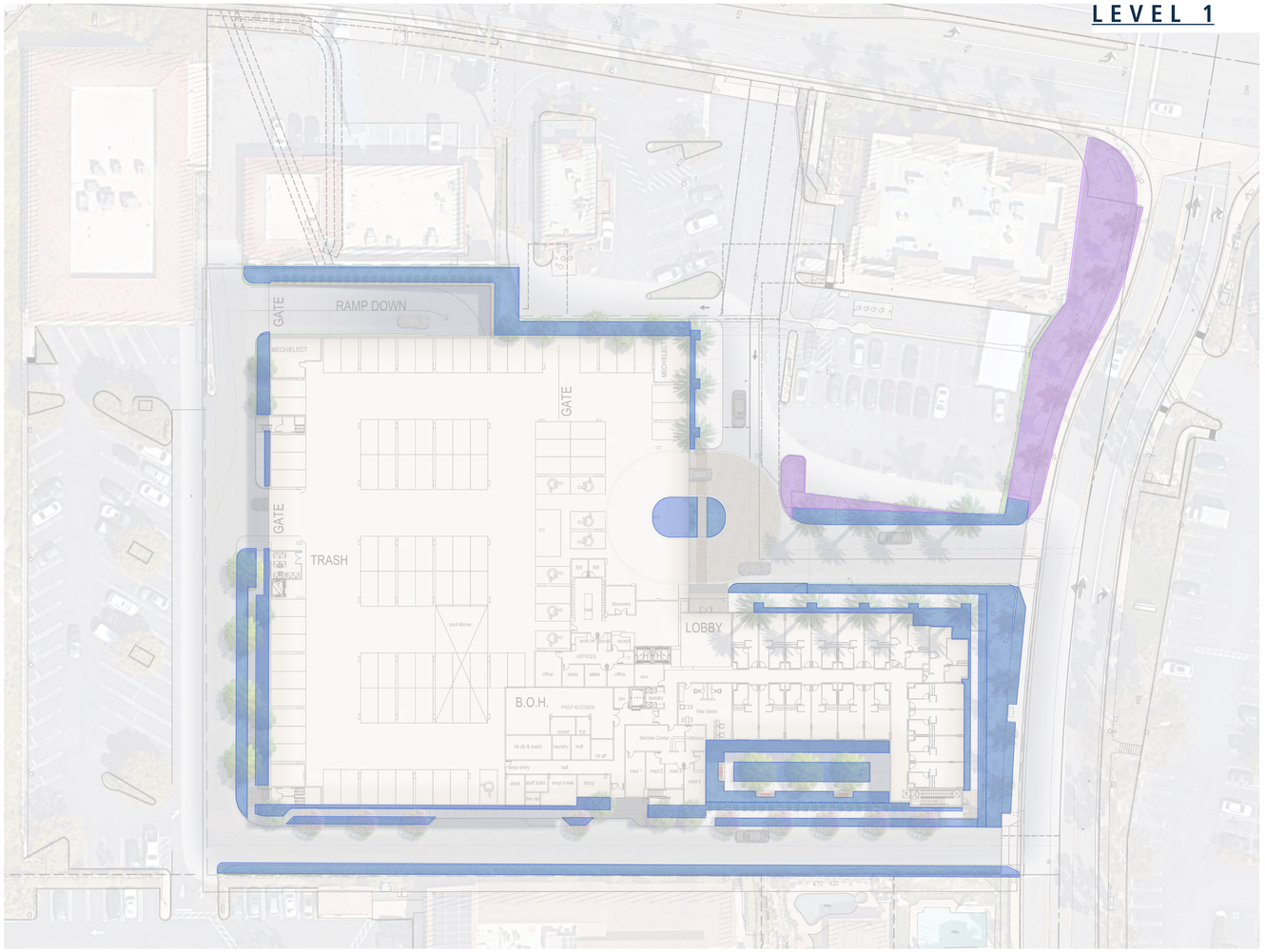
LAGUNA HILLS, CA

0 10' 20' 40'
Scale: 1"=20'-0"

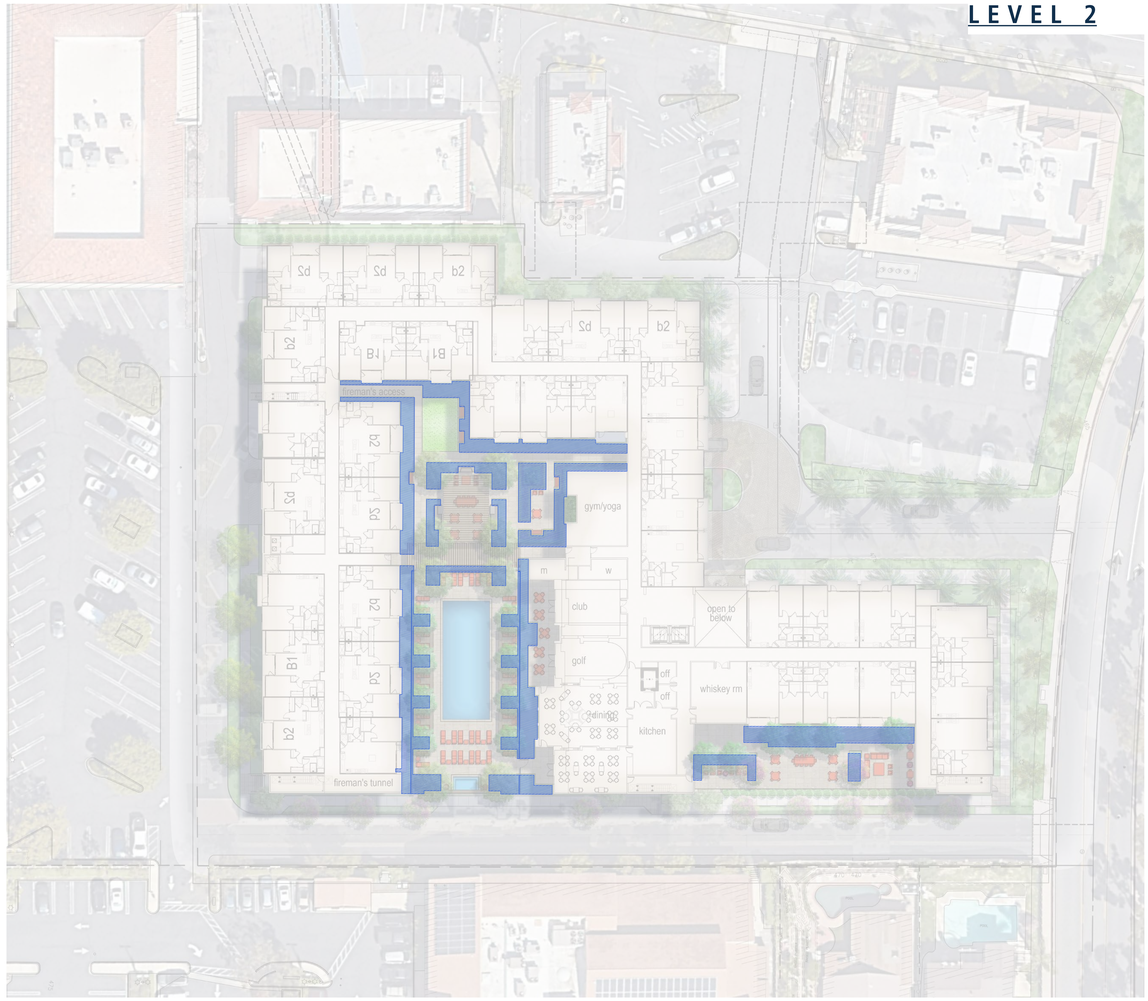
05.19.2025 L-4

C2 Collaborative

LEVEL 1



LEVEL 2



LEGEND

OPEN SPACE:

1ST FLOOR: 29,682 SF

2ND FLOOR: 17,900 SF

TOTAL: 47,582 SF

REQUIRED LANDSCAPE AREA (15%): 7,137 SF

TOTAL PROVIDED LANDSCAPE AREA: 21,665 SF

1ST FLOOR:

PLANTING AREA: 10,682 SF

REFRESHED LANDSCAPE AREA: 5,339 SF

2ND FLOOR:

PLANTING AREA: 10,983 SF

CAPE POINT DEVELOPMENT, LLC

LA PAZ VILLAGE -CONCEPTUAL LANDSCAPE AREA CALCULATION PLAN

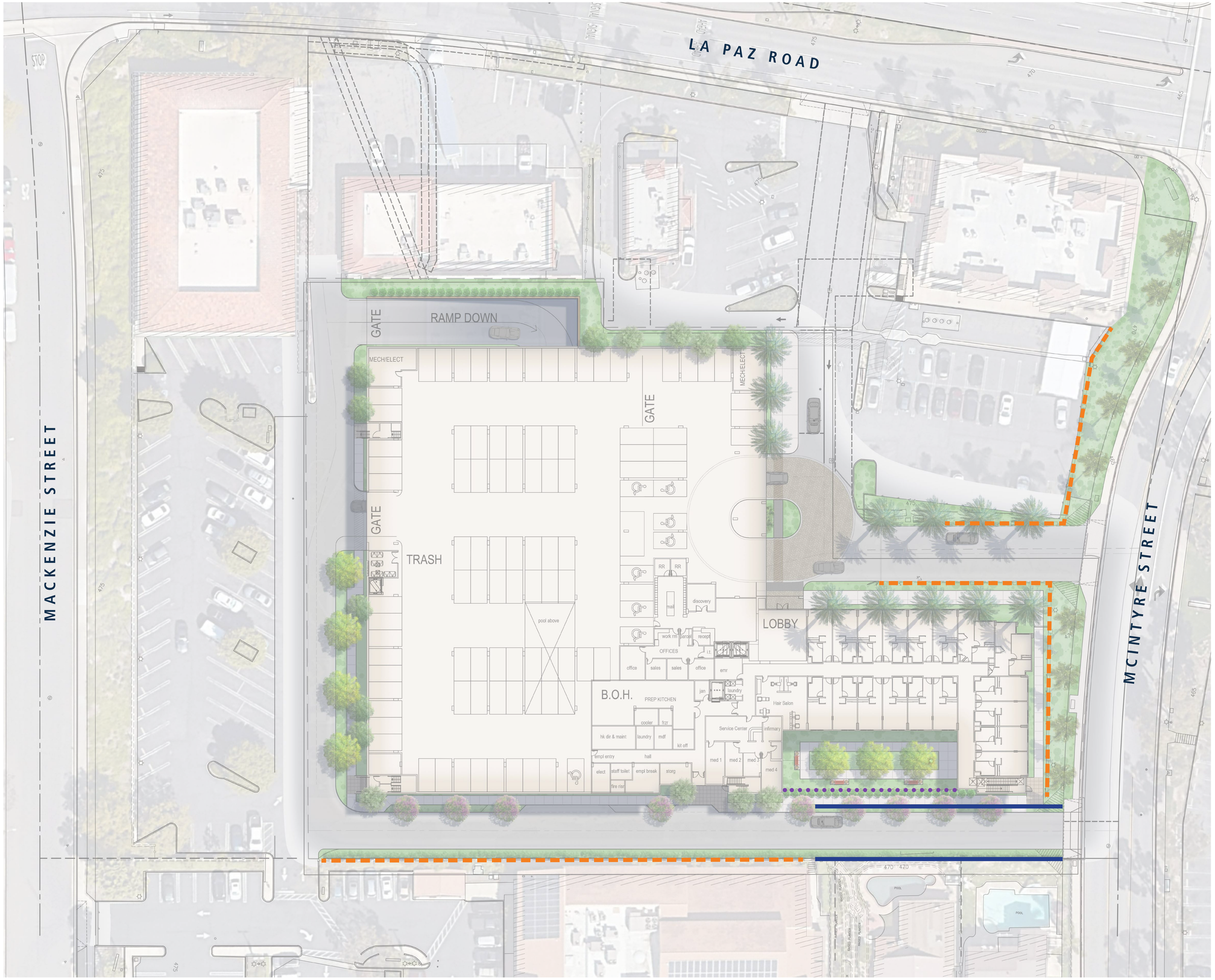
LAGUNA HILLS, CA

0 15' 30' 60'

Scale: 1"=30'-0"

05.19.2025 L-5

C2 Collaborative



LEGEND

- Tubular Steel View Fence
- Retaining Block Wall (per Civil Engineer)
- Existing Wall and Fence (to be Protected in Place)

CAPE POINT DEVELOPMENT, LLC

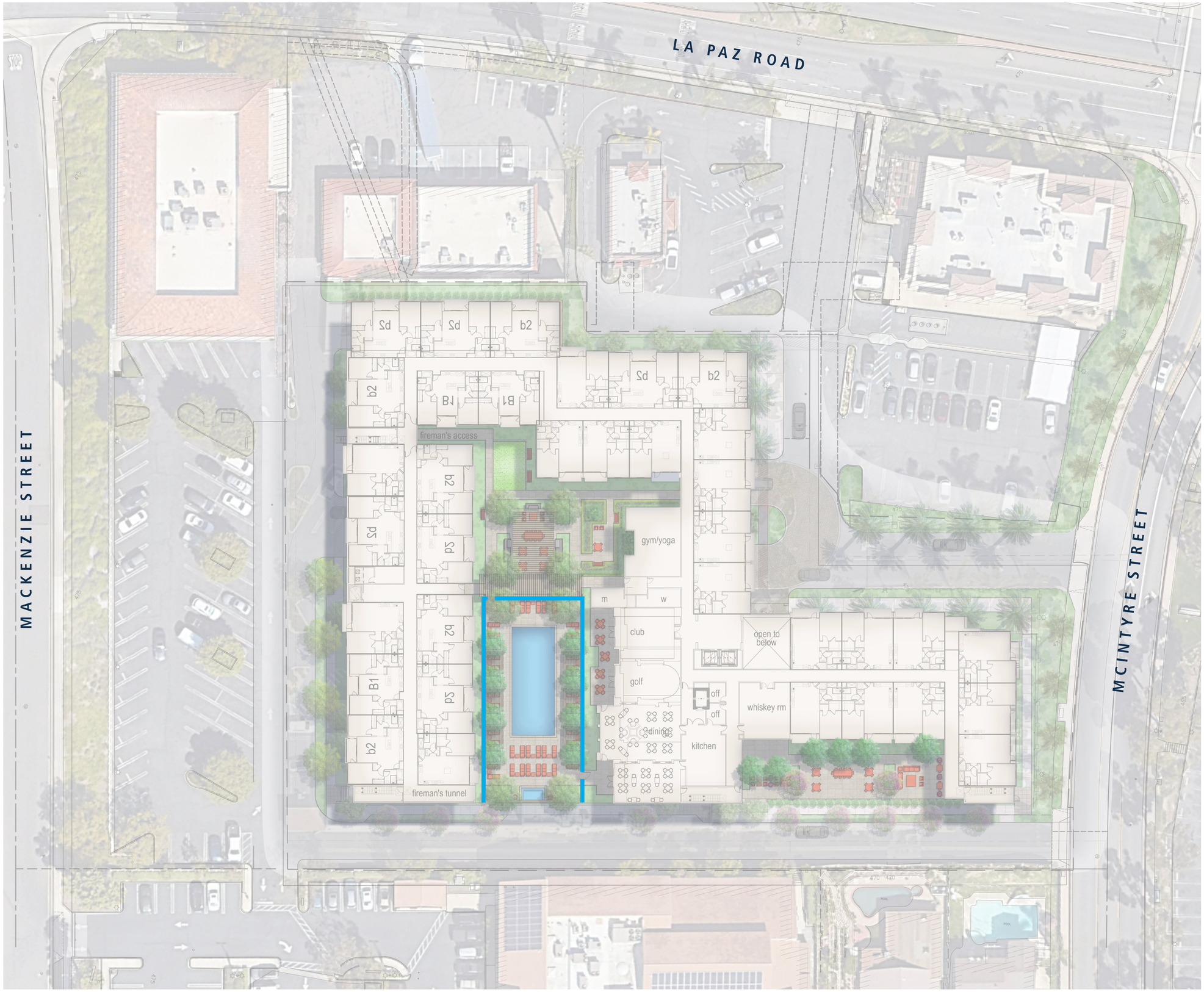
LA PAZ VILLAGE -WALL AND FENCE PLAN - LEVEL ONE (ON GRADE)

LAGUNA HILLS, CA

0 10' 20' 40'
Scale: 1"=20'-0"

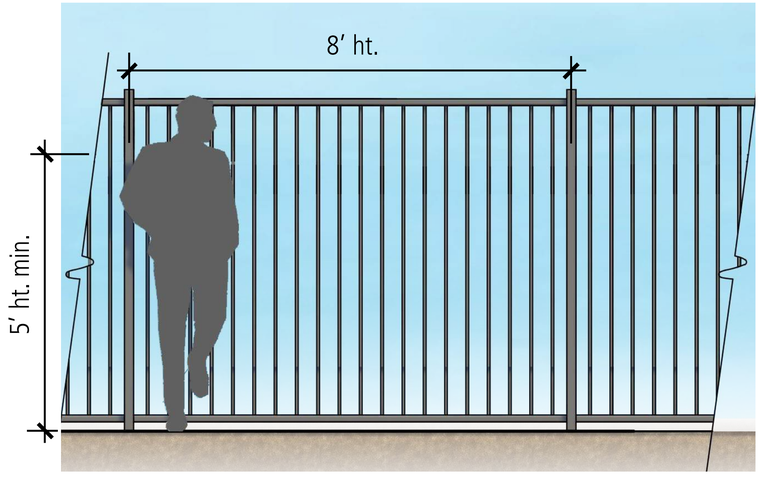
05.19.2025 L-6

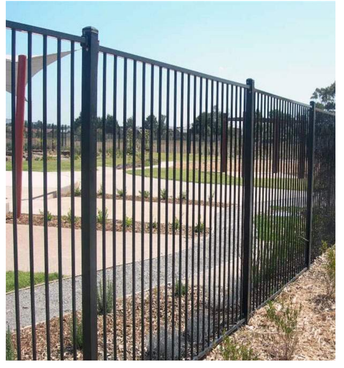
C2 Collaborative


LA PAZ ROAD
MACKENZIE STREET
MCINTYRE STREET
fireman's access
fireman's tunnel
gym/yoga
club
golf
dining
kitchen
open to below
whiskey rm
off
off
m
w
b2
B1
B2
B1
b2
b2
b2

TUBULAR STEEL VIEW FENCE

- 5’ ht. min. Tubular Steel Fence
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication.



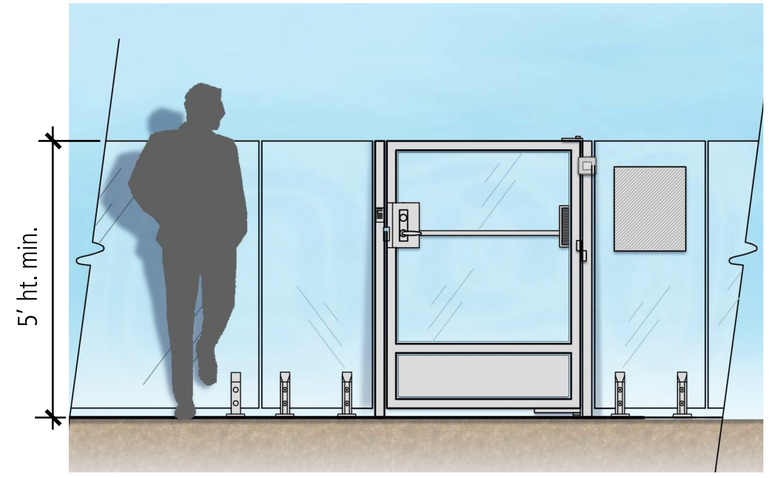


Tubular Steel View Fence

Paint Color - Urban Bronze

POOL GLASS FENCE

- 5’ ht min.
- 4’ horizontal non-climbable clearance
- 1/2” tempered glass

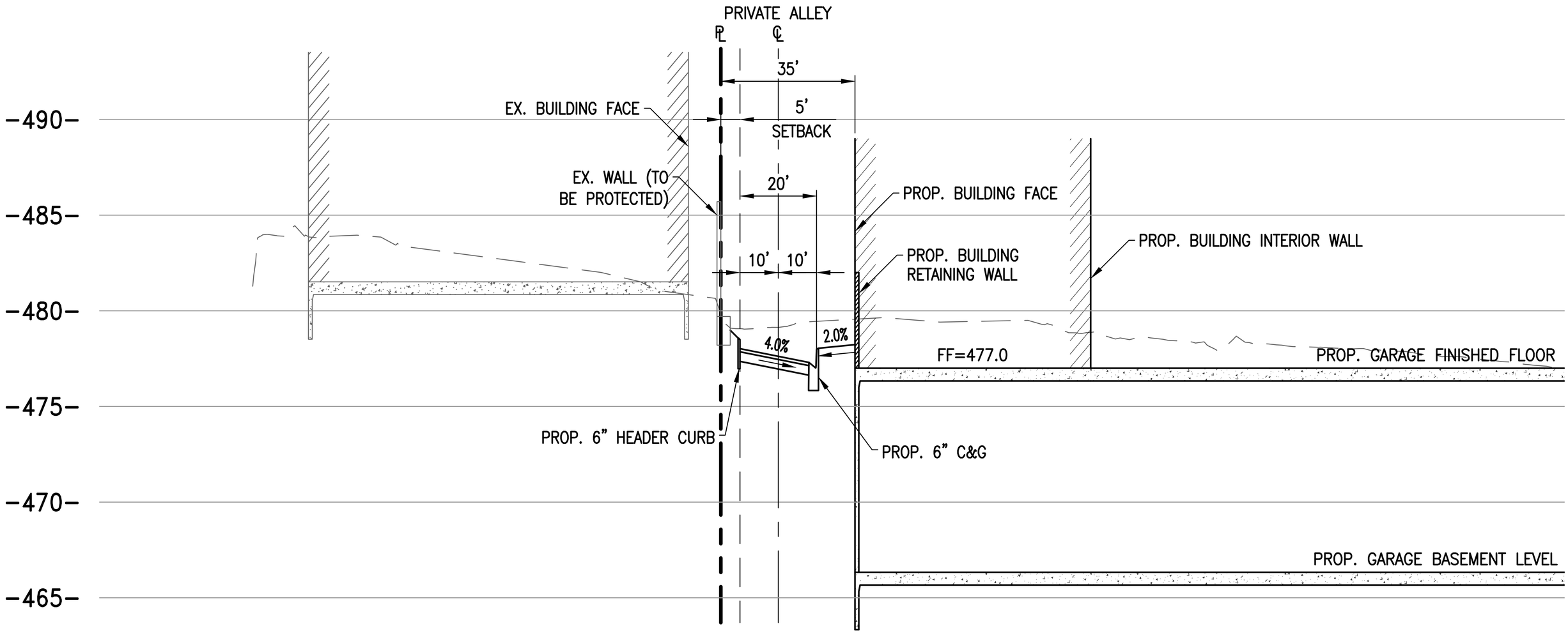


Pool Enclosure Glass Gate

Pool Enclosure Glass Panels

Stainless Steel Hardware

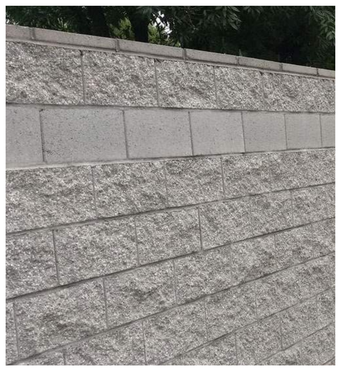
RETAINING BLOCK WALL (PER CIVIL ENGINEER)



SECTION B-B

NORTH-SOUTH OF PROJECT SITE

*La Paz Senior Housing City Submittal Set 11.17.23 - CV Consulting, Inc. Civil Engineering



CMU Wall - White

Precision CMU Wall - White

Splitface CMU Wall- White

Precision Wall Cap - White

TREE SCHEDULE:

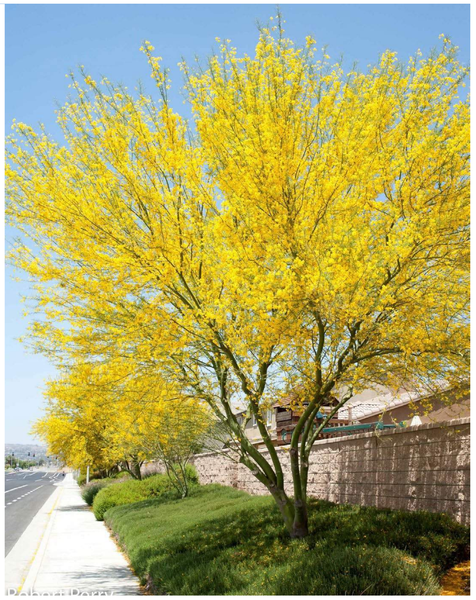
BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
Aloe bainesii	Aloe Tree	15 Gal	L
Dracena draco	Dragon Tree	15 Gal	L
Koelreuteria paniculata	Golden Rain Tree	15 Gal	L
Lagerstroemia indica	Crepe Myrtle	15 Gal	M
Laurus nobilis	Bay Laurel	15 Gal	L
Olea euopaea 'Swan Hill'	Swan Hill Olive	15 Gal	L
Parkinsonia x Desert Museum	Desert Museum Palo Verde	15 Gal	L
Phoenix dactylifera	Date Palm	16' BTH	L
Pinus canariensis	Canary Island Pine	15 Gal	M
Tristania conferta	Brisbane Box Tree	15 Gal	M
Washingtonia robusta	Mexican Fan Palm	16' BTH	L

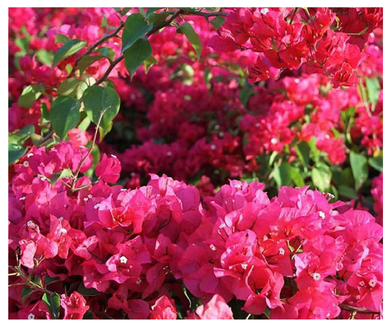
SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
Agave	Agave spp.	5 gal	L
Bougainvillea	Bougainvillea 'Oo la la'	1 gal	L
Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal	M
Disictis buccinatoria	Red Trumpet Vine	15 gal	M
Dietes bicolor	Fortnight Lily	5 gal	L
Echeveria spp.	Echeveria	5 gal	L
Festuca Glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal	L
Furcraea foetida 'Mediopicta'	Mauritius Hemp	5 gal	L
Hesperaloe parviflora	Red Yucca	1 gal	L
Ligustrum Japonica	Japanese Privot	5 gal	L
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal	M
Olea europaea 'Montra'	Little Ollie	5 gal	L
Podocarpus henkelii	Leafed Yellowwood	15 gal	M
Rhaphiolepis indica	Indian Hawthorn 'Clara'	1 gal	L
Rhaphiolepis 'Majestic Beauty'	'Majestic Beauty' Indian Hawthorn	5 gal	M
Rosmarinus officinalis 'Prostrate'	Prostrate Rosemary	1 gal	L
Senecio serpens	Blue Chopsticks	1 gal	L

GROUNDCOVER SCHEDULE:

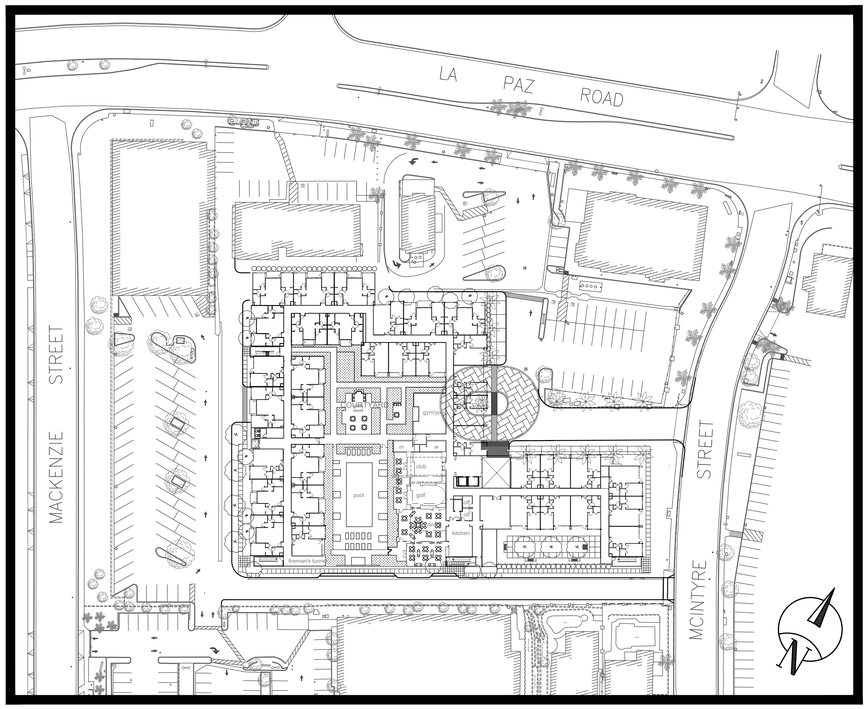
BOTANICAL NAME	COMMON NAME	SIZE	WUCOL
Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	1 gal	L
Baccharis pilularis	Dwarf Coyote Brush	1 gal	L
Lonicera j. halliana	Hall's Japanese Honeysuckle	1 gal	L
Trachelospermum jasminoides	Star Jasmine	1 gal	M



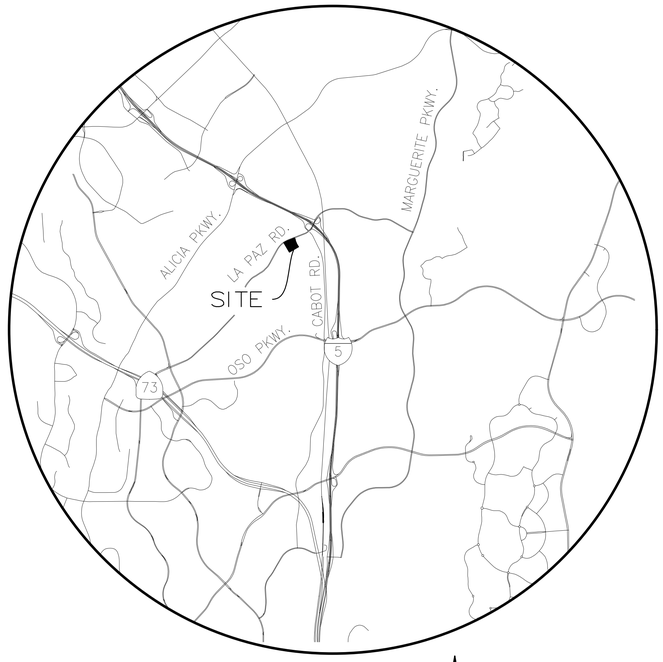


CITY OF LAGUNA HILLS

PRELIMINARY LIGHTING LAYOUT PLAN
for
LA PAZ VILLAGE SENIOR LIVING
PROPOSED SENIOR LIVING FACILITY
25250–25260 LA PAZ ROAD
LAGUNA HILLS, CA 92653



SITE LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

LIGHTING GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE CURRENT PROJECT SPECIAL PROVISIONS, THE CITY OF LAGUNA HILLS MUNICIPAL CODE, THE NATIONAL ELECTRICAL CODE (NEC), THE ILLUMINATING ENGINEERING SOCIETY (IES) RP-8, THE CALIFORNIA STATE SAFETY ORDER, AND ALL OTHER CODES, ORDINANCES, RULES, AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL NECESSARY PERMITS AS REQUIRED FROM THE CITY OF LAGUNA HILLS AND PER UTILITY COMPANY REQUIREMENTS.
3. MATERIALS SHALL BE RECOGNIZED BY THE UNDERWRITER'S LABORATORY, INC., AS HAVING SUITABLE CHARACTERISTICS WHEN PROPERLY FORMED AND TREATED, INCLUDING RIGID POLYVINYL CHLORIDE (PVC) CONDUIT.
4. ALL WORK RELATED TO ELECTRICAL SERVICE SHALL BE PERFORMED IN CONFORMANCE WITH SAN DIEGO GAS & ELECTRIC COMPANY (SDPG&E) REQUIREMENTS AND THE CITY OF LAGUNA HILLS.

SHEET LEGEND:

SHEET	DESCRIPTION
1	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING PROPOSED SENIOR LIVING FACILITY TITLE SHEET
2	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING PARKING GARAGE BASEMENT
3	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING PARKING GARAGE BASEMENT
4	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING PARKING GARAGE GROUND LEVEL
5	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING PARKING GARAGE GROUND LEVEL
6	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING EXTERIOR GROUND LEVEL
7	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING EXTERIOR GROUND LEVEL
8	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING EXTERIOR GROUND LEVEL COURTYARD
9	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING EXTERIOR LEVEL 2 COURTYARD
10	PHOTOMETRIC EVALUATION LA PAZ VILLAGE SENIOR LIVING EXTERIOR LEVEL 2 COURTYARD
11	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING LIGHTING FIXTURE DETAILS
12	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING LIGHTING FIXTURE DETAILS
13	PRELIMINARY LIGHTING LAYOUT PLAN LA PAZ VILLAGE SENIOR LIVING LIGHTING FIXTURE DETAILS

LIGHTING SCHEDULE:

CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
A			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CIELING/±16'	101
B			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CIELING/±16'	21
C			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12
D			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
E			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37
F			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
G			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19

DEVELOPER:

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
T (949) 441-7442
NICK BUCHANAN

SITE ADDRESS:

25250-25260 LA PAZ ROAD
LAGUNA HILLS, CA 92653

UTILITY PURVEYORS:

WATER
MOULTON NIGUEL WATER DISTRICT (MNWD)
(949) 831-2500

SEWER
MOULTON NIGUEL WATER DISTRICT (MNWD)
(949) 831-2500

ELECTRICITY
SAN DIEGO GAS & ELECTRIC COMPANY (SDG&E)
(800) 411-7343

GAS
SOCAL GAS
(800) 411-7343

PHONE/INTERNET
COX
(800) 261-4021

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :
CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :
TJW ENGINEERING, INC.
Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
t: (949) 878-3509 f: (949) 878-3593
www.tjwengineering.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS JOSEPH WHEAT
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
TITLE SHEET

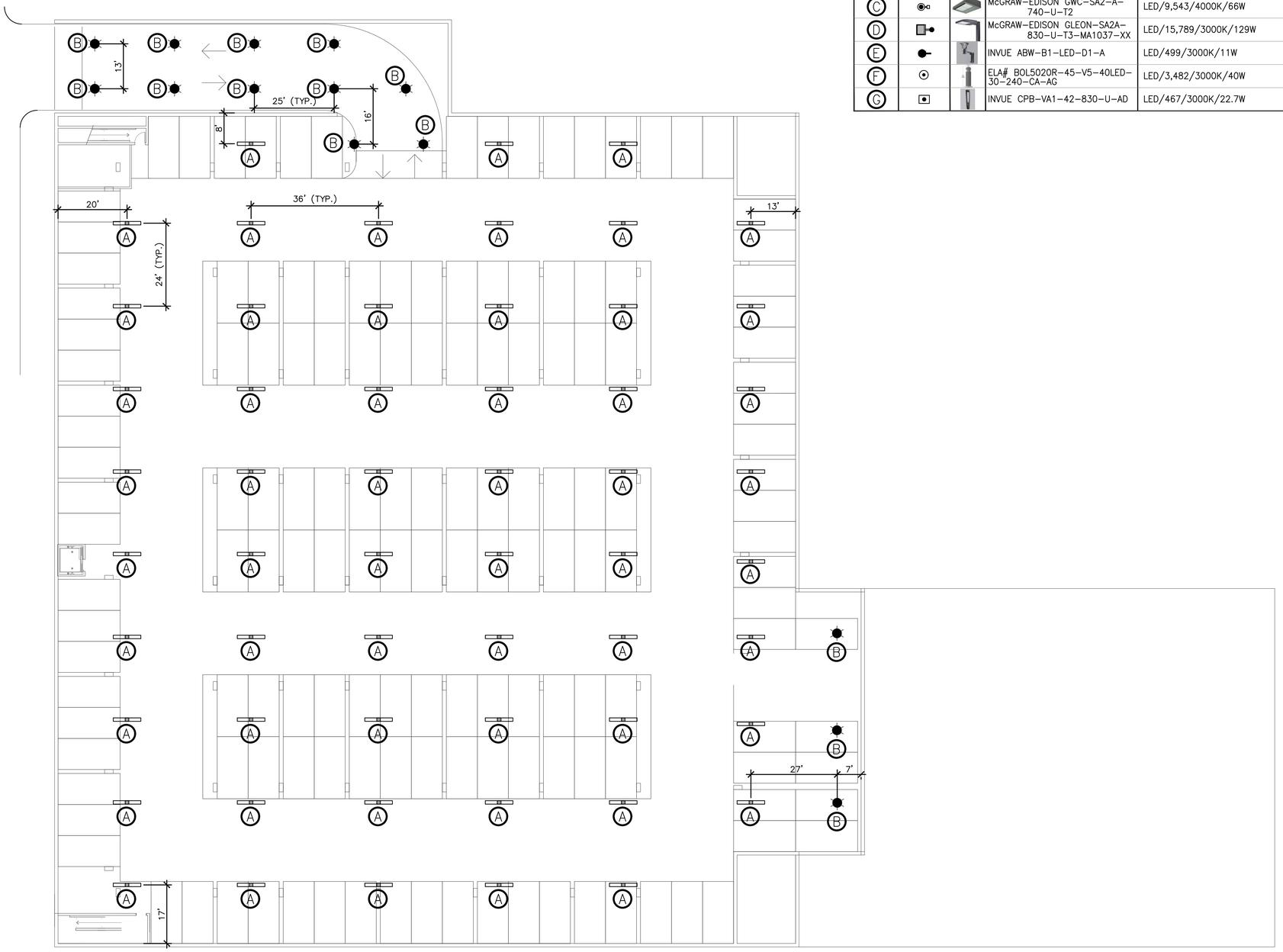
DATE: 3/15/24
SHEET 1 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

Plot Date: 03/18/2024 2:52:35 PM User: JohnStallworth File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects\CPD24001 La Paz Senior Living SL A.dwg Last Update: 3/18/2024 2:48:43 PM

LIGHTING SCHEDULE:

CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
A			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CIELING/±16'	101
B			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CIELING/±16'	21
C			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12
D			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
E			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37
F			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
G			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19



N.T.S.
PLOT: 30"X42"

BASEMENT LEVEL: PARKING GARAGE

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

TJW ENGINEERING, INC.
Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
t: (949) 878-3509 f: (949) 878-3593
www.tjwengineering.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS JOSEPH WHEAT
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

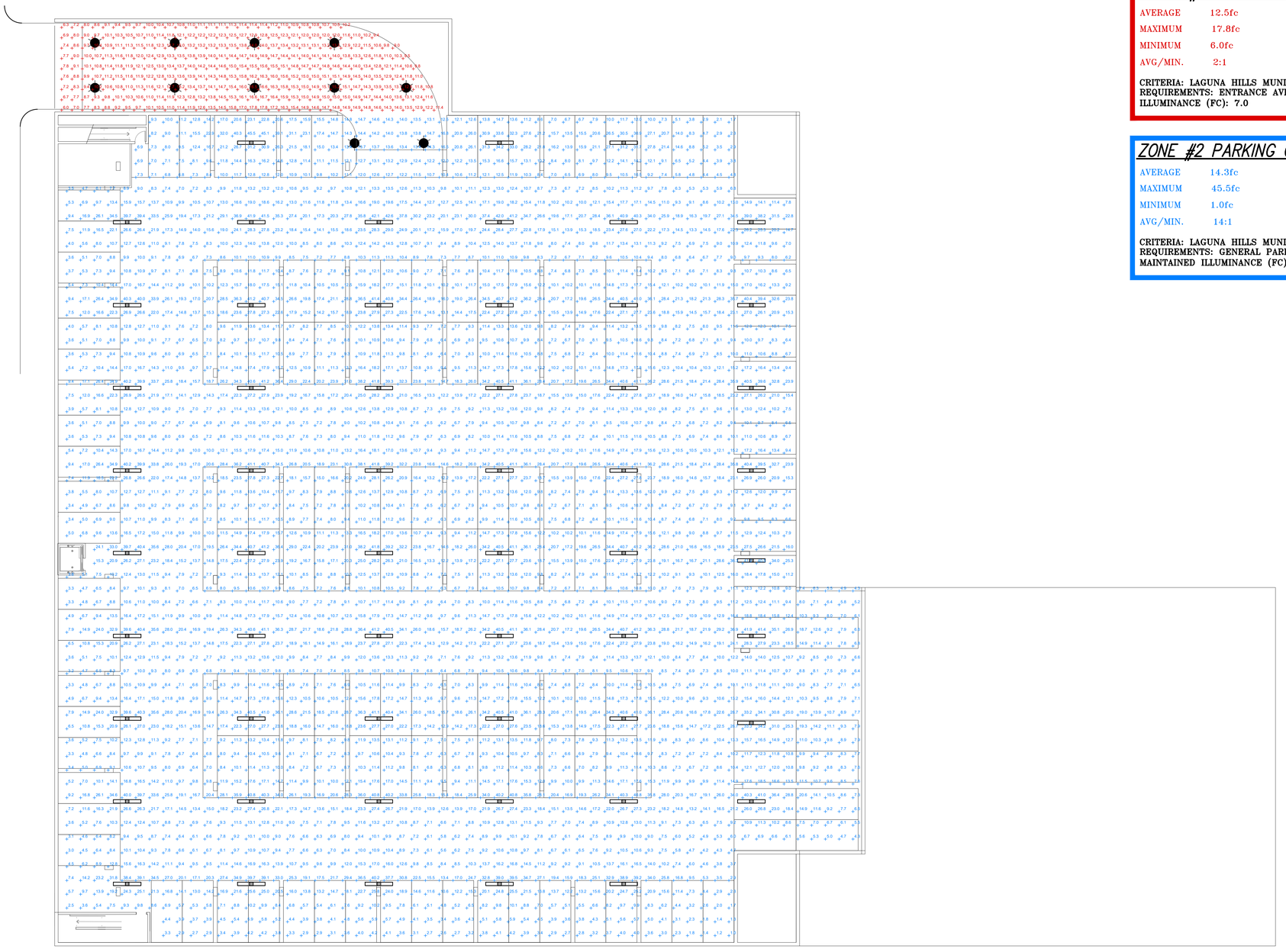
LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
PARKING GARAGE BASEMENT

DATE: 3/15/24
SHEET 2 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

NOT FOR CONSTRUCTION

Plot Date: 03/18/2024 2:52:56 PM User: JohnStallworth File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects\CPD24001 La Paz Senior Living SL A.dwg Last Update: 3/18/2024 2:48:43 PM



ZONE #1 PARKING GARAGE ENTRY:

AVERAGE	12.5fc
MAXIMUM	17.8fc
MINIMUM	6.0fc
AVG/MIN.	2:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: ENTRANCE AVERAGE MAINTAINED ILLUMINANCE (FC): 7.0

ZONE #2 PARKING GARAGE GENERAL:

AVERAGE	14.3fc
MAXIMUM	45.5fc
MINIMUM	1.0fc
AVG/MIN.	14:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING AVERAGE MAINTAINED ILLUMINANCE (FC): 5.0

NOT FOR CONSTRUCTION

N.T.S.
PLOT: 30"X42"

BASEMENT LEVEL: PARKING GARAGE

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

TJW ENGINEERING, INC.
Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
t: (949) 878-3509 f: (949) 878-3593
www.tjwengineering.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS JOSEPH WHEAT
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
PARKING GARAGE BASEMENT

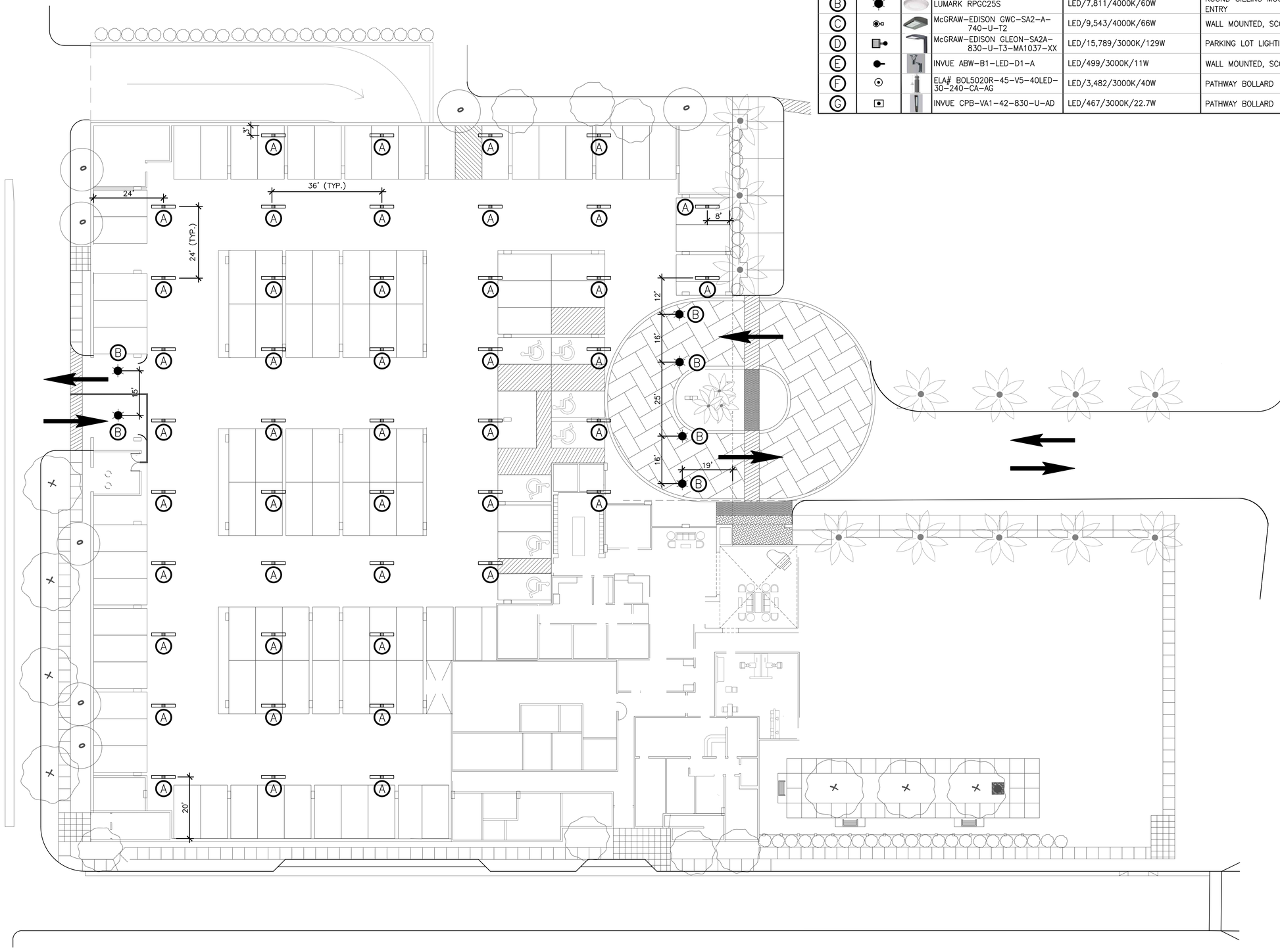
DATE: 3/15/24
SHEET 3 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

Plot Date: 03/18/2024 2:53:19 PM User: JohnStallworth File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects\CPD24001 La Paz Senior Living SL A.dwg Last Update: 3/18/2024 2:48:43 PM

LIGHTING SCHEDULE:

CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
A			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CIELING/±16'	101
B			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CIELING/±16'	21
C			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12
D			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
E			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37
F			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
G			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19



NOT FOR CONSTRUCTION

N.T.S.
PLOT: 30"X42"

GROUND LEVEL: PARKING GARAGE

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

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Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
PARKING GARAGE GROUND LEVEL

DATE: 3/15/24
SHEET 4 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

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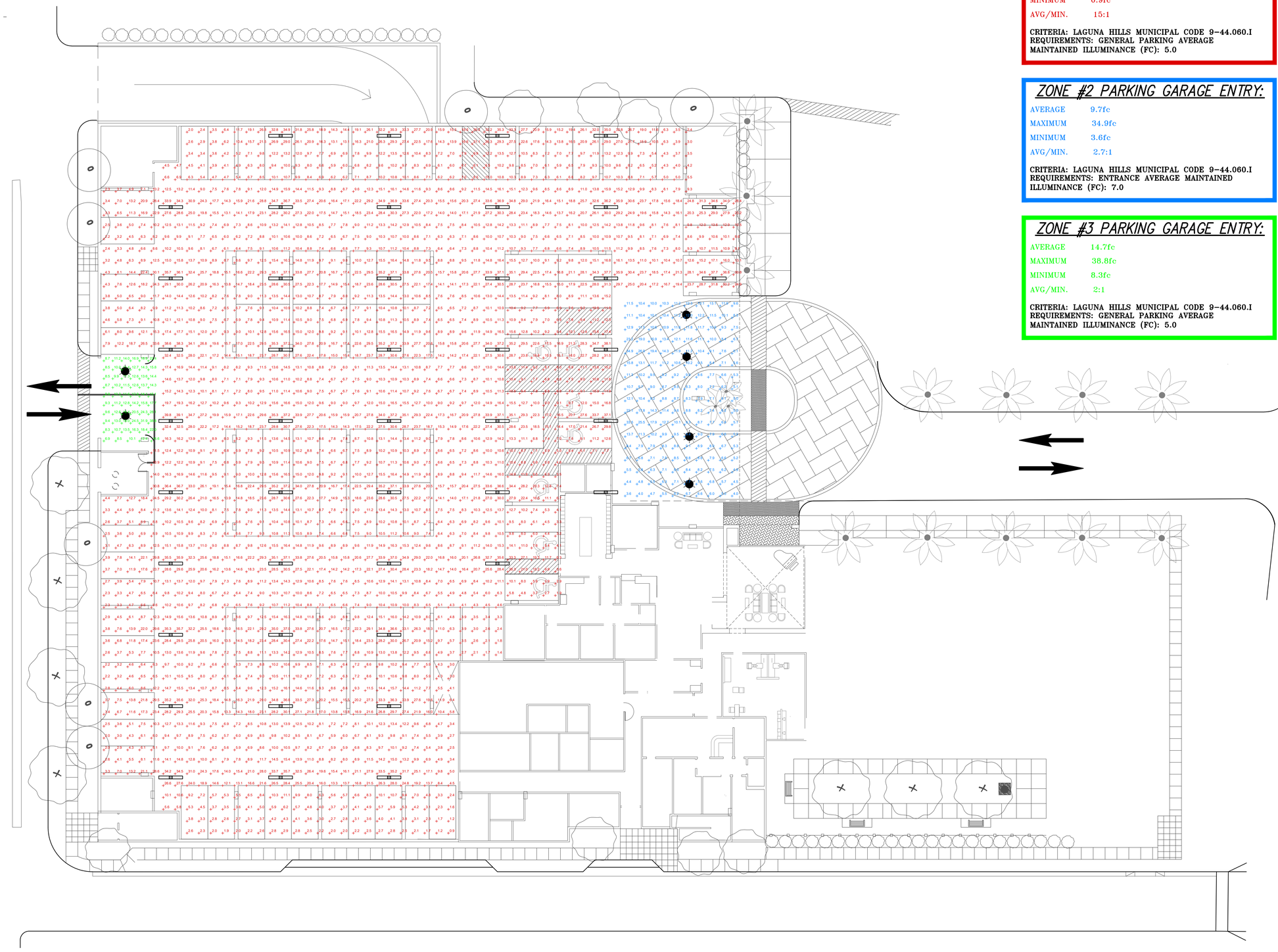

ZONE #1 PARKING GARAGE GENERAL:

AVERAGE	13.6fc
MAXIMUM	39.8fc
MINIMUM	0.9fc
AVG/MIN.	15:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING AVERAGE MAINTAINED ILLUMINANCE (FC): 5.0

ZONE #2 PARKING GARAGE ENTRY:

AVERAGE	9.7fc
MAXIMUM	34.9fc
MINIMUM	3.6fc
AVG/MIN.	2.7:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: ENTRANCE AVERAGE MAINTAINED ILLUMINANCE (FC): 7.0

ZONE #3 PARKING GARAGE ENTRY:

AVERAGE	14.7fc
MAXIMUM	38.8fc
MINIMUM	8.3fc
AVG/MIN.	2:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING AVERAGE MAINTAINED ILLUMINANCE (FC): 5.0

NOT FOR CONSTRUCTION

N.T.S.
PLOT: 30"X42"

GROUND LEVEL: PARKING GARAGE

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
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CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
PARKING GARAGE GROUND LEVEL

DATE: 3/15/24
SHEET 5 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

Plot Date: 03/18/2024 2:53:48 PM User: JohnStallworth File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects\CPD24001 La Paz Senior Living SI_A.dwg Last Update: 3/18/2024 2:48:43 PM

LIGHTING SCHEDULE:

CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
A			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CIELING/±16'	101
B			LUMARK RPGC25S	LED/7,811/4000K/60W	ROUND CIELING MOUNT, PARKING GARAGE ENTRY	CIELING/±16'	21
C			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12
D			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
E			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37
F			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
G			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19

P1 PARKING TOTAL 101 STALLS

N.T.S.
PLOT: 30"X42"

EXTERIOR GROUND LEVEL: PARKING/ALLEY ACCESS/COURTYARD

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

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REGISTERED PROFESSIONAL ENGINEER — THOMAS JOSEPH WHEAT — No. 69467 — Exp. 6/30/24 — CIVIL — STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
EXTERIOR GROUND LEVEL

DATE: 3/15/24
SHEET 6 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects\CPD24001 La Paz Senior Living SL A.dwg Last Update: 3/18/2024 2:48:43 PM
User: JohnStallworth Plot Date: 03/18/2024 2:54:03 PM

ZONE #1 FRONT ENTRANCE:

AVERAGE	8.8fc
MAXIMUM	14.9fc
MINIMUM	0.3fc
AVG/MIN.	29:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING/VEHICLE ACCESS
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.0

ZONE #2 SIDE ALLEY WAY:

AVERAGE	7.3fc
MAXIMUM	10.2fc
MINIMUM	4.4fc
AVG/MIN.	2:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING/VEHICLE ACCESS
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.0

ZONE #3 BACK ALLEY WAY:

AVERAGE	7.2fc
MAXIMUM	13.6fc
MINIMUM	0.8fc
AVG/MIN.	9:1

CRITERIA: LAGUNA HILLS MUNICIPAL CODE 9-44.060.I
REQUIREMENTS: GENERAL PARKING/VEHICLE ACCESS
AVERAGE MAINTAINED ILLUMINANCE (FC): 1.0

NOT FOR CONSTRUCTION

RAMP DOWN
GATE
MECH/ELECT
MECH/ELECT
U. 13 U. 12 U. 11 U. 10 U. 9 U. 8 U. 7 U. 6 U. 5 U.VAN 4 U. 3 U. 2 U. 1 G. 7 G. 6 G. 5 G. 4
U. 14
U. 15
U. 16
U. 17
U. 18
G. 3
G. 2
G. 1
G. 10 G. 11
G. 9 G. 12
G. 8
R.VAN 5
R.EV.CH VAN 1
G.VAN EV. 13
R. HC. 4
R. HC 3
R. E.V. R. 30
R. HC 2
R. H.C 1
RR RR
mail
discovery
work rm
parcel
recept
HC elev.
OFFICES
i.t.
office sales sales office
emr
jan
laundry
B.O.H.
PREP KITCHEN
cooler frzr
hk dir & maint laundry mdf
kit off
empl entry
hall
elect staff toilet empl break storg
fire risr
Service Center
infirmary
med 1 med 2 med 3 med 4
Hair Salon
LOBBY
COURTYARD
S1 A1 A2
R. E.V. R. 23 R. 24 R. 25 U. 22 U. 21 U. 20 U. 19
R. E.V. R. 16 R. 17 R. 18 R. 19 R. 20 R. 21 R. 22
P1 PARKING TOTAL 101 STALLS
R. E.V. R. 15 R. 14 R. 13 R. 12 R. 11 R. 10 R. 9
R. E.V. R. 2 R. 3 R. 4 R. 5 R. 6 R. 7 R. 8
pool above
R. E.V. CH 10 CH 9 CH 8 CH 7 CH 6 CH 5 CH 4 CH 3 CH 2
R. E.V. CH 11 CH 12 C. 1 C. 2 C. 3 C. 4 C. 5
R. E.V. C. 6 C. 7 C. 8 C. 9 C. 10 C. 11 C. 12 C. 13 C. 14 C. 15
TRASH
ELEV.
R. EV. R. 1
R. EV. C. 23
R. EV. C. 22
R. EV. C. 21
R. EV. C. 20
R. EV. C. 19
R. EV. C. 18
R. EV. C. 17
R. EV. C. 16
FIRE LANE - NO PARKING
ACCESSIBLE PATH OF TRAVEL
ACCESSIBLE PATH OF TRAVEL
ACCESSIBLE PATH OF TRAVEL
ACCESSIBLE PATH OF TRAVEL
FIRE TURN OUT
MCINTYRE STREET
25.0
24.0
23.0
9.0 24.0 18.0 18.0 24.0
18.0 24.0
15.8 16.9
W
E
C

N.T.S.
PLOT: 30"X42"

EXTERIOR GROUND LEVEL: PARKING/ALLEY ACCESS/COURTYARD

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :
CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

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No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
EXTERIOR GROUND LEVEL

DATE: 3/15/24
SHEET 7 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

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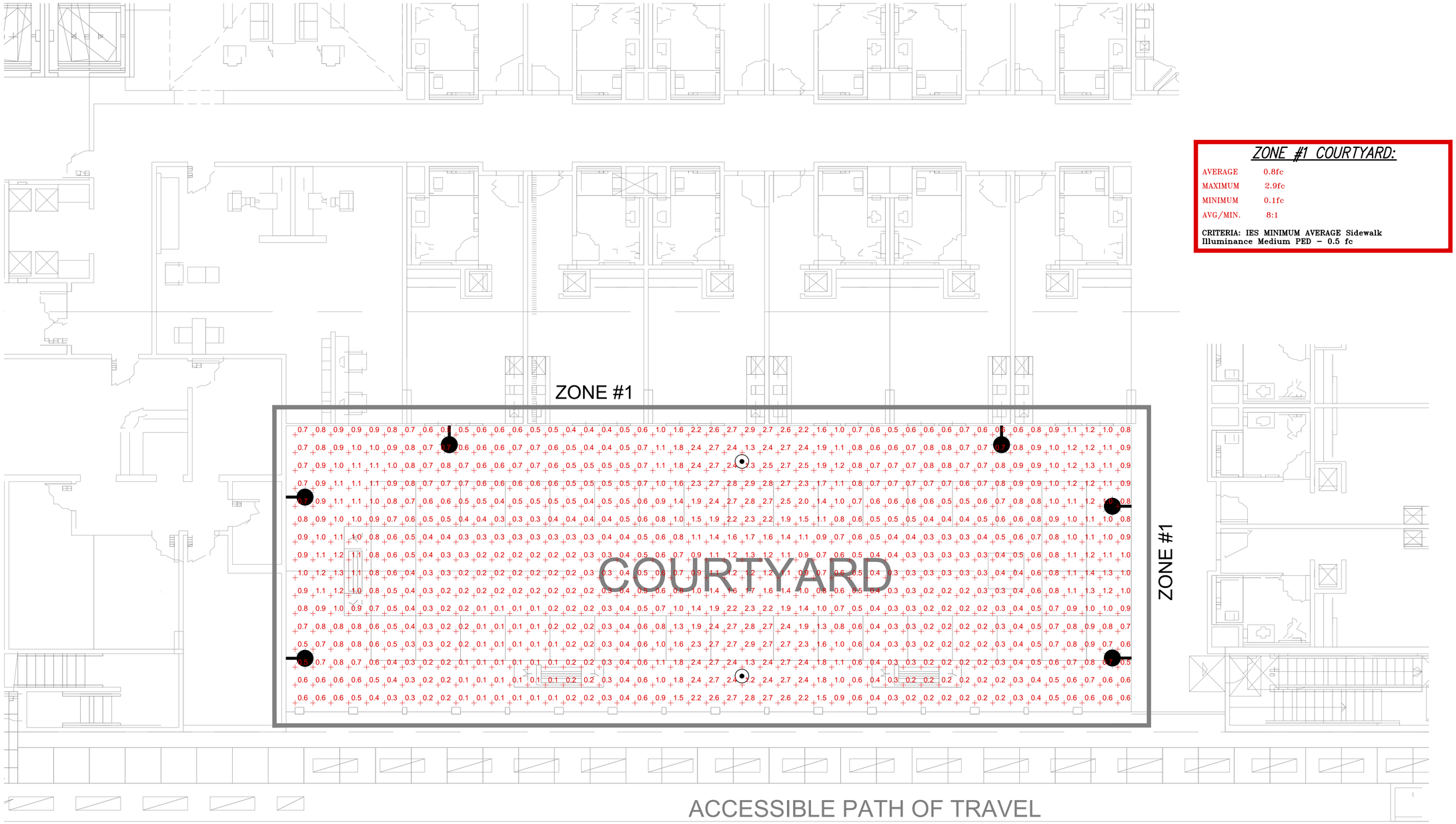

ZONE #1 COURTYARD:

AVERAGE	0.8fc
MAXIMUM	2.9fc
MINIMUM	0.1fc
AVG/MIN.	8:1

CRITERIA: IES MINIMUM AVERAGE Sidewalk Illuminance Medium PED – 0.5 fc

NOT FOR CONSTRUCTION

N.T.S.
PLOT: 30"X42"

GROUND LEVEL: COURTYARD

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

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LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
GROUND LEVEL COURTYARD

DATE: 3/15/24
SHEET 8 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

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LIGHTING SCHEDULE:

CALLOUT	SYMBOL	IMAGE	MODEL#	LAMP TYPE/LUMENS/CCT/WATTAGE	DESCRIPTION	MNTG/HGHT	QUANTITY (TOTAL)
A			METALUX 8TSNX-LC-UNV-L830-1	LED/14,382/3000K/95.8W	LINEAR LED CIELING MOUNT, PARKING GARAGE	CIELING/±16'	101
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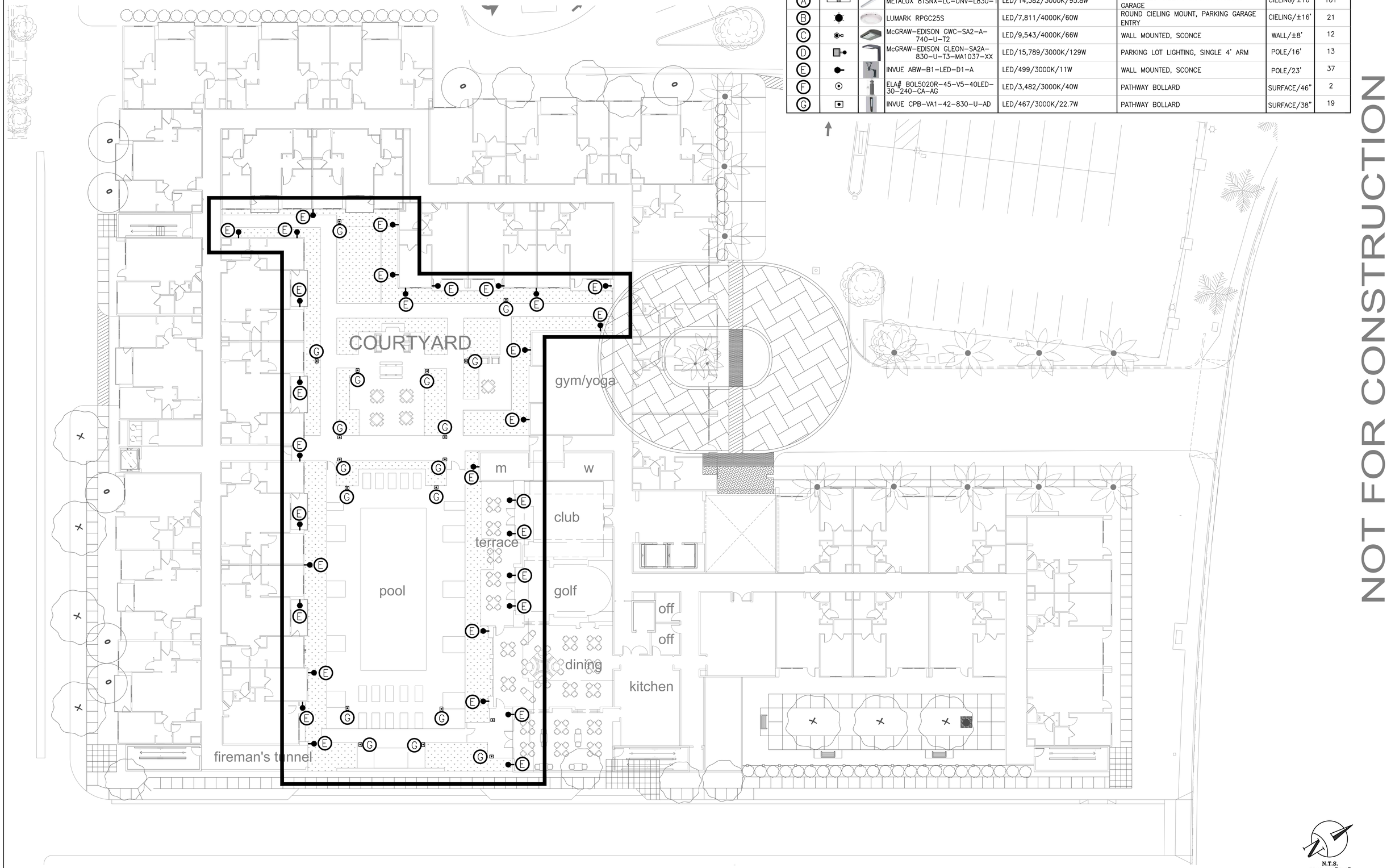
C			McGRAW-EDISON GWC-SA2-A-740-U-T2	LED/9,543/4000K/66W	WALL MOUNTED, SCONCE	WALL/±8'	12
D			McGRAW-EDISON GLEON-SA2A-830-U-T3-MA1037-XX	LED/15,789/3000K/129W	PARKING LOT LIGHTING, SINGLE 4' ARM	POLE/16'	13
E			INVUE ABW-B1-LED-D1-A	LED/499/3000K/11W	WALL MOUNTED, SCONCE	POLE/23'	37
F			ELA# BOL5020R-45-V5-40LED-30-240-CA-AG	LED/3,482/3000K/40W	PATHWAY BOLLARD	SURFACE/46"	2
G			INVUE CPB-VA1-42-830-U-AD	LED/467/3000K/22.7W	PATHWAY BOLLARD	SURFACE/38"	19



N.T.S.
PLOT: 30"X42"

EXTERIOR LEVEL 2: COURTYARD/POOL

NOT FOR CONSTRUCTION

REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

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LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
PRELIMINARY LIGHTING LAYOUT PLAN
EXTERIOR LEVEL 2 COURTYARD

DATE: 3/15/24
SHEET 9 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
CHECKED BY: TJW

CITY OF LAGUNA HILLS

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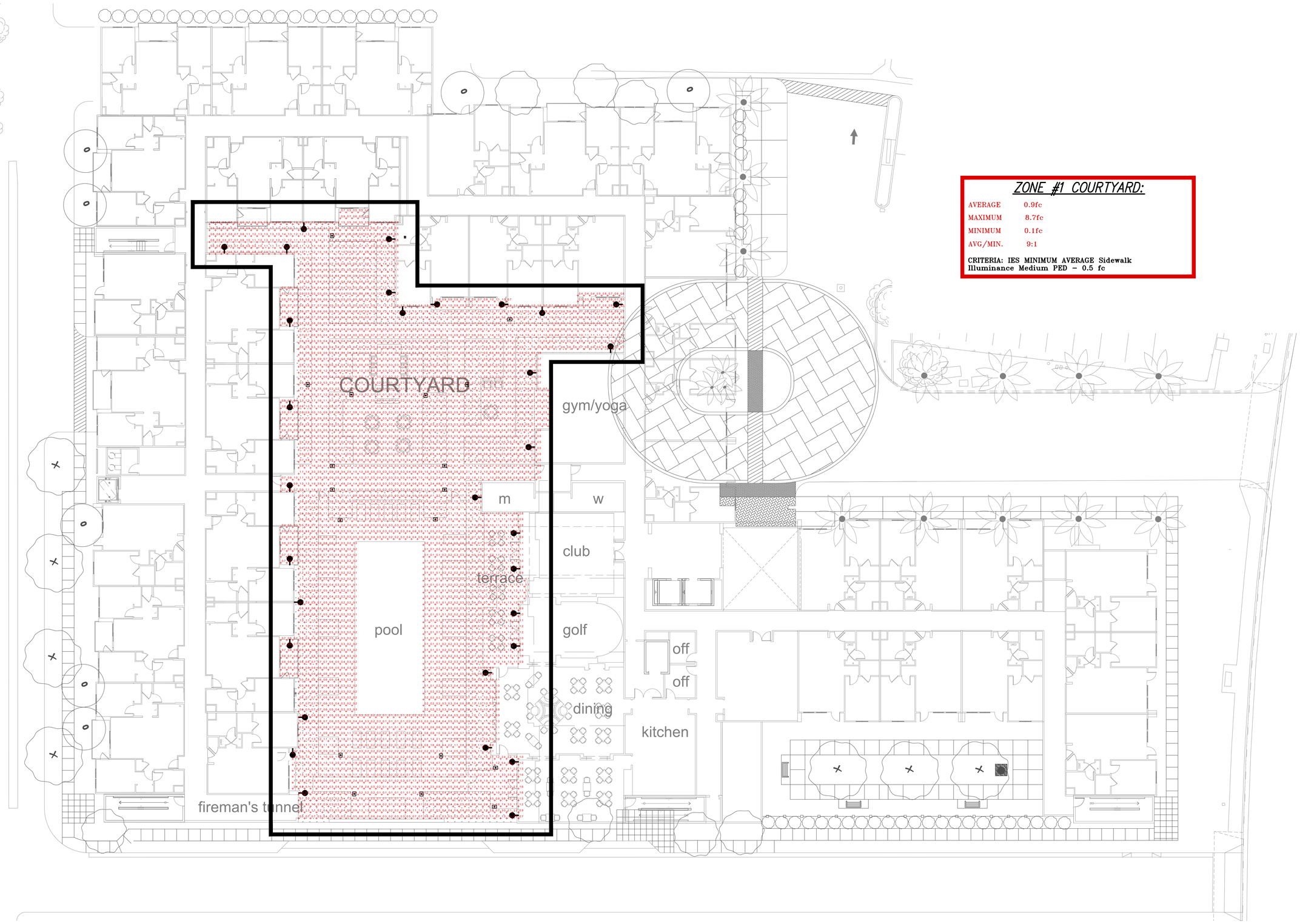

ZONE #1 COURTYARD:

AVERAGE	0.9fc
MAXIMUM	8.7fc
MINIMUM	0.1fc
AVG/MIN.	9:1

CRITERIA: IES MINIMUM AVERAGE Sidewalk Illuminance Medium PED – 0.5 fc

NOT FOR CONSTRUCTION

N.T.S.
PLOT: 30"X42"

EXTERIOR LEVEL 2: COURTYARD/POOL

REVISIONS

NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

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25250-25260 LA PAZ ROAD
PHOTOMETRIC EVALUATION
EXTERIOR LEVEL 2 COURTYARD

DATE: 3/15/24
SHEET 10 OF 13
SCALE: AS SHOWN
DRAWN BY: JS
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CITY OF LAGUNA HILLS

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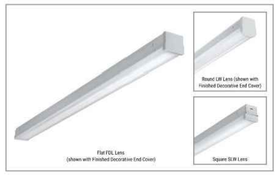
Project		Catalog #		Type	
Prepared by		Notes		Date	



Metalux

SNX Lensed

Flat, Round and Square Lens
Linear LED Striplight

Typical Applications

Commercial • Cove • Warehouse/Distribution • Retail • Industrial • General Aisle or Open Areas • Utility/Storage Rooms

Interactive Menu

- Order Information page 2
- Photometrics page 4
- Energy and Performance Data page 5
- Product Warranty

Product Certification

Product Features

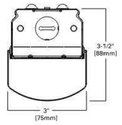
Top Product Features

- Standard (SL) and High lumen/High Efficacy (HL) packages
- Three (3) CCT and Lumen selectable options available
- Up to 21,000 lumen and 174 LPW
- General, Narrow or Wide distributions
- Decorative end cover and multiple finishes provide a polished look
- Integral factory installed controls option allows more energy savings
- Captive lens, electrical, and channel cover assembly
- Tool-less channel cover and electrical assembly
- Options to meet Buy American and other domestic preference requirements

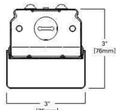
Dimensional Details

Finished Decorative End Covers

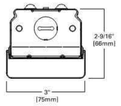
End View - Round Lens



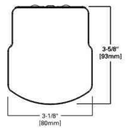
End View - Square Lens



End View - Flat Lens



End View - Round Lens



additional product diagrams

COOPER Lighting Solutions

POLE A

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

RPGC

Parking Garage / Canopy Luminaire

Product Features

Selectable lumens

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 3

Product Certifications

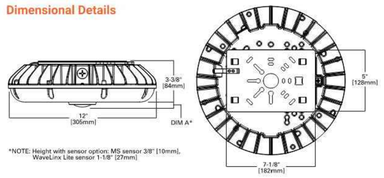
Quick Facts

- Low profile, die cast aluminum housing
- Round drop lens provides uplight to eliminate dark ceilings
- Selectable lumen switch provides 30W to 60W (3,700-7,800 lumens) selectability
- Maximize energy savings with efficacies up to 125 lumens per watt
- Replaces 150W up to 250W HID equivalents
- Easy installation with quick-mount bracket for hands-free wiring

Connected Systems

- WaveLinx Lite

Dimensional Details



*NOTE: Height with sensor option: MS sensor 3/8" [10mm], WaveLinx Lite sensor 1-1/8" [27mm]

COOPER Lighting Solutions

POLE B

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

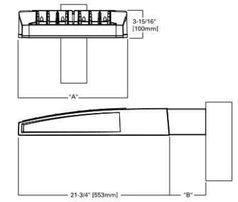
Product Certifications

Product Features

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" Quick Mount Arm Length	"B" Quick Mount Extended Arm Length
1-4	15-1/2"	7"	10"	10-5/8"	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	–
9-10	33-3/4"	7"	16"	–	–

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions

POLE D

Project		Catalog #		Type	
Prepared by		Notes		Date	

Metalux — SNX Lensed

Order Information

SAMPLE ORDER NUMBERS: **4SNX-48SL-LN-UNV-L835-CD1-U** or **8TSNX-180HL-SLW-UNV-EL7W-L840-CD2-U**

8T	SNX

Domestic Preferences [1]	Length			Series
[Blank]=Standard BAA=Buy American Act TAA=Trade Agreements Act	2=2 ft.	4=4 ft.	8T=8 ft.	SNX=Commercial LED Striplight [2]

LC	UNV	L830		1
Lens	Voltage [4]	Color Temp / CCT	Drive Type [5]	No. of Drivers

Standard Nominal Lumen Packages [3]

2 ft	4 ft		8 ft	
SL3	SL3	605L	SL3 [6]	1143L [6]
1YSL	2DSL	635L	4DSL	1205L [7]
2SGL	2ZSL	675L	4ASL	1265L [7]
2SSL	2MSL	744L	5ZSL	1343L [7]
3DSL	3YSL	819L	6ZSL	1489L [7]
4DHL	3ISL	846L	6MSL	1629L [7]
4AHL	3ZSL	879L	7ASL	1688L [7]
4JHL	4YSL	90HL	8ZSL	1784L [7]
	4ISL	93HL	9DSL	1804L [7]
	4RSL	100HL	9KSL	1864L [7]
	5YSL	104HL	10ZSL [7]	2009L [7]
	5TSL			

SL denotes standard lumen output. HL denotes high lumen output.
Additional LEDs to obtain lumen package.
SL3 Low/Mid/High output (see performance table for lumen package).

Lens

Round
LC=Clear Lens
LN=Semi-Frost Lens - Narrow
LW=Full Frost Lens - Wide

Square
SLW=Square / Frost Lens - Wide

Flat
FDL=Flat Frost / Diffuse Lens

Voltage [4]
UNV=Universal Voltage 120-277 347-347V
480=480V [8]

Color Temp / CCT

CCT Select [9]
CCS3=Switchable CCT, 80CRI, 35/4/5000K
CCS9=Switchable CCT, 90CRI 2G/4/5000K.

CCT CRI
L830=3000K, 80 CRI
L835=3500K, 80 CRI
L840=4000K, 80 CRI
L850=5000K, 80 CRI
L930=3000K, 90 CRI
L935=3500K, 90 CRI
L940=4000K, 90 CRI
L950=5000K, 90 CRI

Drive Type [5]
CD=0-10V Dimming Driver (10%-100% Dimming)
HCD=0-10V Dimming Driver (1%-100% Dimming)
SD=Step Dim (Bi-Level)
SLTD=Fifth Light (DALI) Driver [8]

No. of Drivers
1=1 Driver
2=2 Drivers [5]

Options

Emergency [6] [10]
EL7W=7-watt 120V-277V emergency battery pack [11]
EL10W=10-watt 120V-277V emergency battery pack [11]
EL14W=14-watt 120V-277V emergency battery pack [11]
EL10WSD=10W emergency battery pack with self-diagnostic installed [11] [12]
EL14WSD=14W emergency battery pack with self-diagnostic installed [11] [12]
GTR2=Bodine Generator Transfer Relay [13]
ETRD=Emergency Transfer Relay with dimming control [14]

Wiring [15] [16]
PVC(P)=Plug in and cross over plug in option [17]
PC6/277=(NEMA 5-15P) 6 ft. Cord with NEMA Twist Plug
PC6/277=(NEMA_L7-15P) 6 ft. Cord with NEMA Twist Plug
C6(1)=1 Circuit, 6 ft. Cord no Plug
C2(1)=1 Circuit, 2 ft. Cord no Plug

Sensor [18]
[Blank]=No Sensor
WAX=WaveLinx Wireless integrated Sensor [9]
WAD=WaveLinx Lite Wireless Integrated Sensor [8]
SVPD2=Integrated occupancy and daylight dimming sensor, 900 sq. ft. coverage [19]
SVPD4=Integrated occupancy and daylight dimming sensor, 1200 sq. ft. coverage [19]
ZW-SMPD3=Integrated Wireless Wireless Sensor, 1200 sqft. coverage [20] [21] [22]
WLS4=WaveLinx Lite Wireless integrated Sensor, 15'-40' Mounting Height [23] [24] [8]
Sensor Location
MID=Mid-row

Knockouts
[Blank]=Clean Channel
FKO=Full Side Kos

Paint Finish
[Blank]=Standard White
PAF=Painted after fab. (White)
BLK=PAF Black [25]
GRY=PAF Gray [25]

Packaging
U=Unit Pack

Accessories (Order Separately) [26]

AYC-CHAIN/SET=(2) 36" Chain Hanger (Use 1 set per fixture)
SCF=Fixed Stem Set (Specify Length) [27]
SCS=Swivel Stem Set (Specify Length) [28]
SCA=Adjustable 48" Stem Set [29]
EYE-CHAIN/SET=Eye Bolt Chain (Use 1 set per fixture)
WG-SNX/BN-2FT-B=2 ft Wire Guard
WG-SNX/BN-4FT-B=4 ft Wire Guard
A-1-B/SPACER-B=Spacer 1-1/2" to 2-1/2" from ceiling (Use 2 per fixture) [30]
TOGGLE=Single Toggle No. 2 (Specify Length) [28]
Y-Toggle-10-3PK=(3) Y-Toggle Cable Kits at 10FT long
GRP-SNF-H=Gripper Hanger
CLC-DALED-EXT-B=SNX Long Row Aligner Extension
ISHH-01=Integrated SVPDx Sensor Programming Remote

Round Replacement Lenses
SNX-LENS-LW-2FT-U=Replacement Lens 2 ft, Full Frost
SNX-LENS-LW-2FTSF-U=Replacement Lens 2 ft, Semi Frost
SNX-LENS-LC-2FT-U=Replacement Lens 2 ft, Clear
SNX-LENS-LW-4FT-U=Replacement Lens 4 ft, Full Frost
SNX-LENS-LC-4FT-U=Replacement Lens 4 ft, Clear
SNX-LENS-LW-4FTSF-U=Replacement Lens 4 ft, Semi Frost
SNX-LENS-LC-4FTSF-U=Replacement Lens 4 ft, Clear

Square Replacement Lenses
SNX-SQLENS-SLW-2FT-U=Replacement Lens 2 ft, Full Frost
SNX-SQLENS-SLW-4FT-U=Replacement Lens 4 ft, Full Frost

Flat Replacement Lenses
SNX-Flat Lens-FDL-2FT-U=Replacement Lens 2 ft, Full Frost
SNX-Flat Lens-FDL-4FT-U=Replacement Lens 4 ft, Full Frost

Finished End Cover [20]
DECOEND-RND PK=(2) Full end caps, SNX w/ Round Lens
DECOEND-FDL PK=(2) Full end caps, SNX w/ Flat FDL Lens
DECOEND-SLW PK=(2) Full end caps, SNX w/ Square Lens

Notes: (1) Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. (2) Designs.lights Consortium® Qualified and classified for both DLC Standard and DLC Premium, see DesignLights.org for details. (3) Nominal lumen values. See table for value and fixture length. (4) 347-480V max ambient temp 40C. (5) Requires two drivers. (6) SL3 to be ordered in conjunction w/CCT Select. (7) 2ft with Sensor limited to CD and HCD drivers only. (8) For a complete listing of Fifth Light products, visit www.fifthlight.com. (9) CCS3 and CCS9 not available with WAX, WAD, SVPD2, SVPD4, ZW-SMPD3, WLS4 sensor options. (10) Emergency battery backup, self-test capable, constant light output. Rated for 90 minutes of operation at 0°C (32°F) in an emergency situation. Battery is housed in a remote fixture by the wattage of the emergency battery pack (100 mcW x 7=700 lumens). (11) Normal photosensory for luminaire under emergency operation available. (12) EL10WSD and EL14WSD not available with 347V. (13) Used to bypass local control during outage. Must be used in conjunction with UL 924E device (provided by others). GTR2 include 2 relays on fixtures with dimming drivers. ETRD option only requires one relay when used on a dimming fixture. Must specify voltage as 120 or 277V when ordering GTR2. (14) Consult tech support on numerous options for this fixture. (15) Must common C&P shown. Must specify location for cord. All "end" locations will be on the end with sensor installed. (16) Integral Mid-Row sensor does not apply for ZW-SMPD3. (17) Black or gray fixture and lens ends. Refer to Finish multiplier table for performance. (18) Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. (19) Order 2 per fixture. (20) Finished Deco end cover cannot be used with ON end mount sensor or over any end mount fitting. (21) WLSx provided in separate enclosure. (22) For more information on PVCPs options, refer to DesignLights.Consortium.org. (23) Not available in Mid-Row Configuration.
Integrated options must be used in conjunction with the associated system and may not be compatible with other options or accessories. Please refer to the following: (A) Consult WaveLinx system pages for additional details and compatibility. (B) WaveLinx Lite devices are not currently compatible with the WaveLinx Wireless Area Controller. Consult WaveLinx Lite system pages for additional details and compatibility. (C) Consult SVPD series system pages for additional details and compatibility.

Stock is available in the following catalog numbers:

Catalog Number	Description	Replaces Up To	Selectable CCT	Voltage	Selectable Lumens	Watts	UPC	DLC Product ID
4SNX-SL3-LW-UNV-CCS3-CD1-U	4' Single Lens	2-T8 32W, 1-T5HO 54W	3500K-5000K	120-277V	2000-6100	17/33/51	080083265107	S-2SCGBY
8TSNX-SL3-LW-UNV-CCS3-CD2-U	8' Single Lens	4-T8 32W, 2-T12 75W	3500K-5000K	120-277V	4100-12000	34/67/101	080083265114	S-V503E2

Lumark — RPGC Parking Garage and Canopy

Ordering Information

Model Number [1]	Accessories (Order Separately)
RPGC255=UNV, 60W Max [2] RPGC255-347=347V, 60W Max [2] RPGC25-MS/DIM-L08=UNV, 60W, Motion Sensor for Dimming Operation, Up to 8' Mounting Height [3,4] RPGC25-MS/DIM-L20=UNV, 60W, Motion Sensor for Dimming Operation, 9'-20' Mounting Height [3,4] RPGC25-347-MS/DIM-L08=347V, 60W, Motion Sensor for Dimming Operation, Up to 8' Mounting Height [3,4] RPGC25-347-MS/DIM-L20=347V, 60W, Motion Sensor for Dimming Operation, 9'-20' Mounting Height [3,4] RPGC25-2W-WDWHN=UNV, 60W, WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7'- 15' Mounting [3,4] RPGC25-2W-WDFHN=UNV, 60W, WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15'- 40' Mounting [3,4] RPGC25-2D-WDWHN=UNV, 60W, WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'- 15' Mounting [3,4] RPGC25-2D-WDFHN=UNV, 60W, WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'- 40' Mounting [3,4] RPGC25-347-2D-WDWHN=347V, 60W, WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'- 15' Mounting [3,4] RPGC25-347-2D-WDFHN=347V, 60W, WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'- 40' Mounting [3,4]	FSIR-100=Wireless Configuration Tool for Motion Sensor [5]

NOTES:
1. All models in 4000K CCT, 70CRI and white color finish.
2. Standard lead time applies to this configuration.
3. These configurations do not include the wattage selectable integrated switch. To field adjust lumen output, use FSIR-100 configuration tool to adjust maximum output levels.
4. These configurations do not include the wattage selectable integrated switch. In order to field configure the sensor, download the WaveLinx App via a mobile device. Sensor passive infrared (PIR) may be overly sensitive when operating below -25°C (-4°F).
5. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.

Product Specifications

Construction

- Heavy-duty, low-profile die-cast aluminum housing
- Integrated universal mounting plate which mounts directly to 4" round, octagonal, and square junction boxes
- Quick-mount bracket system allows for free hand wiring suitable for mounting to a surface mount j-box or to a rigid or free swinging pendant (supplied by others)

Optics

- Round drop lens constructed of polycarbonate material with refractive features built in to maximize area coverage
- Standard 4000K CCT and min 70 CRI
- Drop lens provides light above the 90 degree plane for some ambient uplighting

Electrical

- Maintains greater than 90% of initial light output after 50,000 hours of operation
- Integral LED electronic driver incorporates surge protection and 0-10V dimming
- 120V-277V, 50/60 Hz or 347V/60 Hz
- Integrated selectable lumen switch allows installer to easily toggle between three different lumen outputs; Factory preset is max output

Typical Applications

- Parking garages, canopy, stairwells and covered walkways

Shipping Data

- Approximate net weight: 7.6 lbs. (3.4 kgs.)

Warranty

- Five year limited warranty. Consult website for details www.cooperlighting.com/legal

COOPER Lighting Solutions

POLE B

McGraw-Edison — GLEON Galleon

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1,2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON-Galleon	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares* SA6=6 Squares* SA7=7 Squares* SA8=8 Squares* SA9=9 Squares* SA0=10 Squares*	A=600mA B=800mA C=1000mA D=1200mA *	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm [4,5]	H=120V 1=120V 2=208V 3=240V 4=277V 5=480V [4] 9=347V [4]	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide SNR=Type V Narrow SMD=Type V Square Medium SWD=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Arm for Round or Square Pole EA=Extended Arm* MA=Mast Arm Adapter [6] WM=Wall Mount QM=Quick Mount Arm (Standard Length) [7] QMEA=Quick Mount Arm (Extended Length) [7]	AP=Grey AZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
DIM=External 0-10V Dimming Leads [8,28] F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20kV UL 1449 fused surge protective device DL=Two Circuits [9,10] HS=Single / Right Arm Mount HSS=Single / Left Arm Mount Side Shield [9] GBSBK=Glare Reducing Shield, Black [9] GBSWH=Glare Reducing Shield, White [9] QD=Tool-less Door Hardware RBO=Optics Rotated 90° Right CE=CE Markings [9] AHD145=After Hours Dim, 5 Hours [9] AHD240=After Hours Dim, 6 Hours [9] AHD255=After Hours Dim, 7 Hours [9] AHD355=After Hours Dim, 8 Hours [9] DALI=DALI Drivers	BPC=Button Type Photocontrol PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle [11] MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [9] MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [9] MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [9] MS/L4-L08=Bi-level Motion Sensor, 8' Mounting Height [9,29] MS/L4-L20=Bi-level Motion Sensor, 9' - 20' Mounting Height [9,29] MS/L4-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height [9,29] MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [9] MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [9] ZW=WaveLinx Module and 4-PIN Receptacle ZD=WaveLinx Module with DALI driver and 4-PIN Receptacle SMPD4ALC=WaveLinx Wireless Sensor Only, 7'-15' [9,12,30] SMPDSSCX=WaveLinx Wireless Sensor Only, 15'-40' [9,30,31] WCBXEX=WaveLinx Sensor with Bluetooth, 7'-15' [9,30] WCRFXX=WaveLinx Sensor with Bluetooth, 15'-40' [9,30] LWR-LW=Enlighted Sensor, 8' - 15' Mounting Height [9] LWR-LW=Enlighted Sensor, 16' - 40' Mounting Height [9] DIM10-MS/DIM-L08=Synapse Occupancy Sensor (8' Mounting) [9] DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) [9] DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) [9]	OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1197-XX=Qty(1)90° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=Qty(2)90° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=Qty(3)120° Tenon Adapter for 2-3/8" O.D. Tenon MA1198-XX=Qty(4)90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=Qty(2)90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=Qty(3)90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=Qty(3)120° Tenon Adapter for 2-3/8" O.D. Tenon MA1838-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1839-XX=Qty(2)180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=Qty(3)120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=Qty(4)90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=Qty(2)90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=Qty(3)90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor [9] GLEON-MT1=Field Installed Mesh Top for 1-4 Light Spaces GLEON-MT2=Field Installed Mesh Top for 5-6 Light Spaces GLEON-MT3=Field Installed Mesh Top for 7-8 Light Spaces GLEON-MT4=Field Installed Mesh Top for 9-10 Light Spaces GLEON-QM=Quick Mount Arm Kit [9] GLEON-QMEA=Quick Mount Extended Arm Kit [9] LS/HSS=Field Installed House Side Shield [9,26] LS/GBSBK=Glare Reducing Shield, Black [9,26] LS/GBSWH=Glare Reducing Shield, White [9,26] LS/PFS=Perimeter Shield, Black [9] WOLC-7P-10A=WaveLinx Outdoor Control Module [9] SWPSX-XX=WaveMax Wireless Sensor, 7'-15' Mounting Height [9,19,32,33] SWPDS-XX=WaveMax Wireless Sensor, 15'-40' Mounting Height [9,19,32,33]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP1100001EN for additional support information.
2. Designlights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Dark bronze/black finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with 7in option.
4. Not compatible with MS/H-L830 or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step-down transformer when combined with sensor options. Not available with 347V, 480V, 5-wire, or 7-pin receptacle options. Reduces the mA high ambient and sensor options at 1A.
8. 480V must utilize 4-wire system only. For NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting information for details.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 4 light squares.
13. Requires 2W or 23 receptacle.
14. Not available with HSS, HSSD or when for wildlife and observatory use. Choose drive current A, supplied at 500mA drive current only. Available in SA1, SA2, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with tilt option.
17. ZL is not available with MS, MS/X or MS/DIM at 347V or 480V. ZL in SA2 through SA4 requires a larger housing, internally rated for SA5 - SA10. SA5 - SA10 and extended arm option must be ordered when housing two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirements table.
18. Not available with Enlighted wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "WX" sensor is selected. Must be ordered as an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with Enlighted sensors. Consult factory for information.
24. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
25. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
26. Replace X with number of Light Squares operating in low output mode.
27. Not available with conformal coated fixtures are factory installed only requiring network components (AP1-SM-1, LMP-GW-1 and LMP-PoE8 in appropriate quantities).
28. Not available with house side shield (HSS).
29. Not for use with SWZ, SMZ, FMZ or RW optics. A black trim plate is used when HSS is selected.
30. Not available with the LWR, MS, MS/X, MS/DIM, 8PC, PR or PR7 options. Available in 120-277V only.
31. Requires PR7.
32. Requires PR.
33. Replace XX with sensor color (WH, BZ or BK.)
34. WAC Gateway required to enable field configurability. Order WAC-PoE and WPOE-120 (120V to PoE injector) power supply if needed.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint	R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

COOPER Lighting Solutions

POLE D

REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

TJW ENGINEERING, INC.
Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
t: (949) 878-3509 f: (949) 878-3593
www.tjwengineering.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS JOSEPH WHEAT
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
LIGHTING FIXTURE DETAILS

DATE: 3/15/24
SHEET 11 OF 13

SCALE: AS SHOWN | DRAWN BY: JS | CHECKED BY: TJW

CITY OF LAGUNA HILLS

N.T.S.
PLOT: 30"X42"

NOT FOR CONSTRUCTION

Plot Date: 03/18/2024 2:12:05 PM File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects\CPD24001 La Paz Senior Living SL A.dwg Last Update: 3/18/2024 2:07:39 PM User: JohnStallworth

ELA

Project Name:

Type:

Bollard - BOL5020R-45
Ordering Matrix

Environmental Lighting for Architecture, Inc.

1	2	3	4	5	6	7	8	9	10
BOL5020R-45	/	/	/	/	/	/	/	/	/

BOL5020R-45

The BOL5020R-45 is a round concrete bollard with a round top, and can be specified with or without a light source. As a lighted bollard the BOL5020R-45 is available with up to 65 watts of LED, which generates 5658 lumens, and is available in Type V or Type III distributions. Other light sources are also available. The BOL5020R-45 is available with a variety of lens options with standard horizontal louvers for directing the light down. The BOL5020R-45 is ideal for sidewalks, walkways at various sites, outdoor shopping malls, parks, schools and universities, government buildings, and much more.

POLE F

Bollard is "Buy America Act" Compliant Proudly Made in the U.S.A.

Invue

DESCRIPTION

The Arbor Wall Sconce shares the same architectural appearance as the Arbor post top and Bollard luminaires to provide a unique coordinated look enhancing any architectural or pedestrian setting. WaveStream™ LED optics eliminates the LED pixelated image and reduces visible glare providing high levels of visibility.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
External hardware and casting seams are minimized to enhance appearance. IP66 rated, low copper, cast aluminum housing maintains strength and precision providing for: rapid heat dissipation, vandal resistance and superior dayform.

Optics
General purpose symmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical
LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls
The Arbor Wall Sconce options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in bi-level dimming (MSP/DIM) operation. An optional handheld remote allows custom programming to suit all needs.

Mounting
Standard cast aluminum secure-mount plate that mounts to the wall directly over a 4" J-Box. Fixture hinges onto mounting plate and is secured with single stainless steel fastener. Mounting plate features a one piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates.

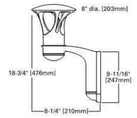
Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combined with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard.

Warranty
Five-year warranty.

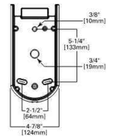
ABW ARBOR WALL SCONCE

WALL MOUNT LUMINAIRE

DIMENSIONS



WALL SCONCE DRILL PATTERN



CERTIFICATION DATA
UL/cUL Listed
ISO 9001
RoHS
IEC 60529 IP66 Housing
ANSI C136.31 3G Vibration
ASTM A356.0 Low Copper Alloy
ASTM B117 Salt Spray Tested

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
11.7 lbs. [5.3 kgs.]

COOPER Lighting Solutions

POLE E

TD514022EN
July 1, 2019 10:56 AM

Invue

DESCRIPTION

The ClearPath™ Bollard from inVUE ® uniquely brings a simple architectural style to pathway applications that delivers exceptional performance while enhancing the fabric of any setting. The safety glass encapsulates the WaveStream™ LED optics presenting a beautiful management of glare for improved visibility, while providing high levels of pathway illumination with the simple artistic form..

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Housing: Two-piece 42-inch matched-set IP65 low copper cast aluminum, maintains strength and precision while providing for rapid heat dissipation and vandal resistance in a superior simple form.
Illumination Surface: Encapsulated precision waveguide utilizing 0.19" thick optically efficient vandal resistant safety glass on each side.
BASE: Rugged IP65, powder coated, for corrosion resistance, steel base mounts to foundation with four anchor bolts. Base features a pliable 1/16" thick silicone gap pad installed beneath the bottom of base allows for minor deviations in grade of concrete pad.

Electrical
LED driver are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -40°C (-22°F) to 40°C (104°F).

Optics
Three unique distributions offered, asymmetric-double, asymmetric-single, and symmetric (see iso-footcandle diagrams below), using patented WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control, visual comfort, and efficiency. Offered in minimum 70 CRI 4000K and minimum 80 CRI 3000K.

Mounting
Luminaire is mounted to four 3/8" anchor bolts, which can be located using the template provided, to withstand a 275-pound overturn moment. The combinations of the installation instructions, template, and luminaire marketing assure a simple an proper installation.

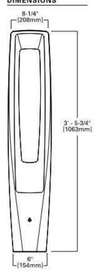
Finish
Cooper Lighting Solutions utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combined with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Coastal construction finish is available.

Warranty
Five-year warranty.

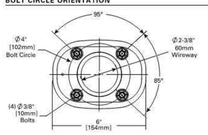
CPB CLEARPATH BOLLARD

PATHWAY LUMINAIRE

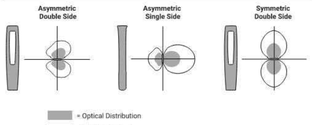
DIMENSIONS



BOLT CIRCLE ORIENTATION



OPTICAL CONFIGURATIONS



RoHS · cULus Listed · TSM

IP65

CERTIFICATION DATA
UL/cUL Listed
RoHS
FCC Class A
ASTM A356.0 Low Copper Alloy
ISO 9001
IP65 Rated

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-40°C to 40°C Ambient Temperature Rating

Approximate Net Weight:
33.1 lbs. [15 kgs.]

COOPER Lighting Solutions

POLE G

TD516155EN
March 1, 2021 8:22 AM

ELA

Project Name:

Type:

Bollard - BOL5020R-45
Ordering Matrix

Environmental Lighting for Architecture, Inc.

1	2	3	4	5	6	7	8	9	10
BOL5020R-45	/	/	/	/	/	/	/	/	/

1. Fixture:

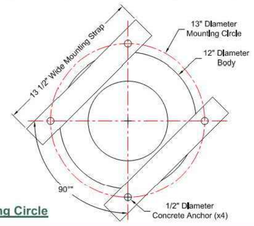
Matrix #:	Description:
BOL5020R-45	Concrete Body Bollard

2. Size:

Matrix #:	Description:
46	46" Overall Height (Standard)
___	Custom Bollard Height (Inches)

3. Distribution:

Matrix #:	Description:
V3*	Type 3 - Vertical
V5	Type 5 - Vertical



Mounting Circle

* Distribution direction is field adjustable

4. Lamping:

Matrix #:	Wattage*	Description:	Lumens
15LED	15 Watts	LED Tape (4.4w/ft)	1306
25LED	25 Watts	LED Tape (4.4w/ft)	2176
40LED	40 Watts	LED Tape (4.4w/ft)	3482
65LED	65 Watts	LED Tape (4.4w/ft)	5658
INC	100W Max.	Medium Base Socket	
HID*	100W Max.	Contact Factory for Details	
NL	----------	Non-Lit	

1). Dimming options available upon request.

*Other wattages & lumens available upon request.

5. Color Temps (k):

Matrix #:	Description:
AM*	Amber Color Temp
27	2700k Color Temp
30	3000k Color Temp
40	4000k Color Temp
50	5000k Color Temp

Note: Not all color temperatures & RGB's available upon request.

*Amber not available in corn cobs.

6. Voltage:

Matrix #:	Description:
120	120VAC
208	208VAC
240	240VAC
277	277VAC
347*	347VAC
480*	480VAC

*Contact ELA for details:

7. Lens:

Matrix #:	Description:
CA	Clear Acrylic
CP	Clear Polycarbonate
FA	Frosted Acrylic
FP	Frosted Polycarbonate
OA	Opal Acrylic

8. Head Finish:

(Standard Powder Coat)

Matrix #:	Description:
AG	Augustine Green
CC	Charcoal
DB	Dark Bronze
GY	Architectural Grey
MG	Malaga Green
MN	Black - Midnight
PW	Pewter
SB	Statuary Bronze
VL	Village Green
WH	White

Note: Custom colors available upon request.

9. Body Finish:

Matrix #:	Description:
NC	Natural Concrete
LA	Light Aggregate
MA	Medium Aggregate
HA	Heavy Aggregate

Note:
- Custom color tint finishes available upon request.
- Matte or Satin Anti-graffiti sealant available upon request.

10. Options:

1. BBU test button location shall have visibility for testing on site. Consult factory for placement location.
2. BBU LED lumen output reduced in BBU mode.
3. Consult factory for Security Bollard options.

Matrix #:	Description:	Matrix #:	Description:
BBU*	Battery Backup	**HSS**	House Side Shield
PCB	Photocell Button	**SB****	Security Bollard

ELA Warranty Info: Environmental Lighting for Architecture, Inc. (ELA) offers a Five (5) Year Warranty on all products exclusively manufactured by ELA. Furthermore, ELA offers a Five (5) Year Warranty on all LED and LED components; and guarantees that no fewer than 90% of the diodes in each fixture will still be operating during this time. Please contact ELA for the details of each warranty.

POLE F

POWER AND LUMENS

Lumen/Distribution	B1 Asymmetric	B2 Asymmetric
Drive Current		
Power Wattage (Watts)	11W	23W
Input Current (mA) @ 120V	100	200
Input Current (mA) @ 208V	60	120
Input Current (mA) @ 240V	50	100
Input Current (mA) @ 277V	40	90
Optics		
Lumens	499	882
BUG Rating	B0-U1-G1	B0-U2-G1

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>94%	>350,000
40°C	>93%	>250,000
50°C	>90%	>170,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
50°C	0.97

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier (Hours)
4000	70	1.00
3000	80	0.87

ORDERING INFORMATION

Sample Number: ABW-B2-LED-D1-A-GM

Product Family	Lumens [1]	Source	Voltage	Distribution	Color
ABW=Arbor Wall Mount	**B1**=Mid Lumen Output **B2**=High Lumen Output	**LED**	**D1**=Dimming Driver (120-277V) [2]	**A**=Asymmetric	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **CC**=Custom Color [3]

Options (Add as Suffix)	Accessories (Order Separately)
80SB=80 CRI / 3000K CCT [4] **HA**=50° High Ambient [5] **MS/DIM-LS**=Motion Sensor for Dimming or Bi-Level Operation [6] **DIM**=0-10V Dimming Driver Leads Brought Out from Fixture	**ISMH**=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings) [6]

NOTES:
1. Standard 4000K CCT nominal 70 CRI.
2. Dimming driver standard.
3. RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
4. Extended lead times apply. Use dedicated IES files when performing layouts.
5. HA option limited to B1 lumen package.
6. The ISMH configuration tool is required to adjust parameters including high and low dimming, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.

POLE E

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

TD514023EN
July 1, 2019 10:56 AM

ORDERING INFORMATION

Sample Number: CPB-VA1-42-830-U-AD-GM

Product Family	Lumen Output [1]	Nominal Height	Color Temperature	Voltage	Distribution	Color
CPB=ClearPath Bollard	**VA1**	**42**=42"	**740**=70CRI, 4000K **830**=80CRI, 3000K	**U**=UNV (120-277V) [1] **1**=120 **2**=208 **3**=240 **4**=277	**AD**=Asymmetric Double Side **AS**=Asymmetric Single Side **SY**=Symmetric	**AP**=Grey **BK**=Black **BZ**=Bronze **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RAL#x**=Custom Color (Specify RAL number) [2]

Options (Add as Suffix)	Accessories (Order Separately)
F=Singled fused (Must specify voltage, fused on single hot leg of 120 or 277) **FF**=Double fused (Must specify voltage, fused on both hot legs of 208 or 240) **CC**=Coastal Construction [4]	**CPBAnchor**=Anchor Bolt Kit and Template [4]

NOTES:
1. Dimming driver standard.
2. RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
3. Post-coating over the primary finish providing 7,000+ salt spray hours. Extended lead-times can be 4 -10 additional weeks.
4. Templates for all three distributions are included.

IMPORTANT:
5. Prior to installation, please follow luminaire installation instructions and orientation guidance by distribution provided on the base of the luminaire.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	**1.02**
10°C	**1.01**
25°C	**1.00**
40°C	**0.99**

LUMEN MAINTENANCE (TM-21)

Ambient Temperature	25,000 Hours*	50,000 Hours*	TM-21 Lumen Maintenance 60,000 Hours*	100,000 Hours**	Theoretical L70 (Hours)**
40°C	**99.20%**	**97.39%**	**96.70%**	**93.88%**	**499,000**
25°C	**97.38%**	**93.83%**	**92.44%**	**87.10%**	**247,000**

NOTES:
*Supported by IES TM-21 standards.
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-16, that explains proper use of IES TM-21 and LM-80.

POWER AND LUMENS

Light Engine	VA1
Power Watts	22.7
Current (A) @ 120V	0.192
Current (A) @ 277V	0.086

OPTICS

AD (Asymmetric Double Side)	**80 CRI / 3000K**	467
	BUG Rating	B0-U3-G1
	70 CRI / 4000K	700
	BUG Rating	B0-U3-G1
AS (Asymmetric Single Side)	**80 CRI / 3000K**	584
	BUG Rating	B0-U3-G1
	70 CRI / 4000K	875
	BUG Rating	B0-U3-G2
SY (Symmetric)	**80 CRI / 3000K**	691
	BUG Rating	B0-U3-G1
	70 CRI / 4000K	1036
	BUG Rating	B1-U3-G1

POLE G

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

TD516156EN
March 1, 2021 8:22 AM

NOT FOR CONSTRUCTION

Plot Date: 03/18/2024 2:12:18 PM User: JohnStallworth File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects (CPD24001 La Paz Senior Living St. A.dwg Last Update: 3/18/2024 2:07:39 PM

N.T.S.
PLOT: 30"X42"

REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

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Traffic Engineering & Transportation Planning Consultants
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REGISTERED PROFESSIONAL ENGINEER
THOMAS JOSEPH WHEAT
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
LIGHTING FIXTURE DETAILS

DATE: 3/15/24

SHEET 12 OF 13

SCALE: AS SHOWN | DRAWN BY: JS | CHECKED BY: TJW

CITY OF LAGUNA HILLS

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

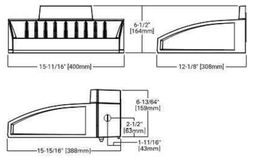
Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details



Product Certifications

DLC Premium · DLC · DSH Approved · UL Listed · FC Compliant · IP66 · IDA · 5 Year · Light Advisor™

Connected Systems

- WaveLinx
- Enlighted

Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [3]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3,4]	**U**=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V [4,7] 9=347V [4]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **SQ**=Type V Square Medium **SNQ**=Type V Square Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)

F=Single Fused (120, 277 or 347V, Must Specify Voltage)
FF=Double Fused (208, 240 or 480V, Must Specify Voltage)
10K=10kV Surge Module
20K=20kV UL 1449 Fused Surge Protective Device
DIM=External 0-10V Dimming Leads [5,6]
CBP=Battery Pack with Back Box, Cold Weather Rated [5,6,15,16]
CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [5,6,16]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
HSS=Factory Installed House Side Shield [8]
GRSBK=Factory Installed Glare Shield, Bk [8,9]
GRSWH=Factory Installed Glare Shield, Wht [8,9]
UPL=Uplight Housing [8]
HA=50°C High Ambient [10]
LCF=Light Square Trim Plate Painted to Match Housing [8]
SF=Stainless Steel Mesh Tag
CC=Coastal Construction finish [9]
CE=CE Marking and Small Terminal Block [24]
AHD14S=After Hours Dim, 5 Hours [18]
AHD24S=After Hours Dim, 6 Hours [18]
AHD25S=After Hours Dim, 7 Hours [18]
AHD35S=After Hours Dim, 8 Hours [18]
DALI=DALI Driver [17]

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage)
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [8]
MS-LRX=Motion Sensor for On/Off Operation [11,26,31]
MS/DIM-LXX=Motion Sensor for Dimming Operation [12,26,31]
ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle [26,28]
ZD=WaveLinx Module with DALI driver and 4-PIN Receptacle [26,28]
SWPSHXX=WaveLinx Sensor Only, 7'-15' [26,28]
SWPDSXX=WaveLinx Sensor Only, 15'-40' [26,28]
WOSXX=WaveLinx Sensor with Bluetooth, 7'-15' [26,28]
WOFXX=WaveLinx Sensor with Bluetooth, 15'-40' [26,28]
LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19]
LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19,20,31]

Accessories (Order Separately)

OA/RA1013=Photocontrol Shorting Cap [29]
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V [29]
OA/RA1201=NEMA Photocontrol - 347V [29]
OA/RA1027=NEMA Photocontrol - 480V [29]
MA1252=10kV Circuit Module Replacement
MA1059XX=Thru-branch Back Box Kit (Must Specify Color)
LSHSS=Field Installed House Side Shield [8,25]
LSGRSBK=Glare Shield, Black [8,9,25,27]
LSGRSWH=Glare Shield, White [8,9,25,27]
LSPS=Pole Spacer Block
SWPD-100=Wireless Configuration Tool for Occupancy Sensor [27]
WSLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) [26,28]
SWPD4-XX=Wireless Wireless Sensor, 7' – 15' Mounting Height [26,28,30,33]
SWPDS-XX=Wireless Wireless Sensor, 15' – 40' Mounting Height [26,28,31,33]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org. Qualified Products List under Family Models) for details.
2. Two light squares with CBP options limited to 25°C. Not available in combination with sensor options as 1200mA).
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A, supplied at 565mA drive current only. Available with SWQ, SNQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D7714.
6. Require the use of a step-down transformer. Not available in combination with sensor options at 1200mA.
7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. Restricted.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -22°C to +45°C. Backbox is non IP-rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The ESBi 180 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace L XX with L18 (18' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. Bronze sensor is shipped with Bronze Fixtures. White sensor shipped on all other housing color options.
22. Not available with HSS or GRS options.
23. Not for use with SNQ, SWQ, SWQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the CBO, DALI, LRR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
28. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
29. WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-1G9 (10V to PoE injector) power supply if needed.
30. Requires ZW or ZD receptacle.
31. Requires XX with sensor color (WH, BZ, or BK).
32. Replace XX with sensor color (WH, BZ, or BK).
33. Specify 120V or 277V.

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black:
- RAL and custom color matches available.
- Coastal Construction (CC) option available

Warranty

- Five-year warranty

NOT FOR CONSTRUCTION

N.T.S.
PLOT: 30"X42"

REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

OWNER & DEVELOPER :

CAPE POINT DEVELOPMENT, LLC
1010 S. EL CAMINO REAL, SUITE 200
SAN CLEMENTE, CA 92672
PHONE (949) 447-7442

PREPARED BY :

TJW ENGINEERING, INC.
Traffic Engineering & Transportation Planning Consultants
9841 Irvine Center Drive, Suite 200, Irvine, CA 92618
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REGISTERED PROFESSIONAL ENGINEER
THOMAS JOSEPH WHELAN
No. 69467
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

LA PAZ VILLAGE SENIOR LIVING
25250-25260 LA PAZ ROAD
LIGHTING FIXTURE DETAILS

DATE: 3/15/24
SHEET 13 OF 13

SCALE: AS SHOWN | DRAWN BY: JS | CHECKED BY: TJW

CITY OF LAGUNA HILLS

Plot Date: 03/18/2024 2:12:31 PM User: JohnStallworth File Name: C:\Users\JohnStallworth\TJW Engineering Inc. Dropbox\John Stallworth\TJW Projects (2)\Projects A-C\CPD Projects\CPD24001 La Paz Senior Living SI, A.dwg Last Update: 3/18/2024 2:07:39 PM

Attachment 4

AB 130 Infill Housing Exemption Checklist

CEQA INFILL HOUSING EXEMPTION CHECKLIST

Project Name: La Paz Village Senior Housing Project

Project Address: 25250 to 25254 La Paz Road, Laguna Hills, California

Applicant: La Paz Village Investors, LLC

Date Completed: 9/16/2025

Completed By: Dudek

INSTRUCTIONS

This checklist evaluates whether a housing development project qualifies for the CEQA Infill Housing Exemption. **ALL criteria must be satisfied** for this exemption to apply. Check each box when the criterion is met and provide supporting documentation or notes in the spaces provided.

CRITERION 1: HOUSING DEVELOPMENT PROJECT DEFINITION

☒ **Project qualifies as a "Housing Development Project"**

The project must be either:

☒ **Residential units only**

OR

☐ **Mixed Use meeting ONE of the following:**

- ☐ At least 2/3 of the square footage is residential

  OR

- ☐ At least 1/2 of the square footage is residential AND the project includes at least 500 net new residential units

  OR

- ☐ At least 1/2 of the square footage is residential AND the project includes at least 500 net new residential units AND involves demolition or conversion of at least 100,000 square feet of nonresidential use AND demolishes at least 1/2 of existing non-residential uses on the site.

Important Note: Mixed uses cannot include hotels, motels, bed and breakfast inns, or other transient lodging except residential hotels.

Supporting Documentation & Notes:

The project involves construction of a 180-unit senior living development. This is supported by the application submitted by the developer that was deemed complete on March 20, 2024.

CRITERION 2: SITE SIZE REQUIREMENTS

☒ **Project site is 20 acres or less**
(If a builder's remedy project, site must be 5 acres or less)

Supporting Documentation & Notes:

The project site is 2.44 acres in size. The Applicant contends that the project is a builder's remedy project. The project meets the requirement of being 5 acres or less for a builder's remedy project or 20 acres or less for a non-builder's remedy project. The project site size is supported by the application materials (site plan) submitted by the developer that was deemed complete on March 20, 2024.

CRITERION 3: URBAN AREA LOCATION

☒ **Project site meets location requirements**

Must meet ONE of the following:

☒ Located within the boundaries of an incorporated municipality

OR

☐ Located within an urban area, as defined by the United States Census Bureau

Supporting Documentation & Notes:

The project site is within the incorporated City of Laguna Hills.

CRITERION 4: URBAN DEVELOPMENT CONTEXT

☒ **Project site meets any of the urban development requirements**

Must meet ONE of the following:

☒ Previously developed with an urban use

OR

☐ At least 75% of the site perimeter adjoins parcels that are developed with urban uses

OR

☐ At least 75% of the area within a 1/4 mile radius of the site is developed with urban uses

OR

☐ For four-sided sites: at least 3 out of 4 sides are developed with urban uses AND at least 2/3 of the perimeter of the site adjoins parcels developed with urban uses

Key Definitions:

- **"Adjoins"** includes parcels separated only by a street, pedestrian path, or bicycle path.
- **"Urban use"** means current or previous residential/commercial development, public institution, or public park surrounded by other urban uses, parking lot/structure, transit or transportation facility, retail use, or any combination.

Supporting Documentation & Notes:

The project site is currently developed with a retail center (commercial development). This is supported by the applicant's submittal package which includes existing conditions photographs.

CRITERION 5: COASTAL ZONE RESTRICTION

☒ **NOT located on a site in a Coastal Zone**

Supporting Documentation & Notes:

The project site is not within the Coastal Zone (CRNA 2025).

CRITERION 6: AGRICULTURAL LAND RESTRICTION

☒ **NOT located on protected agricultural land**

Must meet ALL of the following:

☒ NOT on prime farmland

☒ NOT on farmland of statewide importance

☒ NOT on land zoned or designated for agricultural protection or preservation by an approved local ballot measure

Supporting Documentation & Notes:

The project site is designated as Urban and Built-Up Land on the Department of Conservation map finder (CDOC 2018). According to the City of Laguna Hills General Plan (City of Laguna Hills 2009), no areas within the City are considered Agricultural land use type.

CRITERION 7: WETLANDS RESTRICTION

☒ **NOT located on wetlands as defined by the U.S. Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)**

Supporting Documentation & Notes:

The project site is developed and urbanized. No permanent or ephemeral natural drainages or watercourse, water bodies, or other resources associated with wetland and non-wetland waters are located on the project site. The project site does not contain any federal jurisdictional wetlands or support any aquatic resources regulated by the U.S. Army Corps of Engineers, San Diego RWQCB, or California Department of Fish and Wildlife as jurisdictional waters of the

United States or waters of the state. In addition, a review of the National Hydrography Dataset and National Wetland Inventory databases revealed no “blue line” mapped aquatic features (USFWS 2024; USGS 2024).

CRITERION 8: FIRE HAZARD RESTRICTION

☒ **NOT within a very high fire hazard severity zone or within a state responsibility area**

Exception: This requirement does not apply to sites that have adopted certain fire hazard mitigation measures.

Supporting Documentation & Notes:

The project site and the areas surrounding the project site are developed and as a whole, the project area lacks any lands considered wildlands or wildland–urban interfaces. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire Hazard Severity Zones maps, the project site is neither moderately, highly, nor very highly susceptible to wildland fire (CAL FIRE 2022).

CRITERION 9: CORTESE KNOX LIST RESTRICTION

☒ **NOT located on a site listed on the Cortese Knox List**

Exceptions: Underground storage tank sites that received a uniform closure letter based on State Water Resources Control Board closure criteria for residential or mixed residential use, or sites determined to be suitable for residential or residential mixed use by the State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency per specified criteria.

Supporting Documentation & Notes:

The Phase I Environmental Site Assessment (ESA) completed for the project site (attached) identified the project site on multiple environmental databases. However, these databases are not on the Cortese Knox List. A review of Cortese Knox List databases conducted in October 2024 confirmed there are no Cortese Site listings on or adjoining the project site, nor are there any that may impact the environmental condition of the project site.

CRITERION 10: EARTHQUAKE FAULT ZONE RESTRICTION

☒ **NOT located within delineated earthquake fault zones as mapped by the State Geologist**

Exception: The development complies with applicable seismic protection building code standards adopted by the State Building Standards Commission and by any local building department.

Supporting Documentation & Notes:

No active fault lies directly underneath the project site and the project site is not located within an Alquist–Priolo Earthquake Fault Zone. The nearest fault zones include the Newport–

Inglewood Fault Zone, located more than 10 miles west of the project site, and the Elsinore Fault Zone, located more than 10 miles east of the project site. Farther away are the San Jacinto Fault Zone and the San Andreas Fault Zone, 38 and 47 miles from the project site, respectively (USGS 2023). According to the Geotechnical Evaluation Report completed for the project (attached), a blind thrust fault has been interpolated from limited data to exist at a depth approximately 8 miles below the uplifted local hills; however, the San Joaquin Hills Blind Thrust Fault does not have a known location of surface rupture.

CRITERION 11: FLOOD HAZARD RESTRICTION

☒ **NOT located within special flood hazard areas subject to inundation by a 100-year flood (1% annual chance flood) per FEMA maps**

Note: Some exceptions are provided.

Supporting Documentation & Notes:

The project site is not located within a 100-year flood hazard area, as mapped by FEMA (FEMA 2024).

CRITERION 12: CONSERVATION PLAN RESTRICTION

☒ **NOT on lands identified for conservation in adopted plans**

Must meet ALL of the following:

☒ NOT on land identified for conservation in an adopted natural community conservation plan

☒ NOT on land identified for conservation in a habitat conservation plan

☒ NOT on land identified for conservation in any other adopted natural resource protection plan

Supporting Documentation & Notes:

The project site occurs within the boundaries of the Orange County Central and Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). The NCCP/HCP identifies and protects individual species whose numbers have declined significantly by conserving natural communities at the ecosystem level while accommodating compatible land use. The project site does not support natural communities or covered habitats protected by the NCCP/HCP. No land designated as Habitat Reserve, Non-Reserve Open Space, or Conservation Easement Area occurs within the project site. The closest Habitat Reserve lands occur approximately 3.5 miles west of the project site in an undeveloped part of the unincorporated county, just west of the City of Laguna Woods and near SR-133 (Laguna Canyon Road) (County of Orange 1996).

CRITERION 13: PROTECTED SPECIES HABITAT RESTRICTION

☒ **NOT on habitat for protected species**

Supporting Documentation & Notes:

Dudek queried the California Native Plant Society and California Department of Fish and Wildlife databases to compile a list of special-status plants and wildlife species that are known to occur within the San Juan Capistrano U.S. Geological Survey 24k topographic quadrangle in which the project site resides, and the surrounding seven quadrangles, to compile a list of special-status plants and wildlife with a potential to occur on the project site (CDFW 2024a, 2024b; CNPS 2024).

Based on a review of these databases, a total of 80 special-status plants and 63 special-status wildlife species are known to occur in the vicinity of the project site (attached). However, due to the lack of native vegetation, existing urban development, and location within an urban setting, no special-status plants and wildlife are expected to occur on the project site or in its immediate vicinity. A biological reconnaissance of the project site was conducted on June 24, 2024. No special-status plants or wildlife and no nests were observed during the biological reconnaissance. A total of three common avian species accustomed to urban areas were observed in ornamental vegetation or on buildings on the project site or in the immediate vicinity: house finch (*Haemorhous mexicanus*), American crow (*Corvus brachyrhynchos*), and rock pigeon (*Columbia livia*). Scattered nonnative, ornamental trees including palms (*Syagrus romanzoffiana*), magnolia (*Magnolia grandiflora*), and strawberry trees (*Arbutus marina*) are present in the parking lot of the existing retail center. No native, historic, or heritage trees are present.

CRITERION 14: CONSERVATION EASEMENT RESTRICTION

☒ **NOT on lands under conservation easement**

Supporting Documentation & Notes:

The project site occurs within the boundaries of the Orange County Central and Coastal NCCP/HCP. No land designated as a Conservation Easement Area under the NCCP/HCP occurs within the project site (County of Orange 1996).

CRITERION 15: GENERAL PLAN & ZONING CONSISTENCY

☐ **Project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program** ***(This criterion is met if the Project qualifies as a "builder's remedy" project.)***

Key Points:

- A housing development project is deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent.
- If zoning and general plan are inconsistent with each other, a project shall be deemed consistent with both if the project is consistent with one.
- The approval of a density bonus, incentives or concessions, waivers, or reductions of development standards, and reduced parking ratios shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.
- A "builder's remedy" project on a site that is not more than five acres may be eligible for the exemption.
- Pursuant to subdivision (f)(6)(D) of Government Code Section 65589.5, a "builder's remedy" project . . . "shall not be required to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval" and "shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose."

Supporting Documentation & Notes:

The project is not consistent with the General Plan land use designation or zoning for the project site. The General Plan land use designation of the project site is Community Commercial (CC), which allows general shopping and commercial service needs of area residents and a maximum floor area ratio of 0.35. Typical uses include general retail, markets, commercial services, restaurants, automotive repair and service, hardware and home improvement centers, commercial recreation, professional and business offices, financial institutions, and automotive sales. The site zoning is also CC.

In addition to being inconsistent with the land use and zoning designation of the project site, the project is a high-density residential development that is a higher density than allowable in the City. The proposed density is 74 dwelling units per acre and the highest allowed residential density in the city is 50 dwelling units per acre, within the Housing Overlay Zone and Urban Village Specific Plan areas. The applicant contends that the project is a builder's remedy project, which prevents jurisdictions without a substantially compliant housing element on the date a preliminary application is filed from denying certain housing projects, even if such projects do

not comply with the jurisdiction's zoning ordinance or general plan. If the project is a builder's remedy project as contended by the applicant, it is deemed consistent with the City's General Plan and zoning ordinance for purposes of satisfying this criterion of Public Resources Code Section 21080.66.

CRITERION 16: DENSITY REQUIREMENT

☒ **Project achieves at least 15 dwelling units per acre**

Calculation:

- Total Site Area: 2.44 acres
- Total Dwelling Units: 180
- Density: 74 units per acre

Supporting Documentation & Notes:

The project's proposed density is 74 dwelling units per acre, which is greater than 15 dwelling units per acre.

CRITERION 17: HISTORIC STRUCTURE RESTRICTION

☒ **Project does NOT require demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project**

Supporting Documentation & Notes:

A review of historical aerial photographs and historic topographic maps of the project site and the general vicinity was conducted to help determine possible development and land use in the past. A total of 30 historic aerial photographs (1938–2020) and 12 historic topographic maps (1949–2022) are available online for the project site (NETR 2024). These photographs were reviewed to evaluate the potential for historic properties and/or previous development on the project site.

Overall, this archival review suggests that development on the project site began around 1972 and that four historic age buildings are located on the project site at 25252, 25250, and 25254 La Paz Road (two separate buildings). These buildings were built in 1974, are more than 45 years old, and are considered built environment resources. A Built Environment Inventory and Evaluation Report (attached) was prepared for the project to address these built environment resources.

The four built environment resources on the project site were evaluated, 25252 La Paz Rd (APN 620-211-15), 25250 La Paz Rd (APN 620-211-18), and 25254 La Paz Rd (two separate buildings on APN 620-211-17). The four built environment resources have been evaluated and are not recommended as eligible for listing in the National Register of Historic Places or CRHR due to the lack of significant associates and architectural merit.

CRITERION 18: TRANSIENT LODGING RESTRICTION

☒ **For projects deemed complete on or after January 1, 2025: No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging**

Note: For the purposes of this section, "other transient lodging" does not include either of the following:

- A residential hotel (as defined in Health and Safety Code Section 50519)
- After the issuance of a certificate of occupancy, a resident's use of unit as short-term lodging (as defined in Business and Professions Code Section 17568.8), in a manner consistent with local law

Supporting Documentation & Notes:

The proposed project is entirely residential and does not include any type of transient lodging component.

CRITERION 19: FREEWAY PROXIMITY REQUIREMENTS

☒ **If housing is located within 500 feet of a freeway, ALL of the following requirements are satisfied:**

☐ The building has a centralized heating, ventilation, and air-conditioning system

☐ Outdoor air intakes for HVAC system face away from the freeway

☐ The building provides air filtration media with minimum efficiency reporting value of 16

☐ The air filtration media is replaced at manufacturer's designated interval

☐ The building does not balconies facing the freeway

Supporting Documentation & Notes:

The project site is not within 500 feet of a freeway. The nearest freeway, Interstate 5, is more than 1,000 feet to the west of the project site.

COMPLIANCE SUMMARY

Exemption Status: ☒ **QUALIFIED** - All 19 criteria satisfied**

☐ **NOT QUALIFIED** - One or more criteria not satisfied

** The project is consistent with Criterion 15: General Plan & Zoning Consistency *only if the project is determined to be a "builder's remedy" project*.

Criteria Not Met (if any):

The project would be inconsistent with Criterion 15: General Plan & Zoning Consistency if the project is determined not to be a "builder's remedy" project.

ATTACHMENT CHECKLIST

☒ Site plan

☒ Other: Phase I Environmental Site Assessment, Geotechnical Evaluation Report, California Native Plant Society Database Search Results, California Department of Fish and Wildlife Database Search Results, Built Environment Inventory and Evaluation Report, Tribal Consultation Summary.

REFERENCES

CAL FIRE (California Department of Forestry and Fire Protection). 2022. Fire Hazard Severity Zones Viewer. Accessed June 15, 2023. https://egis.fire.ca.gov/FHSZ.

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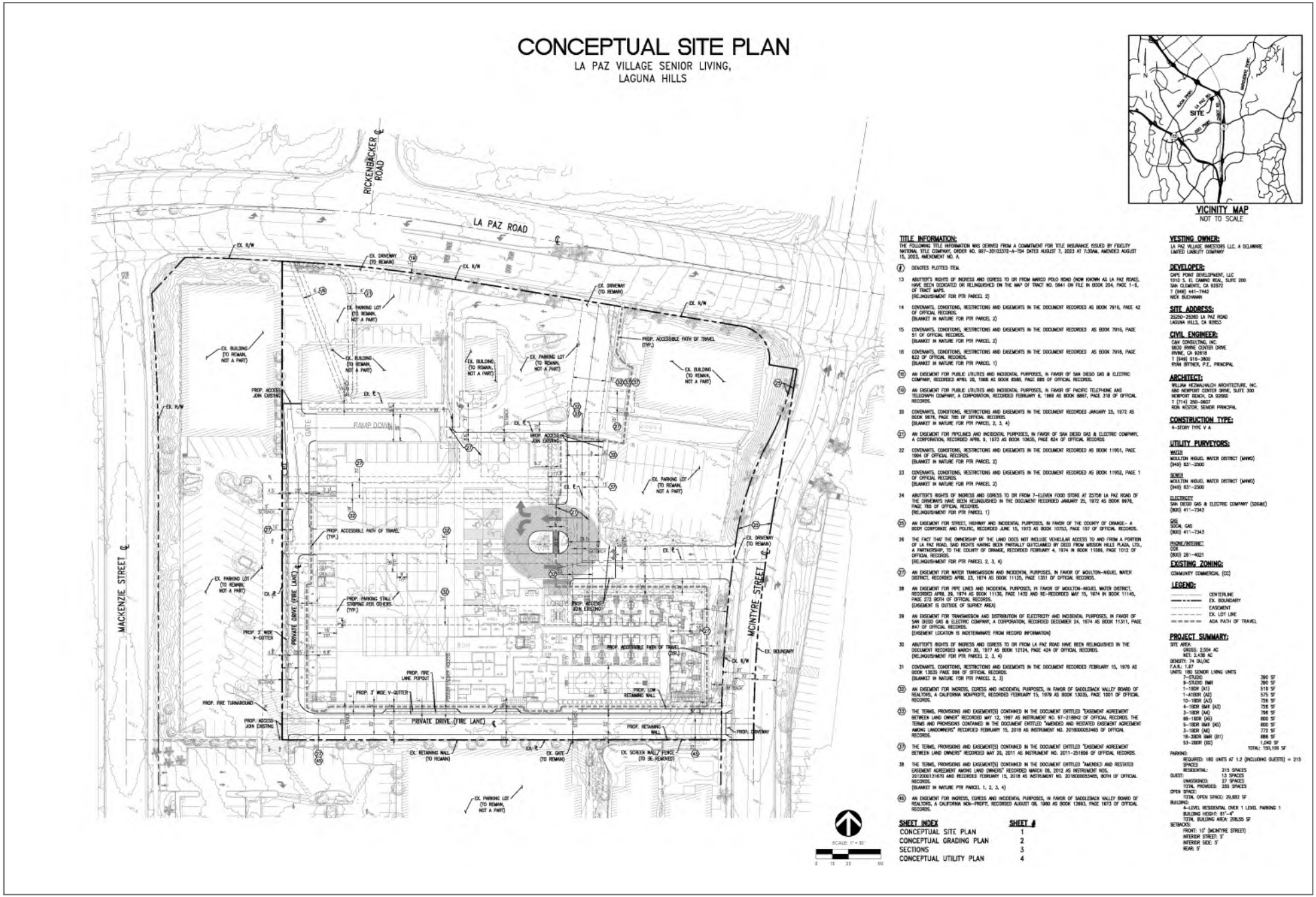
SITE PLAN



SOURCE: C&V Consulting 2024

PHASE I ENVIRONMENTAL SITE ASSESSMENT

BBG

Third-party reports by a true third party

Phase I Environmental Site Assessment

La Paz Village

25250 La Paz Road
Laguna Hills, California 92653

BBG Project: 0521012916

Prepared For
Southco Properties c/o Boardwalk Development, Inc.
9810 Scripps Lake Dr, Suite D
San Diego, California 92131

Report Date
December 7, 2021

Prepared By
BBG Assessments, LLC
Locations Nationwide

BBG Main Contact
Richard P. Morgan | rmorgan@bbgres.com | 303.420.1052 x3328
Evans Howell | ehowell@bbgres.com |650.303.3856

VALUATION ADVISORY ASSESSMENT ZONING

Project Summary Table

BBG has prepared this Phase I ESA of the property located at 25250 La Paz Road, Laguna Hills, California (the "Property") at the request of Southco Properties c/o Boardwalk Development, Inc.. The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13.

Report Section		NFA	REC	CREC	HREC	de minimis	BER	Comment
6.2	Environmental Records Summary		✔					Former on-site dry cleaners with known contamination and possible VIC
7.13	Historical Use Summary		✔					See comment above
8.3	Visual Observations Summary	✔						
9.1	Asbestos Containing Materials (ACM)						✔	Based on date of construction, ACM may be present
9.2	Radon	✔						
9.3	Lead-Based Paint (LBP)						✔	Based on date of construction, LBP may be present
9.4	Drinking Water	✔						
9.5	Microbial Growth	✔						
9.6	Flood Zone and Wetlands	✔						

BBG

December 7, 2021

Southco Properties c/o Boardwalk Development, Inc.
9810 Scripps Lake Dr, Suite D
San Diego, California 92131

Re: Phase I Environmental Site Assessment of
La Paz Village
25250 La Paz Road
Laguna Hills, California 92653
BBG Project: 0521012916

To Whom It May Concern:

BBG Assessments, LLC (BBG) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property in accordance with the ASTM International (ASTM) E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and generally accepted industry standards.

This report was prepared solely for the use of Southco Properties c/o Boardwalk Development, Inc. (hereinafter referred to as "Client" or "User") and any party specifically referenced in Section 2.6 of this report. No other party shall have the right to rely on this report or the findings herein, without the prior written consent of BBG.

Please contact me at rmorgan@bbgres.com or 303.420.1052 x3328 should you have any questions or require additional information. Thank you for the opportunity to be of service.

Sincerely,
BBG ASSESSMENTS, LLC

Richard P. Morgan
Managing Director

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1.0 EXECUTIVE SUMMARY

1.1 Property Description

The Property consists of an irregular-shaped parcel of land totaling approximately 4.30 acres improved with five multitenant retail buildings totaling 40,658 square feet (NRA). The buildings, which were constructed circa 1972 to 2014, are of masonry and stucco exterior wall construction with a combination of low-slope, built-up and clay tile roofing systems. The buildings are constructed on reinforced concrete slab-on-grade foundation systems and do not contain habitable sub-grade areas. Additional improvements include paved drive aisles and parking areas, concrete sidewalks, and landscaped areas. At the time of the assessment, the Property was developed for use as a retail shopping center.

A Property Location Map, Property Layout Map and photographs of the Property are appended to this report.

1.2 Findings, Opinions and Conclusions

BBG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 25250 La Paz Road, Laguna Hills, California, the Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of RECs/CRECs in connection with the Property except for the following:

- The Property, addressed as 25260 La Paz Road, was identified on the DRYCLEANER, Cleanup Program Sites (CPS-SLIC) and EDR Hist Cleaner databases. Super Cleaners, Yes Cleaners, La Paz Cleaners and OC Cleaners were identified on the DRYCLEANER databases. Boardwalk Development (Super Cleaners) was identified on the DRYCLEANER and CPS-SLIC databases. La Paz Cleaners was identified on the EDR Hist Cleaner database. According to street directory and property management records, these dry cleaners occupied Suite M in the west end of Building 25260 from the 1970s to 2017. EDR records indicate that perchlorethylene (perc) dry cleaning solvent was used and that a vapor recovery unit was employed to recover solvent for reuse from the ventilation system. BBG was provided a Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised) dated October 30, 1996, and

prepared by Ninyo & Moore. According to this report PCE, a dry cleaning solvent, was released to the subsurface at this tenant space on the Property; PCE was detected in soil at concentrations that range up to 840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet below ground surface (bgs); the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; and the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality. Ninyo & Moore recommended that the results of the investigation be presented to the San Diego region of the Regional Water Quality Control Board (RWQCB) for consideration and evaluation of the need for soil remediation. The EDR database report identifies the former Super Cleaners as a SLIC site with a file (Phase II) opened in 1996 with a closed status; however, the state's GeoTracker website (https://geotracker.waterboards.ca.gov/map/) does not depict this facility. It has not been confirmed if the RWQCB issued closure to the case. Regardless, the results of the PCE impacts to soil are high and widespread and there may be a vapor intrusion concern (VIC). Additionally, this dry cleaner likely used perc subsequent to the investigation until 2006 when petroleum-based solvents were noted to be used. Based on the known soil contamination with a possible VIC, this is considered a REC to the Property.

This assessment has revealed no evidence of de minimis conditions.

The assessment has revealed no evidence of HRECs in connection with the Property.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Property.

This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations.

This assessment has revealed no evidence of BERs relating to ASTM non-scope considerations, except for the following:

- ACM may be present based on the date of construction. The suspect materials observed were in good condition.

- LBP may be present based on the date of construction. The painted surfaces observed were in good condition.

1.3 Recommendations

BBG recommends a vapor intrusion assessment to determine if historical on-site operations have impacted the Property.

ACM typically do not release measurable amounts of asbestos fibers unless the materials are disturbed or damaged. Based on the condition of the materials observed BBG recommends that these materials be managed under an asbestos operations and maintenance (O&M) program until such time as renovation or demolition activities necessitate their abatement, or analytical testing proves the material to be non-ACM. The O&M program should follow the USEPA Guidance Document: *Managing Asbestos in Place – A Building Owner's Guide to Operation and Maintenance Programs for Asbestos-Containing Materials.* The objective of the O&M program is to implement a practical management approach to controlling ACM at the Property, by monitoring its condition, controlling any activities that might impact the ACM, and responding promptly should the material be damaged.

NESHAP regulations require sampling of potential ACM prior to any renovation or demolition activities likely to disturb the material, regardless of the date of construction. If such activities are planned, an asbestos survey of the entire facility, or the portion slated for the renovation or demolition activities, is warranted prior to initiating these activities. No survey was conducted as part of this assessment. The survey should be conducted by a licensed firm and should include an assessment of all suspect ACM including those which are not normally accessible. Any material found to be ACM should be handled in accordance with applicable regulations.

Given the good condition of the painted surfaces and the non-residential usage of the Property, no further action or study with regard to LBP at the Property is recommended at this time. The paint should, however, be sampled prior to any actions likely to impact the painted surfaces, such as sanding, scraping or heat-gun removal; otherwise the paint should be assumed to be LBP. Any proven or assumed LBP should be removed and handled in a

controlled manner in accordance with applicable regulations. State and local regulations may apply to LBP in association with building demolition or renovation and in association with worker or occupant protection.

BBG recognizes that there may be various options for dealing with the conditions identified. The options provided by BBG are not necessarily the only acceptable alternatives for dealing with a particular concern. Factors such as planned changes to property use, planned renovations, capital restraints or other variables may change what would be considered the most appropriate or prudent alternative. BBG provides these options solely as guidance for further action.

2.0 INTRODUCTION

2.1 Purpose

The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13.

The term REC is defined as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

The term CREC is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

The term HREC is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls."

The term de minimis condition is defined as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs."

The term Business Environmental Risk (BER) is defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated as defined by ASTM.

2.2 Scope of Work

The ESA was conducted in accordance with ASTM E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Standard Practice), the scope of work provided by the Client, and generally accepted industry standards, and is designed to meet the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) pursuant to 40 Code of Federal Regulations (CFR) Part 312.

Additionally, BBG addressed certain ASTM non-scope considerations. These non-scope considerations include asbestos-containing materials (ACM), radon, lead-based paint (LBP), microbial growth, drinking water quality, flood zones, and wetlands.

A more detailed scope of work is provided in Section 13.

2.3 Significant Assumptions

- BBG assumes the Property has been correctly identified by the User, designated representative of the User, property owner or operator, and/or the designated representative of the property owner or operator.

- BBG assumes that the User, designated representative of the User, property owner or operator, and/or the designated representative of the property owner or operator used good faith in answering questions about and providing information for the Property.

- BBG assumes the direction of groundwater is consistent with the contours depicted on the United States Geological Survey (USGS) topographic map covering the Property, unless otherwise specified by actual well data for the Property or properties in the area, or BBG's experience and knowledge of the area.

2.4 Limiting Conditions

- The scope of work completed was designed solely to meet the needs of BBG's Client. BBG shall not be liable for any unintended usage of this report by another party. Additionally, based on the ASTM Standard Practice, the ESA is only valid if completed within 180 days of an acquisition or the transaction necessitating the ESA, unless updated in accordance with terms outlined within the Standard Practice.

- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. This ESA was designed to reduce but not eliminate uncertainty regarding the existence of such conditions in a manner that recognizes reasonable limits of time and cost. BBG has completed this ESA in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

- An ESA is intended to be a non-intrusive investigation and generally does not include sampling or testing of air, soil, water, or building materials. No destructive testing was completed and concealed areas, such as behind walls or within machinery, were not accessed. Any testing, including that for ACM, LBP and radon, is designed solely to meet the needs of the Client, not to meet any local, state or federal regulations and should not be utilized as such. Any test results obtained are for the personal use of Client only and are not intended for submittal to any regulatory agency.

- Information needed to complete the ESA is based on personal interviews, government records, published resources, and various historical documents. Accuracy and completeness of information varies among information sources and is often inaccurate or incomplete. An environmental professional is not required by the ASTM Standard Practice to verify independently the information provided but may rely on information provided unless the environmental professional has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained by or otherwise actually known to the environmental professional.

- BBG shall have no on-going obligation to obtain and include information that was not reasonably ascertainable, practically reviewable, or provided to BBG in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.

- An ESA includes some information that may be relevant to regulatory compliance, but is not intended and shall not be construed as a compliance audit and cannot be considered a verification of regulatory compliance. Depending on its past, present or future intended use, the property under review may or may not be subject to regulation and permitting under environmental and health and safety laws, such as, but not limited to,

the Clean Air Act, the Clean Water Act, the Solid Waste Disposal Act, the Occupational Safety and Health Act, and other federal, state and local regulations. BBG assumes no responsibility or liability respecting regulatory permitting or compliance issues.

2.5 Special Terms and Conditions

There are no special terms and conditions associated with this ESA.

2.6 Reliance

This investigation was conducted on behalf of and for the exclusive use of Southco Properties c/o Boardwalk Development, Inc. (Client). This report, and the findings contained herein, shall not, in whole or part, be disseminated or conveyed to or used by any other party without the prior written consent of BBG. Any unauthorized party using or relying upon the Report shall be liable to BBG for equitable compensation and appropriate punitive damages, and shall be responsible to reimburse BBG for and indemnify, defend and hold BBG harmless from and against any and all costs, claims, liabilities, expenses, lost profits and damages arising as a direct or indirect result of such unauthorized use or reliance.

3.0 PROPERTY DESCRIPTION

3.1 Property Details

Property Size	4.30 acres
Property Size Source	Google Earth
Parcel ID Number(s)	620-211-18, 620-211-15, 620-211-9, 620-211-17
Parcel ID Source	Orange County Plat Map
Property Usage	Retail
Number of Buildings	Five
Date of Construction	1972 to 2014
Date of Construction Source	Aerial photographs and Phil Ladman, Property Manager
Building Size	40,658 square feet (NRA)
Building Size Source	Phil Ladman, Property Manager
Number of Units	25 retail suites
Legal Description	The legal description is included in the appendices.
Tenants	The Property is occupied by the following tenants: Tattoo parlor, yoga studio, optometrist, two nail salons, hair salon, natural living store, dentist, message studio, ballroom dance studio, gym, bakery, deli, five restaurants, convenience store, kitchen supply outlet

3.2 Utility and Service Providers

Electricity	San Diego Gas & Electric
Natural Gas	San Diego Gas & Electric
Potable Water	Moulton Niguel Water District
Sanitary Sewer	Moulton Niguel Water District
Stormwater	Moulton Niguel Water District

3.3 Adjoining Properties

The ASTM Standard Practice defines adjoining properties as "any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them." The following adjoining properties were noted.

Direction	Description
North	La Paz Road, across which are single-family residences
East	McIntyre Street, across which is a retail shopping center
South	Church and single-family residences
West	Orange County Board of Realtors

BBG's observations of the adjoining properties did not identify evidence that would indicate the potential presence of a REC, such as fueling facilities, dry cleaning operations, improperly stored or leaking drums, or significantly stained surfaces.

4.0 PHYSICAL SETTING

Information regarding topography, geology and hydrology are used to evaluate the likelihood of hazardous substances and petroleum products to migrate onto, within or from the Property. BBG attempted to determine the general physical setting of the Property using one or more of the physical setting sources outlined in Section 8.2.4 of the ASTM Standard Practice.

4.1 Topography

Property Elevation	Approximately 472 feet above mean sea level (MSL)
Topography	The Property is relatively flat with gentle descending gradient to the east. The areas surrounding the Property slope sharply to the east.
Source	Property elevation and topography are based on observations made during BBG's November 30, 2021 site visit and upon review of the applicable United States Geological Survey (USGS) topographic map. The relevant portion of the topographic map is appended to this report.

4.2 Surface Water Bodies

On-Site Water Bodies	There are no surface water bodies on or bordering the Property.
Nearest Surface Water Body	The nearest off-site surface water body is an unnamed drainage feature approximately 0.33-mile east of the Property.

4.3 Geology and Hydrology

Geology and Soils	Upper Pliocene marine geology; Alo clay soils
Source	Geologic Map of California, Santa Ana Sheet, 1965; http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm
Depth to Groundwater	Greater than 70 feet below grade
Anticipated Flow Direction	East
Basis of Flow Direction	The USEPA *Ground Water Handbook, Vol.1 Ground Water and Contamination*, September 1990, states that the water table typically conforms to surface topography. This means the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction may vary as a result of tide, rainfall, development, geologic characteristics, nearby surface water

	bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high-volume wells.

4.4 Minerals Exploration and Production

Oil and Gas Wells	No oil or gas wells or oil and gas production equipment were observed at the Property. No wells were depicted on the USGS topographic map. According to the California Geologic Energy Management Division's (CalGEM) online mapping application, there are no oil or gas wells on the Property.
Pipelines	No petroleum pipelines were observed on or adjoining the Property. No pipelines were depicted on the USGS topographic map. According to the National Pipeline Mapping System (NPMS) online map, there are no pipelines on the Property.
Mining Activities	No mining activities were observed on or adjoining the Property. No mining activities were depicted on the USGS topographic map.

5.0 INTERVIEWS, RECORDS AND MUNICIPAL INFORMATION

5.1 User Provided Information

User provided information is intended to help identify the possibility of RECs in connection with the Property. According to the ASTM Standard Practice and EPA's AAI Rule, the following items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the following inquiries ultimately rests with the User, and providing the following information to the environmental professional would be prudent if such information is available. The AAI rule does not require submission of this information to the environmental professional.

User Provided Information	User Provided	Issue Identified	Comments
Recorded Land Title Records	No	N/A	User did not provide BBG the results of a search of recorded land title records for the purpose of identifying environmental liens filed or recorded against the Property or activity and use limitations (AULs) in place at the Property under federal, tribal, state or local law.
Specialized or Actual Knowledge or Experience	No	N/A	User did not inform BBG of specialized knowledge of conditions indicative of releases or threatened releases at the Subject Property or at adjoining properties which could impact the Subject Property. User did not inform BBG of actual knowledge of environmental liens or AULs encumbering the Subject Property or in connection with the Subject Property.
Significantly Lower Purchase Price	No	N/A	User did not provide information to BBG indicating the purchase price of the Subject Property was below the fair market price for a comparable property,

User Provided Information	User Provided	Issue Identified	Comments
			or that any difference in price was likely the result of the presence of hazardous substances or petroleum products.
Commonly Known or Reasonably Ascertainable Information	Yes	N/A	User informed BBG that a dry cleaning facility operated on the Property until March 2017.
Degree of Obviousness	No	N/A	User did not indicate any reason to suspect or have knowledge of the obvious presence or likely presence of releases or threatened releases at the Property.
Reason for Performing the Phase I ESA	No	No	User indicated the reason for conducting the ESA was to assist in their internal decision making process, and not to qualify for a landowner liability protection (LLP) to CERCLA liability.

5.2 Owners, Operators and/or Neighboring Properties

Key Site Manager

Key Site Manager	Phil Ladman, Property Manager
Telephone/Email	phil@boardwalkdevelopment.com
Pertinent Information	Mr. Ladman has been associated with the Property for 10 years. He stated that he had no records or recollection of any releases, likely releases or imminent threat of releases of hazardous substances or petroleum products at the Property. He was not aware of environmental liens filed against the Property or any AULs filed or recorded against the Property, or any past, threatened or pending lawsuits or administrative proceedings related to environmental issues. Mr. Ladman was not aware of underground storage tanks (USTs) or aboveground storage tanks (ASTs) on the Property, or of any concerns relating to water infiltration or microbial growth. BBG requested copies of any previous environmental assessments

	or asbestos containing materials (ACM), lead-based paint (LBP) or radon testing. No such documents were provided to BBG by Mr. Ladman. Mr. Ladman advised that he was not familiar with the historical uses other than retail shopping center.

5.3 Municipal/Government Agencies

Department Name	Orange County Fire Authority
Contact	Online information
Telephone/Email/Website	orangecounty.nextrequest.com
Pertinent Information	BBG facilitated a California Public Records Act Request for fire department files pertaining to USTs, ASTs, reported incidents of hazardous material releases, or other similar circumstances that could be of environmental concern at the Property. A response has not been received as of the date of this report. Based on the other information obtained during this assessment, the lack of a response is not considered significant in the identification of RECs associated with the Property.

Department Name	Orange County Development Services
Contact	Online information
Telephone/Email/Website	orangecounty.nextrequest.com
Pertinent Information	BBG facilitated a California Public Records Act Request to obtain obtain certificates of occupancy, permits for the installation or removal of tanks, or other similar circumstances that could be of environmental concern at the Property. The department responded that it maintains no relevant records and directed BBG to the individual utility providers.

Department Name	Orange County Public Health Services
Contact	Online information
Telephone/Email/Website	orangecounty.nextrequest.com
Pertinent Information	BBG facilitated a California Public Records Act Request for health department files pertaining to USTs, ASTs, reported incidents of hazardous material releases, or other similar circumstances that

	could be of environmental concern at the Property. The Environmental Health Department provided records pertaining to hazardous materials inspections of the former dry cleaner facility on the Property, and also permitting materials associated with the Verizon Wireless cellular telephone antenna facility on the second floor of the 25260 La Paz Road address. With regard to the former dry cleaner, this tenant was located at the west end of Building 25260 in Suite M. According to an Inspection Report dated January 21, 2015, hazardous waste inside the tenant space was properly stored, labeled and dated. No violations were noted at that time. According to an Inspection Report dated February 5, 2018, the dry cleaner facility was closed and no hazardous waste was left onsite. With regard to the Verizon Wireless cellular telephone antenna facility, lead-acid batteries are associated with this facility and no violations or enforcement actions have been taken against the facility.

Department Name	California Department of Toxic Substance Control (DTSC)
Contact	Daniel Knight
Telephone/Email/Website	Daniel.Knight@dtsc.ca.gov
Pertinent Information	BBG facilitated a California Public Records Act Request for files pertaining to USTs, ASTs, reported incidents of hazardous material releases, or other similar circumstances that could be of environmental concern at the Property. A response has not been received as of the date of this report. Based on the other information obtained during this assessment, the lack of a response is not considered significant in the identification of RECs associated with the Property.

Department Name	California Regional Water Quality Control Board
Contact	Online information
Telephone/Email/Website	rb9_records@waterboards.ca.gov
Pertinent Information	BBG facilitated an e-mail request to obtain copies of any documents associated with Boardwalk Development Inc at 25260 east La Paz Road identified on the Property. This facility was identified as a Cleanup Program Site (CPS)-Spills, Leaks, Investigations, and

	Cleanups (SLIC) site. A response has not been received as of the date of this report. Based on the other information obtained during this assessment, the lack of a response is not considered significant in the identification of RECs associated with the Property.

6.0 ENVIRONMENTAL RECORDS

BBG obtained a commercially-available regulatory records database report containing the standard environmental record sources identified in ASTM 1527-13 as well as any additional environmental record source determined to be: 1) reasonably ascertainable; 2) sufficiently useful, accurate and complete; and 3) generally obtained, pursuant to local good commercial or customary practice in initial ESAs in the type of commercial real estate transaction involved. A detailed description of the records reviewed and a listing of all of the identified sites are appended to this report. Accuracy and completeness of record information varies among information sources and is often inaccurate or incomplete. BBG cannot warrant the accuracy of the information, but has made reasonable efforts to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which BBG has actual knowledge. BBG reviewed the environmental record sources to identify sites involved in the storage, use, generation, disposal, or release of petroleum products and/or hazardous substance and has evaluated the potential for releases at the Property or the migration of contaminants onto the Property from off-site sources via soil, groundwater, or vapor. The potential for a vapor encroachment condition (VEC) will be evaluated following ASTM E2600-15 Standard guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

6.1 Environmental Records Sources

Anticipated groundwater flow direction: East

The groundwater flow direction is used to determine whether sites are located up-, cross- or down-gradient of the Property, which provides an indication of their potential to impact the Property.

Environmental Record Sources	Approximate Minimum Search Distance	Property Listings	Off-Site Properties
Federal NPL	1.0 mile	No	No
Federal Delisted NPL	0.5 mile	No	No
Federal SEMS/CERCLIS	0.5 mile	No	No
Federal SEMS Archive/CERCLIS NFRAP	0.5 mile	No	No
Federal RCRA CORRACTS	1.0 mile	No	No

Environmental Record Sources	Approximate Minimum Search Distance	Property Listings	Off-Site Properties
Federal RCRA TSD	0.5 mile	No	No
Federal RCRA generators	Property and adjoining	No	Yes
Federal institutional/engineering controls	Property only	No	No
Federal ERNS	Property only	No	Not Applicable
State and tribal-equivalent NPL	1.0 mile	No	No
State and tribal-equivalent CERCLIS	0.5 mile	No	Yes
State and tribal landfill and solid waste	0.5 mile	No	No
State and tribal leaking storage tanks	0.5 mile	No	Yes
State and tribal registered storage tanks	Property and adjoining	No	Yes
State and tribal institutional/engineering controls	Property only	No	No
State and tribal voluntary cleanup	0.5 mile	No	No
State and tribal Brownfield	0.5 mile	No	No
Additional environmental record sources	Various	Yes	Yes
EDR exclusive records	Various	Yes	No

Property

The Property, addressed as 25260 La Paz Road, was identified on the DRYCLEANER, Cleanup Program Sites (CPS-SLIC) and EDR Hist Cleaner databases. Super Cleaners, Yes Cleaners, La Paz Cleaners and OC Cleaners were identified on the DRYCLEANER databases. Boardwalk Development (Super Cleaners) was identified on the DRYCLEANER and CPS-SLIC databases. La Paz Cleaners was identified on the EDR Hist Cleaner database. According to street directory and property management records, these dry cleaners occupied Suite M in the west end of Building 25260 from the 1970s to 2017. EDR records indicate that perc dry cleaning solvent was used and that a vapor recovery unit was employed to recover solvent for reuse from the ventilation system. BBG

was provided a Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised) dated October 30, 1996, and prepared by Ninyo & Moore. According to this report PCE, a dry cleaning solvent, was released to the subsurface at this tenant space on the Property; PCE was detected in soil at concentrations that range up to 840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet bgs; the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; and the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality. Ninyo & Moore recommended that the results of the investigation be presented to the San Diego region of the RWQCB for consideration and evaluation of the need for soil remediation. The EDR database report identifies the former Super Cleaners as a SLIC site with a file (Phase II) opened in 1996 with a closed status; however, the state's GeoTracker website (https://geotracker.waterboards.ca.gov/map/) does not depict this facility. The RWQCB may have issued closure to the case. Regardless, the results of the PCE impacts to soil are high and widespread and there may be a VIC. Additionally, this dry cleaner likely used perc subsequent to the investigation until 2006 when petroleum-based solvents were noted to be used. Based on the known soil contamination with a possible VIC, this is considered a REC to the Property.

Adjoining Properties

The following adjoining properties were noted:

- The site located at 25216 Pike Road was identified to the north across La Paz Road under the name Richard Sarner. This site was listed on the Resource Conservation and Recovery Act non-generator (RCRA-NonGen) database. RCRA-NonGen sites are facilities that no longer generate hazardous wastes. No violations are noted for the facility. No visual indications of concern were noted during the reconnaissance. Based on the lack of noted violations or enforcement actions, lack of visual indication of

concern noted during the reconnaissance and the fact the facility is not listed on a database of sites with suspected or confirmed releases, this facility is not considered a REC in connection with the Property and additional file review is not warranted.

- The site located at 25292 McIntyre Street was identified to the east across McIntyre Street under the names Ace Cleaners, Tropical Den Cleaner and Royale Cleaners. This site is bulding is located over 175 feet east-southeast and topographically down-gradient of the Property. No violations are noted for the facilities. No visual indications of concern were noted during the reconnaissance. Based on the distance and down-gradient location, lack of noted violations or enforcement actions, and the fact the facilities are not listed on a database of sites with suspected or confirmed releases, these facilities are not considered a REC in connection with the Property and additional file review is not warranted.

Other Properties Warranting Discussion

While the regulatory records database report provided a list of identified sites using the radii established by the ASTM Standard, most sites do not pose a concern due to distance, groundwater gradient, nature of the listing, information provided in the database or a combination thereof. BBG reviewed the listed sites and determined no sites of concern were noted.

6.2 Environmental Records Summary

The Property, addressed as 25260 La Paz Road, was identified on the DRYCLEANER, Cleanup Program Sites (CPS-SLIC) and EDR Hist Cleaner databases. Super Cleaners, Yes Cleaners, La Paz Cleaners and OC Cleaners were identified on the DRYCLEANER databases. Boardwalk Development (Super Cleaners) was identified on the DRYCLEANER and CPS-SLIC databases. La Paz Cleaners was identified on the EDR Hist Cleaner database. According to street directory and property management records, these dry cleaners occupied Suite M in the west end of Building 25260 from the 1970s to 2017. EDR records indicate that perc dry cleaning solvent was used and that a vapor recovery unit was employed to recover solvent for reuse from the ventilation system. BBG was provided a Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised) dated October 30, 1996, and prepared by Ninyo & Moore. According to this report PCE, a dry cleaning solvent, was released to the subsurface at this tenant space on the Property; PCE was detected in soil at concentrations that range up to

840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet bgs; the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; and the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality. Ninyo & Moore recommended that the results of the investigation be presented to the San Diego region of the RWQCB for consideration and evaluation of the need for soil remediation. The EDR database report identifies the former Super Cleaners as a SLIC site with a file (Phase II) opened in 1996 with a closed status; however, the state's GeoTracker website (https://geotracker.waterboards.ca.gov/map/) does not depict this facility. The RWQCB may have issued closure to the case. Regardless, the results of the PCE impacts to soil are high and widespread and there may be a VIC. Additionally, this dry cleaner likely used perc subsequent to the investigation until 2006 when petroleum-based solvents were noted to be used. Based on the known soil contamination with a possible VIC, this is considered a REC to the Property.

BBG did not identify environmental records indicating a release of hazardous substances or petroleum products from neighboring properties likely to migrate onto the Property via soil, groundwater or vapor pathways that would be considered a REC or a VEC in connection with the Property.

7.0 HISTORICAL USES

BBG attempted to develop a history of the previous uses of the Property and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Property. Efforts were made to identify the uses of the Property back to the Property's first use, or back to 1940, whichever is earlier. BBG relied upon the standard historical sources listed in Section 8.3.4 of the ASTM Standard Practice. Only the sources deemed both reasonably ascertainable and likely to be useful were used.

Historical Resources Reviewed		
Historical Resource	**Years Reviewed**	**Report Section**
Aerial Photographs	1938 - 2016	Section 7.1
Fire Insurance Maps	No Coverage	Section 7.2
Property Tax Files	2021	Section 7.3
Recorded Land Title Records	Not Provided	Section 7.4
Historical USGS Topographic Maps	Not Researched	Section 7.5
Local Street Directories	1973 - 2014	Section 7.6
Building Department Records	Not Available	Section 7.7
Zoning/Land Use Records	Not Researched	Section 7.8
Previous Assessment/ Reports	Not Provided	Section 7.9
Other Historical Sources	Not Researched	Section 7.10

7.1 Aerial Photographs

Aerial photographs, which are of a sufficient resolution to allow identification of development and activities of areas encompassing the Property, can be used in documenting the historical usage of a property. BBG reviewed the following aerial photographs, copies of which are included in Appendix 5:

Year(s)	Property Description	Adjoining Property Description
1938 1946 1949 1952 1963	Undeveloped	**North**: Undeveloped **East**: Undeveloped **South**: Undeveloped **West**: Undeveloped
1967	Scarification of land, apparently in anticipation of development; La Paz Road appears newly constructed	**North**: Scarification of land **East**: Undeveloped **South**: Undeveloped **West**: Undeveloped
1972	Single structure (present 25732 La Paz Rd) at northwest corner of Property	**North**: Residences north of La Paz Rd **East**: Grading underway **South**: Apparent foundation for present-day church **West**: Undeveloped; residences beyond
1974	At least three structures present consistent with present-day buildings (photo is indistinct)	**North**: Residences north of La Paz Rd **East**: Present-day retail center **South**: Apparent present-day church and residences **West**: Present-day office building and parking to rear
1980 1989 1990 1994 2002 2005 2009 2012 2016	Present-day structures all evident	**North**: Residences north of La Paz Rd **East**: Present-day retail center **South**: Present-day church and residences; church expansion to property line beginning in 2009 **West**: Present-day office building and parking to rear

7.2 Fire Insurance Maps

Historically maps were produced which showed the location and use of structures on a property at a given point in time. These maps were widely available for areas that were significantly developed during the late 1800s through the 1950s, though coverage exists

for some areas through the 1990s. BBG attempted to obtain historical maps from EDR, Inc. covering the Property. No historical Sanborn maps were identified. The “no coverage” notification is appended to this report.

7.3 Property Tax Files

Tax files are files kept for property tax purposes by the local jurisdiction where the property is located and may include records of past ownership, appraisals, maps, sketches, photographs. BBG reviewed the property tax files for the Property as available at the Orange County Treasurer website. Based on these records, the Property is taxed at an amount consistent with its retail use.

7.4 Recorded Land Title Records

Land title records are records of historical fee ownership, which may include leases, land contracts and AULs on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, often such records are kept by a municipal or county recorder or clerk. Such records may be obtained from title companies or directly from the local government agency. A chain-of-title was not provided to BBG for review.

7.5 Environmental Lien and Activity Use Limitations (AULs)

A review of available records and regulatory information cited in Section 6.0 did not identify environmental liens or AULs associated with the Property.

7.6 Historical USGS Topographic Maps

Historical topographic maps can indicate whether an area is undeveloped, lightly developed or heavily developed and can also indicate if roads, railroad tracks, quarrying operations or water bodies were previously or near a property. No historical topographic maps were reviewed as part of this assessment due to the sufficient prior use history obtained through the other standard historical sources.

7.7 Local Street Directories

Local street directories identify the name of the individual or company located at a given address. BBG ordered a local street directory search from EDR. The following local street directories were reviewed:

Year(s)	Property Description	Adjoining Property Description
1973	25732 La Paz Rd: Laguns Hlls Ins Agc; Mission Hills Rlty	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: No listing **South**: Listings on MacKenzie St were not included in street directory search **West**: No listing
1976	All on La Paz Rd: 25250 Angies Famous Pizza; Brig The 25252 Del Taco Rest No 34581 25254 Eastern Meat Co; Skinny Haven Rest 25260 Better Mouse Trap; Bumper Crop Produce; Carriage Pop Shop; Encore Fashions; Foushee Fred DDS; Knitty Gritty The; Laguna Hl Ins Agcy; Laguna Hl Pharmacy; LaPaz Cleaners; Margees Art Shoppe; Mission Hls Hr Fshn; Mission Wallcovrngs; Petes Bakery 25732 Mission Hills Rlty Seven 11 incorrectly listed as 25785 rather than 25758 La Paz Rd	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: No listing
1981	All on La Paz Rd: 25250 Brandes; Brig The 25252 Del Taco Rest 25254 Mission Hls Gourmet; Skinny Haven Rstrnt 25260 Angies Famous Pizza; Creative Images; Foushee Fred DDS; Health Fair The; Heidelberg Pstry Sh; Just Hair; Knitty Gritty The; Laguna Hls Pharmacy; Margees Art Shoppe; Mission Hls Laundry; Mission Wall Covngs; Nail Factory The; Nitty Gritty The; Oso Viejo Properties; Plaza Pool Supply; United Karate Stud 27732 Mission Hills Rlty	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Saddleback Vly Brd

Year(s)	Property Description	Adjoining Property Description
	Seven 11 incorrectly listed as 25785 rather than 25758 La Paz Rd	
1987	All on La Paz Rd: 25250 Brig Restaurant; The Brig 25252 Del Taco Rstrnt 25254 Mission Hlls Meats 25260 Angies Famous Pizza; Campus Photos; Creative Images; Foushee Fred DDS; Gypsy Moth Boutique; Health Fair The; Heidelberg Pastry; Knitty Gritty The; La Paz Cleaners; Laguna Hls Pharmacy; Lisas Hair Design; Nail Factory The; Nitty Gritty The; Orchid Florist; Scudders Amblnc Ofc; Silver Tanning Cntr; Toms Cheesesteak; Unitd Kenpo Karate; Video Cross Roads 25272 Bohunita Daniel; Daniels Custom Fshn 25732 Nail/Hair Suite The; Salon Beauty Supply Seven 11 incorrectly listed as 25785 rather than 25758 La Paz Rd	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Saddleback Vly Rltrs
1992	All on La Paz Rd: 25250 Micheles 25252 Del Taco Rstrnt 34 25254 Mission Hlls Meats; Panda Garden 25260 Adamo Charles P DC; Awakenings; Barnatt Capital; Commercl Rl Est; Creative Hair; Foushee Fred DDS; Gulf Systems; Health Fair The; Heidelberg Catering; Hot Line Nails; Laguna Hls Pharmacy; Leasing Ofc The; Major, Mark; Mission Mortgage; Roma D'italia; S C M Corp; Salon Impressions; Tile&Carpet Unltd; Turner, Nancy 25732 Hair Unique; Nail Paradise	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Saddleback Vly Rltrs

Year(s)	Property Description	Adjoining Property Description
1995	All on La Paz Rd: 25250 Cafe Micheles 25252 Del Taco 25254 Mission Hills Gourmet Meats 25260 Awakenings; Commercial Real Estate Network; Creative Hair; Eileens Skin Care; Fred Foushee DDS; Gulf Systems; Hair Design By Lu Lu; Health Fair; Heidelberg Pastry Shop; Hot Line Nails; Joseph P Preziosi DC; La Paz Chiropractic; La Paz Cleaners; Laguna Hills Pharmacy; Leasing Office; Mission Mortgage; Nancy Turner; Roma D'italia; Rugs From Afar; Saddleback Church Religious; Salon Impressions; Science Of Mind Ctr 25732 Bui, Mai; Hair Unique 25758 7 Eleven Food Store	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Saddleback Valley Board of Rltrs
2005	All on La Paz Rd: 25250 Elephant Bar Restaurant 25252 Del Taco No 34 25254 Mission Hills Gourmet Meats; Roma D'italia 25260 Awakenings; BCS Investments Inc; CBT Centers; Commercial Real Estate Network; Crystal Nails & Spa; DML Group; Heidelberg Pastry Shop; Helen Nail & Skincare; Inn at Deep Canyon; Khaliq, Ahmad; Kiki; La Paz Cleaners; MAS Consulting; Michelle, S; Reflection Imaging; Schloeglmann Inc; Yes Cleaners 25758 7 Eleven Food Stores No 13801; Neghpara Prakash	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Orange County Association Realtors
2010	All on La Paz Rd: 25250 Yamato Restaurant 25252 Hot Off the Grill 25254 Villa Roma Market & Deli	**North**: Listings on Pike Rd (residential) were not included in street directory search

Year(s)	Property Description	Adjoining Property Description
	25260 Awakenings; Curves; Dinnertime Made Easy; Disvel Center; Haircrafters; Hall Law Firm; Heidelberg Pastry Shop; Kappo Hana Co; La Paz Acupuncture & Herbal; La Paz Billing Svc; La Paz Spa; O C Cleaners; Package People; Patricios Great Hair; Premier Group; Schloeglmann, Klaus J; Schneider, Richard; Video Systems Svc Ctr 25732 Laguna Spa & Salon; Sally Beauty Supply 25758 7 Eleven	**East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Orange County Association Realtors
2014	All on La Paz Rd: 25252 Hot Off the Grill 25254 24 Hour Locksmith; Villa Roma Market & Deli; Villa Roma Restaurant 25260 Awakenings; Contreras, Oscar; Dishlatino; Farnaz Badie; Heidelberg Pastry Shop; Hernandez, Ana; Kappo Hana; Lundblad, Jennifer; Nails & Nails By Diana; O C Cleaners; OC Natural Health Center; Wall, Genevieve 25732 Laguna Spa & Salon 25758 7 Eleven	**North**: Listings on Pike Rd (residential) were not included in street directory search **East**: Retail and office listings at 25232, 25242, 25252, 25272 and 25292 McIntyre **South**: Listings on MacKenzie St and Sycamore Ln were not included in street directory search **West**: 25552 La Paz Rd: Orange County Association of Realtors

7.8 Building Department Records

Building department records generally consist of local government records indicating permission of the local government to construct, alter, or demolish improvements on the property. Often building department records are located in the building department of a municipality or county. BBG facilitated a California Public Records Act Request to the Orange County Development Services to obtain obtain certificates of occupancy, permits for the installation or removal of tanks, or other similar circumstances that could be of environmental concern at the Property. The department responded that it maintains no relevant records and directed BBG to the individual utility providers.

7.9 Zoning/Land Use Records

Zoning or land use records generally consist of local government records indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. The records are often located in the planning department of a municipality or county. BBG did not review the zoning/land use records for the Property due to the sufficient prior use history obtained through the other standard historical sources.

7.10 Previous Assessment/Reports

BBG reviewed the following report summarized below:

- *Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised), Super Cleaners/Mission Hills Plaza, Laguna Hills, California*, dated October 30, 1996, prepared by Ninyo & Moore, on behalf of Boardwalk Development, Inc. According to this report PCE, a dry cleaning solvent, was released to the subsurface at the Property; PCE was detected in soil at concentrations that range up to 840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet bgs; the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality; there is a possibility that the San Diego region of the RWQCB may not require soil remediation at the site; if soil remediation is necessary, soil vapor extraction is the most feasible and lowest cost alternative; and the estimated cost of remediation, using soil vapor extraction, ranges from approximately $60,000 to $100,000.

  Based on the conclusions presented above, Ninyo & Moore made the recommendation that the results of the investigation be presented to the San Diego region of the RWQCB for consideration and evaluation of the need for soil remediation.

- *Phase I Environmental Site Assessment*, *Mission Hills Plaza*, *Laguna Hills*, *California*, dated April 1, 2011, prepared by A/E West Consultants Inc. (A/E West), on behalf of RiverSource Life Insurance Company. According to this report, the Property was vacant land from at least 1938 until the development of the current retail center improvements occurred in 1977. According to the report, review of the most recent Dry Cleaner Facilities list identified four tenants on the Property and/or adjoining properties. Three of the four listings were prior tenants, and are no longer at the Property. A/E west noted that the remaining listing, OC Cleaners, was located on the Property, and has been in operation at this site for five years, according to the Owner. The dry cleaning machine, manufactured by Firbimatic, reportedly utilized alternative cleaning solutions, not perchloroethylene. This particular machine reportedly utilized Hydrocarbon Class III solvent, considered to be non-hazardous. Based on its current status, and no violations reported, it was A/E West's opinion that this Dry Cleaning tenant is not considered to be an environmental concern. It should be noted that no previous environmental reports were provided to A/E West. A/E West concluded that no RECs were identified at the Property. A/E West recommended no additional investigation.

7.11 Other Historical Sources

Other historical sources include sources that are credible to a reasonable person and that identify past uses of the Property. This category includes, but is not limited to: miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, or records in the files and/or personal knowledge of the property owner and/or occupants. BBG did not review other historical sources for the Property based on prior use history obtained through the other standard historical sources.

7.12 Data Failure

Based on the information above, it is BBG's opinion that the following data failure, as defined in Section 8.3.2.3 of the ASTM guidelines, has occurred in attempting to document the historical uses of the Property:

- Some of the intervals between documented sources exceeded five years; however, based on the similar usage during the periods documented, this data failure is not considered a significant data gap.

It is BBG's opinion that the data failure did not affect the ability of the Environmental Professionals involved in the assessment to identify RECs in connection with the Property; therefore, it is not considered a significant data gap.

7.13 Historical Use Summary

The Property was undeveloped land from at least 1938 until 1972, when it was developed with buildings that culminated in the present-day retail center. The building on the northeast portion of the Property (Building 25250) was reportedly constructed in 2014. As noted in Section 6.1, multiple dry cleaners occupied Suite M of Building 25260 from the 1970 to 2017. The historical presence of dry cleaner facilities with known contamination on the Property (see Section 7.10) represents a REC.

The adjoining and surrounding properties have been used for residential, retail, office and church purposes contemporaneous with development of the Property.

8.0 PROPERTY RECONNAISSANCE AND INVESTIGATION

8.1 Methodology and Limiting Conditions

Assessor	Jeff Hullinger, Professional Associate
Date of Reconnaissance	November 30, 2021
Weather Conditions	Sunny with temperatures around 70 degrees Fahrenheit
Property Escort	Phil Ladman, Boardwalk Development, Inc.
Methodology	The property reconnaissance consisted of visual observations of the Subject Property and improvements, adjoining properties, as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Representative interior areas were observed as they were made safely accessible, unless described otherwise.
Areas Accessed	Five of the retail suites were unavailable for entry as a result of being outside of business hours or in one case ceased operations. All other suites were entered.
Inaccessible Areas	Aside from the above, no other areas were inaccessible during the assessment.
Other Limitations	No other significant limitations or physical obstructions were encountered during the Subject Property reconnaissance.

8.2 Visual Observations

Observation	Yes	No
Hazardous Substance and Petroleum Products in Connection with Identified Uses	✔	
Hazardous Substance and Petroleum Products in Connection with Unidentified Uses		✔
Drums and Containers of Unidentified Substance or Petroleum Products		✔
Aboveground and Underground Storage Tanks		✔
Strong, Pungent or Noxious Odors		✔

Observation	Yes	No
Pools of Liquids		✔
Electrical or Hydraulic Equipment likely to Contain Fluids		✔
Heating and Cooling Source	✔	
Interior Stains or Corrosion other than from Water		✔
Floor Drains, Sumps, Clarifiers and Oil/Water Separators	✔	
Pits, Ponds and Lagoons		✔
Exterior Stained Soils or Pavement		✔
Stressed Vegetation		✔
Onsite Solid Waste Disposal or Unknown Fill		✔
Wastewater	✔	
Wells		✔
Septic Systems and Cesspools		✔
Other		✔

Hazardous Substances and Petroleum Products in Connection with Identified Uses

BBG noted the following hazardous substances and petroleum products in connection with identified uses:

Material	Quantity/Location	Condition
Nail polish and remover	Nail salons; typical retail facility quantities	Good condition with no leaks, stains, or spills
Hair care (permanent wave) chemicals	Hair salon; typical retail facility quantities	Good condition with no leaks, stains, or spills
Lead-acid batteries (not physically observed)	Wireless equipment and antenna for cellular telephone service	Second floor; not physically observed

Heating and Cooling Source

Heating, ventilation and air conditioning (HVAC) are provided by natural gas and electric package systems. No evidence of past or present heating oil usage was identified.

Floor Drains, Sumps, Clarifiers and Oil/Water Separators

Standard interior sanitary drains were noted. The drains tie into the municipal sanitary system. No staining indicative of dumped materials was noted.

BBG was advised that grease traps are present at restaurant facilities. Grease traps are plumbing devices designed to intercept most fats, oils and grease before they enter a waste disposal system. Because the grease traps are only used to collect grease from the food service operations, they are not considered a REC.

Wastewater

No wastewater streams were noted or reported to BBG with the exception of sanitary wastewater and storm water discharges. Storm water flows off the Property and discharges to the municipal storm water system. Sanitary wastewater flows into the municipal sanitary sewer system.

8.3 Visual Observations Summary

No visual, olfactory or other observations were made during the property reconnaissance that would indicate a REC in connection with the Property.

9.0 ASTM NON-SCOPE CONSIDERATIONS

9.1 Asbestos Containing Materials (ACM)

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos was used in roofing shingles, ceiling and floor tiles, insulation products, asbestos cement products, and a host of other building materials. ACM is often classified as either friable or non-friable. Friable ACM, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM.

BBG conducted a limited visual screening for the presence of ACM at the Property. The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. For this assessment, materials listed in Appendix G of the USEPA Guidance Document: *Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials*, which were installed prior to 1989, are suspected of containing asbestos. It should be noted that, while less likely, asbestos may still be found in current building materials, particularly non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials.

This limited visual screening does not constitute an asbestos survey, during which all suspect ACM would have been identified and sampled. The possibility exists for ACM, not identified by this screening, to be present at the Property.

Based on the pre-1989 date of construction, it is possible that friable and non-friable ACM is present. Suspect materials observed during the property reconnaissance include vinyl flooring, vinyl flooring mastic, lay-in ceiling panels, roofing materials, wallboard and joint compound. The suspect materials were observed to be in good condition. The possible presence of ACM is considered a BER.

9.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The USEPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

A preliminary evaluation of the potential for concerns relating to radon was made using the USEPA Map of Radon Zones. The USEPA Map is based solely on averages in order to identify areas in the country with the potential for elevated indoor radon levels. Elevated levels of radon have been found in all radon zones. A finding that a property is located in a zone with predicted levels of radon below the USEPA action level does not mean a specific property does not have elevated levels of radon. The evaluation considered the location of the Property, previous test results, if available, type of construction and usage of the Property.

The Property is in Radon Zone 3, counties which have a predicted average indoor radon screening less than 2.0 pCi/L, which is below the USEPA action level of 4.0 pCi/L. The Property is not used for residential purposes. The USEPA action level applies only to residential properties and not to commercial properties. Based on the low regional averages and non-residential use, radon is not considered a BER.

9.3 Lead-Based Paint (LBP)

Lead was added to paint as a pigment, to speed drying, increase durability or to resist moisture. Although lead improves paint, it was found to pose a health hazard, particularly to children under the age of six, whose bodies are still developing. A paint is considered LBP if it contains lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight, or 5,000 parts per million (ppm) by weight.

A preliminary evaluation for the presence of LBP was conducted. The evaluation was based on the age of the improvements, the extent of renovations, property usage, and past analytical testing, if available. The Consumer Product Safety Commission banned the use of lead in paint in 1978, 16 CFR 1303. Most manufacturers, however, had ceased using lead well before this time. Paint applied after 1978 is not considered suspect LBP.

A comprehensive LBP survey was not conducted as part of this assessment. Conclusions are based on observations of representative areas only. A finding that LBP is not a significant concern cannot be interpreted as the building is free of LBP.

Based on the pre-1979 date of construction, it is possible LBP was used at the Property. The painted surfaces observed were in good condition. The Property is not used residentially. The possible presence of LBP is considered a BER.

9.4 Drinking Water

The potential for concerns relating to elevated levels of contaminants, particularly lead, was evaluated. The evaluation looked at the source of drinking water and analytical data, if available.

The Property receives its water from the Moulton Niguel Water District. Per the utility's 2020 Water Quality Report, the water that is supplied meets or exceeds the federal and state drinking water standards, including those for lead; therefore, drinking water quality is not considered a BER.

9.5 Microbial Growth

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Research on mold and health effects is ongoing.

BBG conducted a preliminary visual screening for readily observable microbial growth and conditions conducive to microbial growth at the Property. Observations were limited solely to the portions of the Property walked and the evaluation should not be construed as a comprehensive microbial growth survey for the property. No sampling was conducted and no assessment of areas behind walls or in any other way generally inaccessible was

performed. In addition, BBG interviewed property representatives regarding past or current water leaks, infiltration or ponding, tenant complaints of microbial growth or health problems, known current mold problems or other concerns relating to indoor air quality at the Property.

No visual or olfactory indications of microbial growth or water infiltration were noted during the property reconnaissance. According to Phil Ladman, there are no known areas of leaks or water infiltration at the Property and no known problems related to microbial growth. Microbial growth is not considered a BER.

9.6 Flood Zone and Wetlands

BBG attempted to determine if the Property was located in a flood hazard area or contained jurisdictional wetlands. This screening was based solely on a review of available FEMA Flood Insurance Rate Maps (FIRM) and the United States Fish and Wildlife Service National Wetlands Inventory (NWI) website. This screening should not be considered a formal flood hazard determination or wetlands delineation.

Based on information provided by FEMA, the Property is in Zone X Unshaded, defined as areas of minimal flood hazard.

No federally regulated wetlands are present on the Property, based on the NWI website.

9.7 ASTM Non-Scope Consideration Summary

ACM may be present based on the date of construction. The suspect materials observed were in good condition.

LBP may be present based on the date of construction. The painted surfaces observed were in good condition.

10.0 FINDINGS, OPINIONS, CONCLUSIONS AND RECOMMENDATIONS

10.1 Findings, Opinions and Conclusions

BBG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 25250 La Paz Road, Laguna Hills, California, the Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of RECs/CRECs in connection with the Property except for the following:

- The Property, addressed as 25260 La Paz Road, was identified on the DRYCLEANER, Cleanup Program Sites (CPS-SLIC) and EDR Hist Cleaner databases. Super Cleaners, Yes Cleaners, La Paz Cleaners and OC Cleaners were identified on the DRYCLEANER databases. Boardwalk Development (Super Cleaners) was identified on the DRYCLEANER and CPS-SLIC databases. La Paz Cleaners was identified on the EDR Hist Cleaner database. According to street directory and property management records, these dry cleaners occupied Suite M in the west end of Building 25260 from the 1970s to 2017. EDR records indicate that perchlorethylene (perc) dry cleaning solvent was used and that a vapor recovery unit was employed to recover solvent for reuse from the ventilation system. BBG was provided a Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised) dated October 30, 1996, and prepared by Ninyo & Moore. According to this report PCE, a dry cleaning solvent, was released to the subsurface at this tenant space on the Property; PCE was detected in soil at concentrations that range up to 840 ug/kg; groundwater was not encountered at the Property to the total depth explored of 71.5 feet; the primary zone of affected soil extended to a depth of approximately 20 feet below ground surface (bgs); the maximum depth that PCE was detected in the soil was 35 feet bgs; PCE was not detected in samples collected from 40 to 60 feet bgs; the estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs; the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels; the maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels; and the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality. Ninyo & Moore recommended that the results of the investigation be presented to the San Diego

region of the Regional Water Quality Control Board (RWQCB) for consideration and evaluation of the need for soil remediation. The EDR database report identifies the former Super Cleaners as a SLIC site with a file (Phase II) opened in 1996 with a closed status; however, the state's GeoTracker website (https://geotracker.waterboards.ca.gov/map/) does not depict this facility. It has not been confirmed if the RWQCB issued closure to the case. Regardless, the results of the PCE impacts to soil are high and widespread and there may be a vapor intrusion concern (VIC). Additionally, this dry cleaner likely used perc subsequent to the investigation until 2006 when petroleum-based solvents were noted to be used. Based on the known soil contamination with a possible VIC, this is considered a REC to the Property.

This assessment has revealed no evidence of de minimis conditions.

The assessment has revealed no evidence of HRECs in connection with the Property.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Property.

This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations.

This assessment has revealed no evidence of BERs relating to ASTM non-scope considerations, except for the following:

- ACM may be present based on the date of construction. The suspect materials observed were in good condition.
- LBP may be present based on the date of construction. The painted surfaces observed were in good condition.

10.2 Recommendations

BBG recommends a vapor intrusion assessment to determine if historical on-site operations have impacted the Property.

ACM typically do not release measurable amounts of asbestos fibers unless the materials are disturbed or damaged. Based on the condition of the materials observed BBG recommends that these materials be managed under an asbestos operations and

maintenance (O&M) program until such time as renovation or demolition activities necessitate their abatement, or analytical testing proves the material to be non-ACM. The O&M program should follow the USEPA Guidance Document: *Managing Asbestos in Place – A Building Owner's Guide to Operation and Maintenance Programs for Asbestos-Containing Materials*. The objective of the O&M program is to implement a practical management approach to controlling ACM at the Property, by monitoring its condition, controlling any activities that might impact the ACM, and responding promptly should the material be damaged.

NESHAP regulations require sampling of potential ACM prior to any renovation or demolition activities likely to disturb the material, regardless of the date of construction. If such activities are planned, an asbestos survey of the entire facility, or the portion slated for the renovation or demolition activities, is warranted prior to initiating these activities. No survey was conducted as part of this assessment. The survey should be conducted by a licensed firm and should include an assessment of all suspect ACM including those which are not normally accessible. Any material found to be ACM should be handled in accordance with applicable regulations.

Given the good condition of the painted surfaces and the non-residential usage of the Property, no further action or study with regard to LBP at the Property is recommended at this time. The paint should, however, be sampled prior to any actions likely to impact the painted surfaces, such as sanding, scraping or heat-gun removal; otherwise the paint should be assumed to be LBP. Any proven or assumed LBP should be removed and handled in a controlled manner in accordance with applicable regulations. State and local regulations may apply to LBP in association with building demolition or renovation and in association with worker or occupant protection.

BBG recognizes that there may be various options for dealing with the conditions identified. The options provided by BBG are not necessarily the only acceptable alternatives for dealing with a particular concern. Factors such as planned changes to property use, planned renovations, capital restraints or other variables may change what would be considered the most appropriate or prudent alternative. BBG provides these options solely as guidance for further action.

11.0 DECLARATION OF ENVIRONMENTAL PROFESSIONAL

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Jeff Hullinger
Professional Associate, EP

Reviewed By:

Aaron Klenke
Director, EP

Client Manager:

Richard P. Morgan
Managing Director

12.0 DETAILED SCOPE OF WORK

This ESA was conducted in accordance with ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-13 (Standard), the All Appropriate Inquiries (AAI) Rule 40 CFR Part 312, and any additional requirements of Client.

The scope of services for this assessment included an evaluation of the following:

Physical characteristics – Consistent with Section 8.2.4 of the ASTM Standard Practice, a current USGS 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained (and only if it is reasonably ascertainable). One or more additional physical setting sources may be obtained in the discretion of the environmental professional. Because such sources provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of a site, discretionary physical setting sources shall be sought when deemed necessary by the environmental professional.

Environmental Records – Consistent with Section 8.2.1 of the ASTM Standard Practice, a review of the standard federal, state and tribal environmental records will be reviewed. Pursuant to Section 8.2.3 of the ASTM Standard Practice, additional local records and/or additional federal, state, or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate, and complete in light of the objective of the records review, and (3) are generally obtained, pursuant to local good commercial and customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved. If the property or any of the adjoining properties is identified on one or more of the standard environmental record sources, pertinent regulatory files and/or records associated with the listing will be reviewed provided the records are reasonably ascertainable and are available within a reasonable distance, cost and timeframe. If, in the environmental professional's opinion, such a review is not warranted, the environmental professional will provide an explanation within the report the justification for not conducting the regulatory file review.

Uses of the Property – Consistent with Section 8.3.2 of the ASTM Standard Practice, all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources in 8.3.4.1 through 8.3.4.8 as are necessary and both reasonably ascertainable

and likely to be useful. The term "developed use" includes agricultural uses and placement of fill dirt. The report shall describe all identified uses, justify the earliest date identified, and explain the reason for any gaps in the history of use. Review of standard historical sources at less than approximately five year intervals is not required by this practice (for example, if the property had one use in 1950 and another use in 1955, it is not required to check for a third use in the intervening period). If the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

Site Reconnaissance – Consistent with Sections 9.2.1 and 9.2.2 of the ASTM Standard Practice, on a visit to the property (the site visit), the property shall be visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed. The periphery of the property shall be visually and/or physically observed, as well as the periphery of all structures on the property, and the property shall be viewed from all adjacent public thoroughfares. If roads or paths with no apparent outlet are observed on the property, the use of the road or path shall be identified to determine whether it was likely to have been used as an avenue for disposal of hazardous substances or petroleum products. On the interior of structures on the property, accessible common areas expected to be used by occupants or the public (such as lobbies, hallways, utility rooms, recreation areas, etc.), maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, shall be visually and/or physically observed. It is not necessary to look under floors, above ceilings, or behind walls.

The ASTM Standard Practice recognizes that there may be environmental issues or conditions at a property that parties may wish to consider. These are considered ASTM Non-Scope Considerations. The following ASTM non-scope considerations were included:

Asbestos Containing Material (ACM) - The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. Appendix G of the USEPA Guidance Document: *Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials* (the Green Book) was used as a guide in identifying suspect materials and the definition of suspect ACM and presumed asbestos containing material is taken from 29 CFR Parts 1910, et al. *Occupational Exposure to Asbestos; Final Rule*. Only readily accessible building materials were observed. No destructive means were utilized to gain access to hidden or inaccessible areas such as pipe chases, wet columns, wall voids and ceiling cavities. The level of this preliminary assessment was not intended to comply

with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 CFR 61; the General Duty Clause, 29 USC 654, Section 5; or other federal, state or local regulation.

Radon – The potential for elevated levels of indoor radon was based on available analytical results, published regional average levels, the usage of the buildings, and the type of construction and mechanical systems present. This evaluation was not designed or intended to comply with any regulatory agency requirements. Sampling, if any, was conducted using short-term radon detectors. The results of such testing are intended solely as a screen and may not be indicative of long-term average radon levels.

Lead-Based Paint (LBP) – The potential for the presence of LBP at the property was based on available analytical data, the age of the improvements, dates of renovation, and the current and proposed usage of the property. This evaluation was not designed or intended to comply with survey requirements outlined in Housing and Urban Development (HUD) regulations or other federal, state or local regulation.

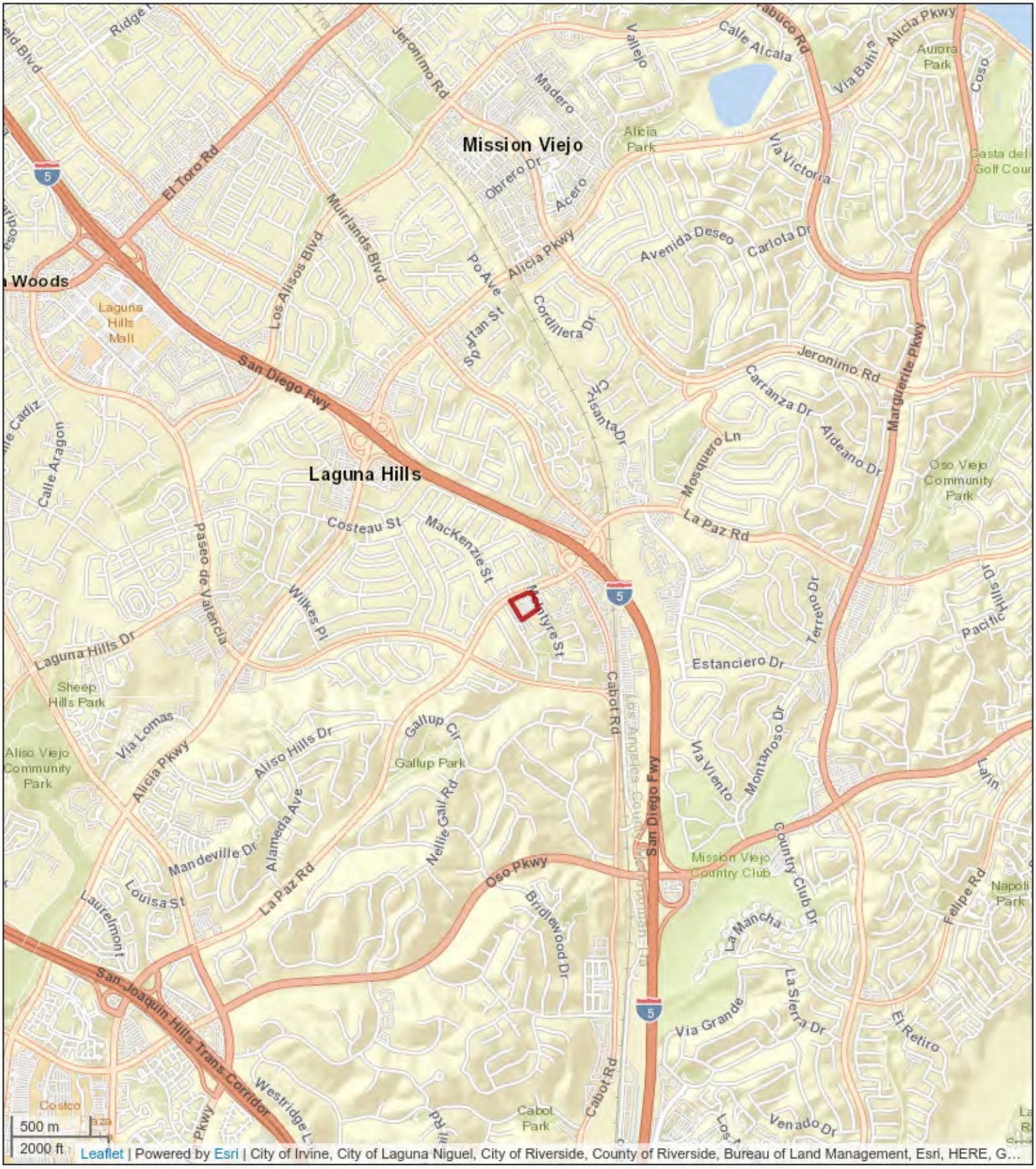
Lead in Drinking Water – The potential for elevated levels of lead in the drinking water at the property was based on available analytical data, a determination of the source of the drinking water supply and a review of publically available compliance data reports.

Microbial Growth – The potential for microbial growth at the property was based on visual observations for signs of water intrusion, water damage, and suspect mold growth and interviews with property representatives. These observations were limited to the areas walked and should not be considered a comprehensive survey of the Property. A finding in this report that “mold is not a significant concern” or “no significant mold was identified” should not be interpreted as the building is free of mold.

Flood Plains and Wetlands - Evaluation based solely on a review of available Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), or equivalent, and the United States Fish and Wildlife Service National Wetlands Inventory website. This screening should not be considered a formal flood hazard determination or wetlands delineation.

APPENDIX 1

Property Maps



Property Location

BBG

Property Layout

La Paz Village
25250 La Paz Road
Laguna Hills, California 92653
BBG Project No. 0521012916
Anticipated Groundwater Flow Direction: East

BBG

Topographic Map

APPENDIX 2

Photographs

1. Main entry signage

2. View of Property from La Paz Road

3. View east along south side of Property

4. Restaurant at northeast corner of Property

5. Fast food restaurant at north side of Property

6. South side of restaurant building at 25250 La Paz Road

7. Nail salon and convenience store immediately north of Villa Roma, 25732 La Paz Road

8. Villa Roma restaurant and deli at northwest corner of Property, 25254 La Paz Road

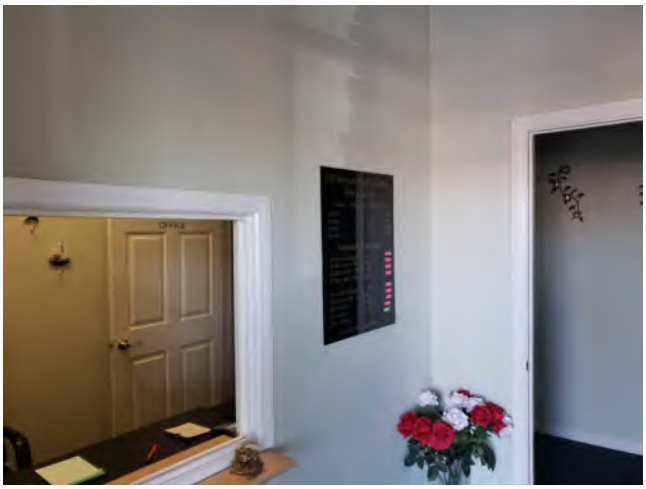
9. Portable storage unit used by Villa Roma

10. Entrance to Sushi Ramen House

11. Awakenings Center for Conscious Living

12. Optometrist office

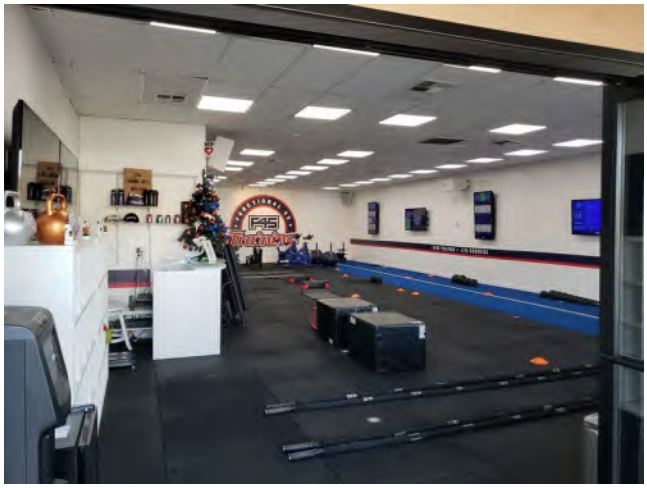
13. Entry to dentist office



14. Entrance to massage center

15. Entry to ballroom dance studio

16. Entrance to hair salon



17. F45 gym at west end of main building

18. Entrance to yoga studio on second floor

19. Kitchen supply retail (closed)

20. Entrance to tattoo studio, second floor

21. Interior of Ironwood restaurant

22. North adjoining residential properties

23. East adjoining properties

24. South adjoining property

25. West adjoining property

26. West adjoining property from its south end

APPENDIX 3

Supporting Documentation

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

1. PROPERTY INFORMATION:

Property Name: La Paz Village Parcels 1 & 4		
Property Address: 25260, 25254, 25732 - 25758 La Paz Road		
City: Laguna Hills	State: CA	Zip: 92653
Appraisal District Parcel Number: 620-211-17 & 620-211-09		

2. COMPLETED BY

Signature	Date
Printed Name: Phillip S. LADMAN	Title: VICE PRESIDENT / AGENT

3. ASTM-REQUIRED INQUIRIES

Property Owner: Southco Properties, LP Name: c/o BOARDWALK DEVELOPMENT, INC. Phone: (858) 444-9100 Fax: (858) 487-1099	
Key Site Manager (Site contact): Name: PhiLLip LADMAN Phone: (858) 472-3342 Fax: (858) 487-1099	
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to BBG	☐ Yes ☒ No
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?	☐ Yes ☒ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	☐ Yes ☒ No
Are you aware of a reduction in the property value due to environmental issues?	☐ Yes ☒ No
Please attach explanation of all affirmative answers. T-Mobile has wireless equipment in & on the building including antenna & an equipment room. This is only at the 25260 Bldg.	

BBG

8) Please state reason for procuring this Phase 1 ESA:

☐ Qualify for Innocent Landowner defense to CERCLA Liability.

☐ Other: (state below)

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send if "yes")	☒ Yes ☐ No
Total Property Size Approx.	
Total number of buildings 3	
Total square footage of buildings 25260 – 22,780 s.f. 25254 – 6,000 s.f. 25732-25758 – 4,458 s.f.	
Date of construction	
Dates of significant renovation Approx 2011	
Waste water discharge ☒ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☒ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	
☐ Asbestos Survey/ O&M	

BBG

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Radon	
☐ Lead-based Paint	
☐ Lead in Water	
☐ Operations & Maintenance Plan(s)	
☐ Other	

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
1. Stored Chemicals	☐ Yes ☒ No	
2. Underground Storage Tanks	☒ Yes ☐ No	UNDERGROUND GREASE INTERCEPTOR
3. Aboveground Storage Tanks	☐ Yes ☒ No	
4. Spills or Releases	☐ Yes ☒ No	
5. Dump Areas/ Landfills	☐ Yes ☒ No	
6. Waste Treatment Systems	☐ Yes ☒ No	
7. Clarifies/ Separators	☐ Yes ☒ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☒ No	
9. Floor Drains/Sumps	☒ Yes ☐ No	FLOOR DRAINS
10. Stained Soil/ Impacted Vegetation	☐ Yes ☒ No	
11. On-site OWNED Electrical Transformers	☒ Yes ☐ No	TRANSFORMERS
12. Hydraulic lifts/ Elevators	☐ Yes ☒ No	
13. Dry Cleaning Operations	☐ Yes ☒ No	
14. Wetlands/ Flooding	☐ Yes ☒ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☒ No	
16. Environmental Cleanups	☐ Yes ☒ No	
17. Environmental Permits	☐ Yes ☒ No	If **yes**, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☒ No	
b) POTW (NPDES)	☐ Yes ☒ No	
c) Hazardous Waste Generator	☐ Yes ☒ No	
d) Air Quality	☐ Yes ☒ No	
e) Flammable Materials	☐ Yes ☒ No	
f) AST/UST	☐ Yes ☒ No	

BBG

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
g) Waste Manifest(s)	☐ Yes ☒ No	
h) Other	☐ Yes ☒ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	**Response**	**If yes, please describe**
Gasoline Stations	☐ Yes ☒ No	
Dry Cleaners	☒ Yes ☐ No	Dry Cleaner Suite 11 (approx. ~~4185 sq ft~~) left premises approx 3-2017
Industrial Uses	☐ Yes ☒ No	
Other	☐ Yes ☒ No	

"Exhibit A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Orange, City of Laguna Hills, and described as follows:

PARCEL A:

PARCEL 1 AS SHOWN ON A MAP FILED IN BOOK 93. PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A PEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

PARCEL B:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL I IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL I NORTH 30° 07' 13" WEST 239.00 FEET.

APN: 620-211-17

(End of Legal Description)

LEGAL DESCRIPTION

Real property in the City of Laguna Hills, County of Orange, State of California, described as follows:

PARCEL ONE:

PARCEL 1 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 37, PAGE 3 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

PARCEL TWO:

PARCEL A:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

PARCEL B:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30 07' 13" WEST 239.00 FEET.

APN: 620-211-09 (Parcel One) and 620-211-17 (Parcel Two)

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

1. PROPERTY INFORMATION:

Property Name: LA PAZ Village PAD (Parcel 2)		
Property Address: 25250 LA PAZ ROAD		
City: Laguna Hills	State: CA	Zip: 92653
Appraisal District Parcel Number: 620-211-18		

2. COMPLETED BY

Signature	Date
Printed Name: Phillip S. LADMAN	Title: VICE PRESIDENT, AGENT

3. ASTM-REQUIRED INQUIRIES

Property Owner: Mission Hills Plaza TRUST Name: c/o BOARDWALK DEVELOPMENT, INC	Phone: (858)444-9700	Fax: (858) 487-1099	
Key Site Manager (Site contact): Name: Phillip LADMAN	Phone: (858) 472-3342	Fax: (858) 487-1099	
If not residential Property, please provide list of tenants, including contact names and phone numbers.			
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to BBG		☐ Yes	☒ No
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?		☐ Yes	☒ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?		☐ Yes	☒ No
Are you aware of a reduction in the property value due to environmental issues?		☐ Yes	☒ No
Please attach explanation of all affirmative answers.			

BBG

8) Please state reason for procuring this Phase 1 ESA:

☐ Qualify for Innocent Landowner defense to CERCLA Liability.

☐ Other: (state below)

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send if "yes")	☒ Yes ☐ No
Total Property Size	
Total number of buildings 1	
Total square footage of buildings 6,120 S.F.	
Date of construction ± 2014	
Dates of significant renovation	
Waste water discharge ☒ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☒ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	
☐ Asbestos Survey/ O&M	

BBG

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Radon	
☐ Lead-based Paint	
☐ Lead in Water	
☐ Operations & Maintenance Plan(s)	
☐ Other	

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
1. Stored Chemicals	☐ Yes ☒ No	
2. Underground Storage Tanks	☒ Yes ☐ No	Grease Interception
3. Aboveground Storage Tanks	☐ Yes ☒ No	
4. Spills or Releases	☐ Yes ☒ No	
5. Dump Areas/ Landfills	☐ Yes ☒ No	
6. Waste Treatment Systems	☐ Yes ☒ No	
7. Clarifies/ Separators	☐ Yes ☒ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☒ No	
9. Floor Drains/Sumps	☒ Yes ☐ No	Floor Drains
10. Stained Soil/ Impacted Vegetation	☐ Yes ☒ No	
11. On-site OWNED Electrical Transformers	☒ Yes ☐ No	Transformers
12. Hydraulic lifts/ Elevators	☐ Yes ☒ No	
13. Dry Cleaning Operations	☐ Yes ☒ No	
14. Wetlands/ Flooding	☐ Yes ☒ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☒ No	
16. Environmental Cleanups	☐ Yes ☒ No	
17. Environmental Permits	☐ Yes ☒ No	If **yes**, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☒ No	
b) POTW (NPDES)	☐ Yes ☒ No	
c) Hazardous Waste Generator	☐ Yes ☒ No	
d) Air Quality	☐ Yes ☒ No	
e) Flammable Materials	☐ Yes ☒ No	
f) AST/UST	☐ Yes ☒ No	

BBG

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
g) Waste Manifest(s)	☐ Yes ☒ No	
h) Other	☐ Yes ☒ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	**Response**	**If yes, please describe**
Gasoline Stations	☐ Yes ☒ No	
Dry Cleaners	☐ Yes ☒ No	
Industrial Uses	☐ Yes ☒ No	
Other	☐ Yes ☒ No	

LEGAL DESCRIPTION

Real property in the City of Laguna Hills, County of Orange, State of California, described as follows:

PARCEL A:

PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

PARCEL B:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30° 07' 13" WEST 239.00 FEET.

APN: 620-211-18

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

1. PROPERTY INFORMATION:

Property Name: LA PAZ Village Parcel 3		
Property Address: 25252 La PAZ Road		
City: Laguna Hills	State: CA	Zip: 92653
Appraisal District Parcel Number: 620-211-15		

2. COMPLETED BY

Signature	Date
Printed Name: Phillip S. LADMAN	Title: Vice PRESIDENT, AGENT

3. ASTM-REQUIRED INQUIRIES

Property Owner: BEAR LAKE REALTY LTD, et al Name: C/O BOARDWALK DEVELOPMENT, INC Phone: (858) 444-9700 Fax: (858) 487-1099	
Key Site Manager (Site contact): Name: Phillip S. LADMAN Phone: (858) 472-3342 Fax: (858) 487-1099	
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to BBG	☐ Yes ☒ No
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?	☐ Yes ☒ No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	☐ Yes ☒ No
Are you aware of a reduction in the property value due to environmental issues?	☐ Yes ☒ No
Please attach explanation of all affirmative answers.	

BBG

8) Please state reason for procuring this Phase 1 ESA:

☐ Qualify for Innocent Landowner defense to CERCLA Liability.

☐ Other: (state below)

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send if "yes")	☐ Yes ☒ No
Total Property Size	
Total number of buildings 1	
Total square footage of buildings 1,300 S.F.	
Date of construction	
Dates of significant renovation	
Waste water discharge ☒ Municipal Sanitary Sewer ☐ On-site septic system ☐ Other	
Potable water source ☒ Community Water Supplier ☐ On-site well ☐ Other	
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Phase 1 ESA	
☐ Phase 2 ESA	
☐ Tank Tightness Testing	
☐ Asbestos Survey/ O&M	

BBG

Have any previous environmental investigations been performed at the site? ☐ Yes ☐ No	
INVESTIGATION TYPE If yes, please describe conclusions, and attach copy of report(s)	
☐ Radon	
☐ Lead-based Paint	
☐ Lead in Water	
☐ Operations & Maintenance Plan(s)	
☐ Other	

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
1. Stored Chemicals	☐ Yes ☒ No	
2. Underground Storage Tanks	☐ Yes ☐ No	UNKNOWN
3. Aboveground Storage Tanks	☐ Yes ☒ No	
4. Spills or Releases	☐ Yes ☒ No	
5. Dump Areas/ Landfills	☐ Yes ☒ No	
6. Waste Treatment Systems	☐ Yes ☒ No	
7. Clarifies/ Separators	☐ Yes ☒ No	
8. Air stacks/ Vents/ Odors	☐ Yes ☒ No	
9. Floor Drains/Sumps	☒ Yes ☐ No	Floor Drains
10. Stained Soil/ Impacted Vegetation	☐ Yes ☒ No	
11. On-site OWNED Electrical Transformers	☐ Yes ☐ No	UNKNOWN
12. Hydraulic lifts/ Elevators	☐ Yes ☒ No	
13. Dry Cleaning Operations	☐ Yes ☒ No	
14. Wetlands/ Flooding	☐ Yes ☒ No	
15. Oil/ Gas/ Water/ Monitoring Wells	☐ Yes ☒ No	
16. Environmental Cleanups	☐ Yes ☒ No	
17. Environmental Permits	☐ Yes ☒ No	If **yes**, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	☐ Yes ☒ No	
b) POTW (NPDES)	☐ Yes ☒ No	
c) Hazardous Waste Generator	☐ Yes ☒ No	
d) Air Quality	☐ Yes ☒ No	
e) Flammable Materials	☐ Yes ☒ No	
f) AST/UST	☐ Yes ☒ No	

BBG

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	**Response**	**If yes, please describe**
g) Waste Manifest(s)	☐ Yes ☒ No	
h) Other	☐ Yes ☒ No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	**Response**	**If yes, please describe**
Gasoline Stations	☐ Yes ☐ No	
Dry Cleaners	☐ Yes ☐ No	
Industrial Uses	☐ Yes ☐ No	
Other	☐ Yes ☐ No	

POR. E. 1/2, N.V2, SEC.2 T.7S., R.8W.

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. ©COPYRIGHT ORANGE COUNTY ASSESSOR

12 | 20 | 19

RICKENBACKER ROAD

MC INTYRE STREET

86' LA PAZ (MARCO POLO ROAD)

ROAD 36' 50'

P.M. 37-3 (9)

PAR. 3 (15)

PAR. 2 (18)

PAR. 1 (19) 1.181 AC.

P.M. 151-34

P.M. 12-27

P.M. 93-50

211

PAR. 1 (17) 2.437AC.(C)

212

P.M. 49-24

2 POR. PAR. 1

POR. PAR. 1 (1) 7.404 AC.

1"=100'

12 | 14 | 03 | 27

STREET | MACKENZIE | MC INTYRE

TRACT

LOT 1 (3) 2.502 AC.

NO. 7496

TRACT (11) (10) (12) (13) (14)

SYCAMORE LANE

NO. 8225

MARCH 1973

TRACT NO. 7496 M.M. 303-49,50
TRACT NO. 8225 M.M. 324-24,25,26
PARCEL MAP P.M. 49-24, 93-50, 151-34

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 620 PAGE 21
COUNTY OF ORANGE

Request #21-4963

☑ **CLOSED**

As of December 4, 2021, 12:41pm

Request Visibility: Unpublished

Details

25250 La Paz Rd Laguna Hills- NRF**SP**
25252 La Paz Rd Laguna Hills-NRF
25254 La Paz Rd Laguna Hills-NRF
25260 La Paz Rd Laguna Hills- PR0085996, PR0089531
25732 La Paz Rd Laguna Hills-NRF
I am conducting a Phase I environmental site assessment of the Property identified with the addresses 25250, 25252, 25254, 25260 and 25732 La Paz Road in Laguna Hills, California. As part of these assessments, I am required to conduct interviews and obtain records available at state and local agencies pertaining to the presence or likely presence of hazardous substances or petroleum at each subject Property. Such records may include, but are not limited to, documentation of fuel or chemical storage tanks, response to petroleum releases, and response to hazardous substance releases.

If you have no records relevant to identifying the presence or likely presence of hazardous substances or petroleum at any subject Property, I request a simple return email advising me of that fact, in which case no further contact will be necessary. Otherwise, I request the opportunity to interview your agency regarding the above information relative to the Property identified above. Please contact me, ideally by email at the above address or if necessary by text message or telephone, for a convenient time and appropriate representative of your agency for such an interview.

If you have any questions or need additional information regarding this request, please do not hesitate to contact me by email at jhullinger0409@gmail.com, or by phone or text message at (614) 205-1533. Thank you.

− Read less

Received

November 23, 2021 via web

Departments

Environmental Health

Requester

Jeff Hullinger
jhullinger0409@gmail.com
80473 Pebble Beach, La Quinta, CA 92253
6142051533
BBG

Documents

Public (pending)
(none)

Requester
10164477_Documents.pdf
PR0085996 01212015 A01.pdf
PR0085996 02052018 A01.pdf

Staff

Point of Contact
Suzanne Peralta

Timeline

Request Closed Public
Records provided and response has been made in accordance with the California Public Records Act.
December 2, 2021, 7:41am

Document(s) Released to Requester Public
10164477_Documents.pdf
PR0085996 01212015 A01.pdf
PR0085996 02052018 A01.pdf
December 2, 2021, 7:40am

External Message Requester + Staff

Attached, please find the information requested. The information was prepared in the ordinary course of the business concerned at or near the time of the act, condition, or event, which they depict.
If you have any question, please call this office at (714) 433-6015.

December 2, 2021, 7:40am by Suzanne Peralta , Office Assistant (Staff)

External Message Requester + Staff

The County is processing your request and will provide you with the status of your PRA request within 10 calendar days. If the 10th day is a weekend or holiday, the reply will be the next business day. A list of County Custodian of Records and Frequently Asked Questions can be found here.

November 23, 2021, 4:13pm

Department Assignment Public

Environmental Health

November 23, 2021, 4:13pm

Request Opened Public

Request received via web

November 23, 2021, 4:13pm

Verizon Wireless: Saddleback (CERSID: 10164477)

Facility Information **Accepted Oct 15, 2016**

Submitted on 6/14/2016 1:20:27 PM by *Steve Skanderson* of Verizon Wireless [Southern California] (Irvine, CA)
Submittal was ***Accepted*** on 10/15/2016 7:07:32 AM by Bri Dewey

- Business Activities
- Business Owner/Operator Identification

Hazardous Materials Inventory **Accepted Oct 15, 2016**

Submitted on 6/14/2016 1:20:27 PM by *Steve Skanderson* of Verizon Wireless [Southern California] (Irvine, CA)
Comments by Submitter: updated site maps.
Submittal was ***Accepted*** on 10/15/2016 7:08:13 AM by Bri Dewey

- Hazardous Material Inventory (1)
- Site Map (Official Use Only)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 62KB)
  - *Facility Map (Official Use Only)* (Adobe PDF, 52KB)

Site Identification

Verizon Wireless: Saddleback
25260 East La Paz Road, Suite 4B
Laguna Hills, CA 92653

County
Orange

CERS ID
10164477

EPA ID Number

Submittal Status

Submitted on 6/14/2016 by *Steve Skanderson* of Verizon Wireless [Southern California] (Irvine, CA)
Submittal was ***Accepted***; Processed on 10/15/2016 by *Bri Dewey* for Orange County Environmental Health

Hazardous Materials

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	**Yes**

Underground Storage Tank(s) (UST)

Does your facility own or operate underground storage tanks?	**No**

Hazardous Waste

Is your facility a Hazardous Waste Generator?	**No**
Does your facility treat hazardous waste on-site?	**No**
Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	**No**
Does your facility consolidate hazardous waste generated at a remote site?	**No**
Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	**No**
Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month greater than 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	**No**
Is your facility a Household Hazardous Waste (HHW) Collection site?	**No**

Excluded and/or Exempted Materials

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	**No**
Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	**No**
Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	**No**

Additional Information

No additional comments provided.

Facility/Site

Verizon Wireless: Saddleback
25260 East La Paz Road, Suite 4B
Laguna Hills, CA 92653

CERS ID
10164477

Submittal Status

Submitted on 6/14/2016 by *Steve Skanderson* of Verizon Wireless [Southern California] (Irvine, CA)
Submittal was ***Accepted***; Processed on 10/15/2016 by *Bri Dewey* for Orange County Environmental Health

Identification

Verizon Wireless

Operator Phone	Business Phone	Business Fax
(949) 286-7000	(949) 286-7000	

Beginning Date	Ending Date	
Dun & Bradstreet	**SIC Code**	**Primary NAICS**
108725003	4812	517210

Facility/Site Mailing Address

15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Primary Emergency Contact

Verizon Wireless Network Operations Center
Title
N/A

Business Phone	24-Hour Phone	Pager Number
(800) 264-6620	(800) 264-6620	

Owner

Verizon Wireless
(949) 286-7000
15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Secondary Emergency Contact

Verizon Wireless Environmental Compliance Hotline
Title
N/A

Business Phone	24-Hour Phone	Pager Number
(800) 386-9639	(800) 386-9639	N/A

Billing Contact

Environmental Compliance
(949) 286-7442 myrna.allende@verizonwireless.com
15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Environmental Contact

Environmental Compliance
(949) 286-7442 myrna.allende@verizonwireless.com
15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Name of Signer	Signer Title	Document Preparer
Myrna Allende	Regulatory Specialist	Steve Skanderson, Stantec

Additional Information

Locally-collected Fields

Some or all of the following fields may be required by your local regulator(s).

Property Owner

Phone

Mailing Address

,

Assessor Parcel Number (APN)

Number of Employees
0

Facility ID

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **Verizon Wireless [Southern California]**
Facility Name **Verizon Wireless: Saddleback**
25260 East La Paz Road, Suite 4B, Laguna Hills 92653

Chemical Location **Back-up batteries to power equipment**

CERS ID **10164477**
Facility ID
Status **Submitted** on 6/14/2016 1:20 PM

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities: Max. Daily	Quantities: Largest Cont.	Quantities: Avg. Daily	Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only): Component Name	% Wt	EHS	CAS No.
DOT: 8 - Corrosives (Liquids and Solids) Corrosive	**Lead Acid Batteries** CAS No NA Map: 2	**Gallons** State Liquid Type Mixture	**80** Storage Container Other Days on Site: 365	**2.34**	80 Pressue Ambient Temperature Ambient	0 Waste Code	- Acute Health - Chronic health	Sulfuric Acid	40 %	✓	7664-93-9

MAP# 1

ANNOTATED SITE MAP

Prepared By: Stantec Consulting Services Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
www.stantec.com

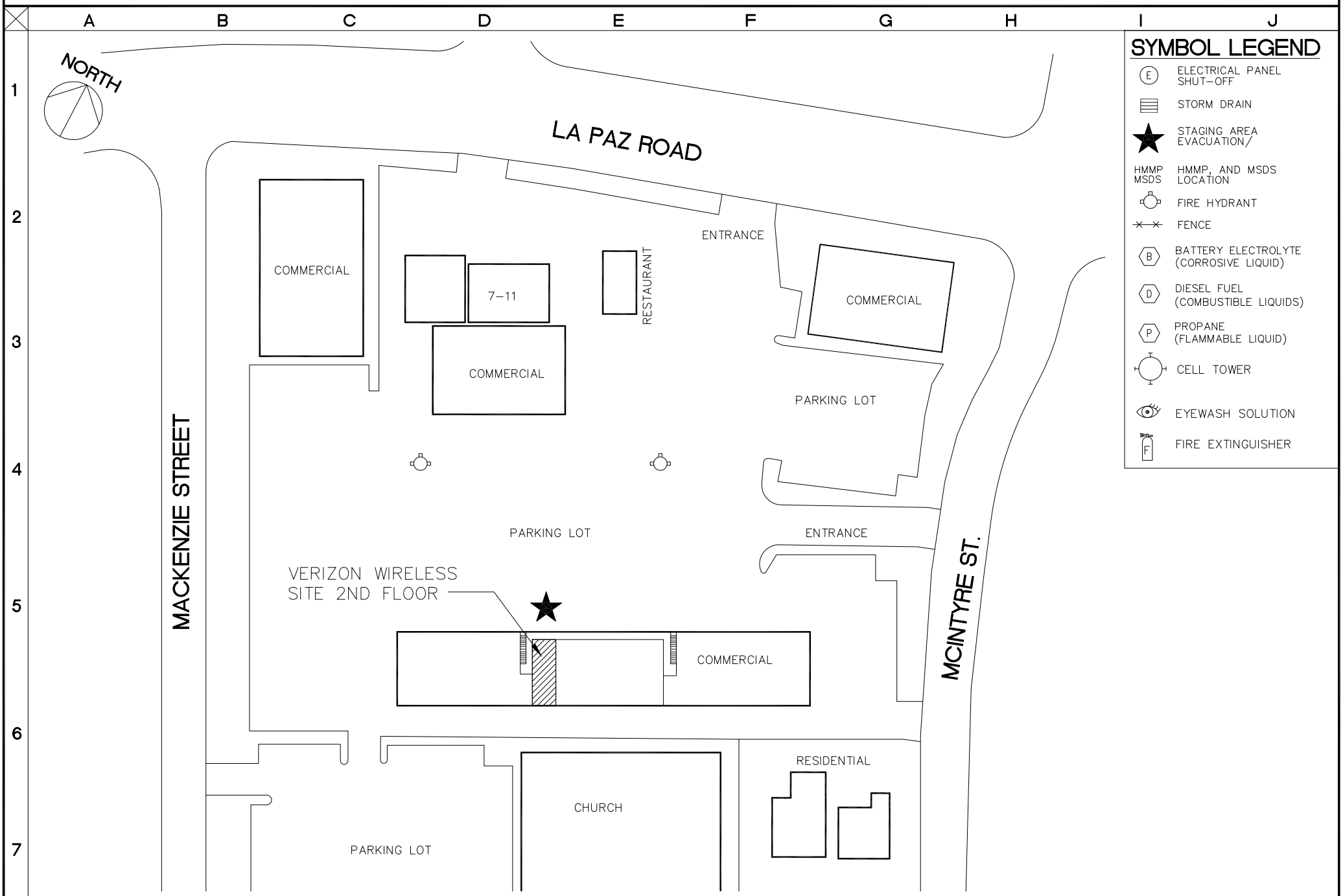
BUSINESS NAME VERIZON WIRELESS – SADDLEBACK

DATE 6/14/2016

BUSINESS ADDRESS 25260 E. LA PAZ RD, SUITE 4B LAGUNA HILLS

ZIP CODE 92653

DRAWING SCALE
NOT TO SCALE



MAP# 2

FACILITY MAP

Prepared By: Stantec Consulting Services Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
www.stantec.com

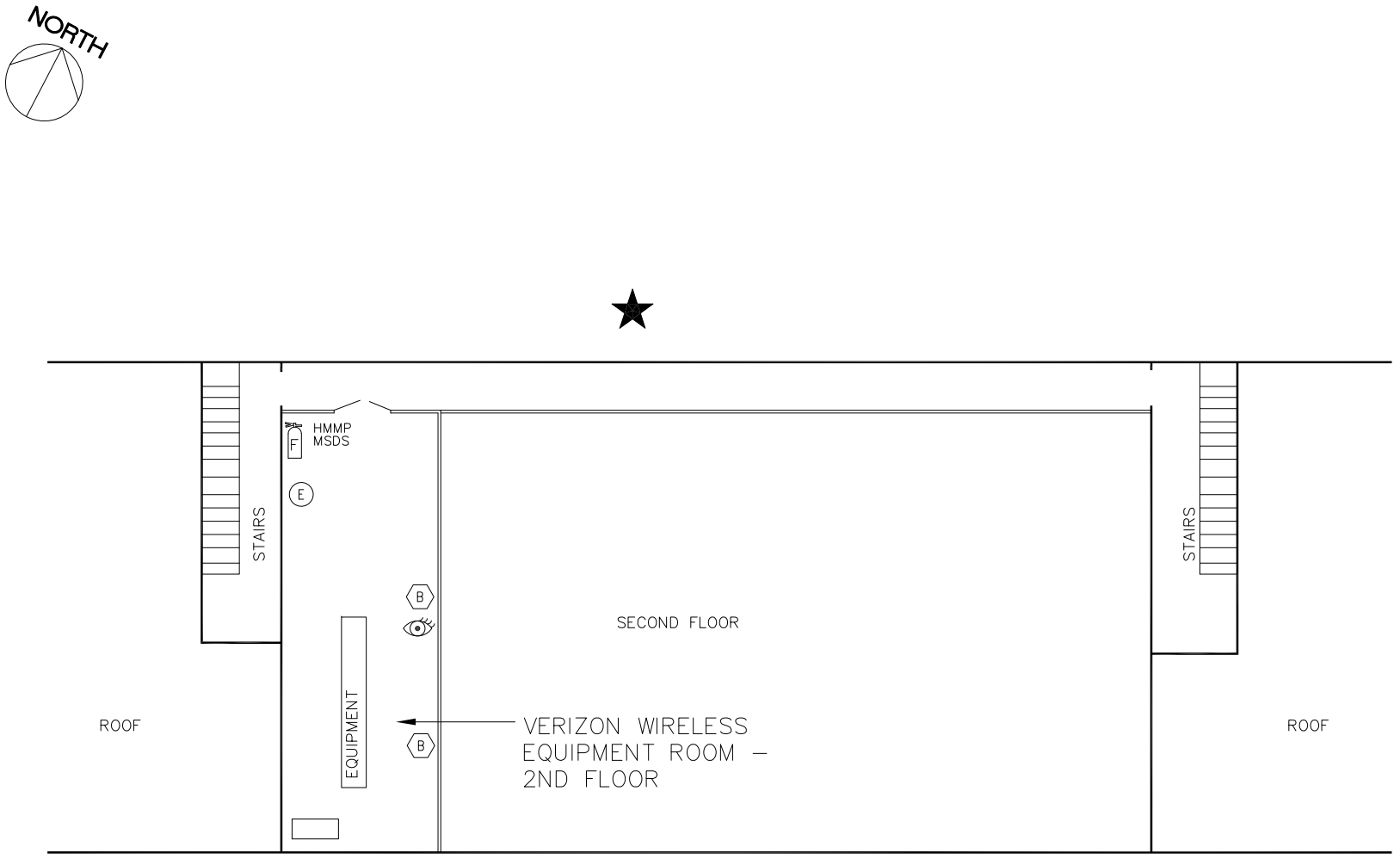
BUSINESS NAME VERIZON WIRELESS – SADDLEBACK

DATE 6/14/2016

BUSINESS ADDRESS 25260 E. LA PAZ RD, SUITE 4B LAGUNA HILLS

ZIP CODE 92653

DRAWING SCALE
NOT TO SCALE



SYMBOL LEGEND

- (E) ELECTRICAL PANEL SHUT–OFF
- STORM DRAIN
- STAGING AREA EVACUATION/
- HMMP MSDS — HMMP, AND MSDS LOCATION
- FIRE HYDRANT
- FENCE
- (B) BATTERY ELECTROLYTE (CORROSIVE LIQUID)
- (D) DIESEL FUEL (COMBUSTIBLE LIQUIDS)
- (P) PROPANE (FLAMMABLE LIQUID)
- CELL TOWER
- EYEWASH SOLUTION
- (F) FIRE EXTINGUISHER

INSPECTION REPORT

County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0085996

OC CLEANERS
25260 LA PAZ RD STE M
LAGUNA HILLS, CA 92653

Record ID: FA0060932
Inspection Date: 01/21/2015
Reinspection Date:

Type of Facility: 5110-HAZARDOUS WASTE SPECIAL GENERATOR
Service: A01-**ROUTINE INSPECTION**

Mailing Address:
HEATHER KANG
25260 LA PAZ RD STE M
LAGUNA HILLS, CA 92653

Lance Malis
HAZARDOUS WASTE SPECIALIST III
(714) 640-7122
lmalis@ochca.com

Inspected perimeter of facility including the dumpster area.

Permission to inspect granted by Juan Carapia.

Hazardous waste properly stored, labeled and dated.

Documentation for hazardous waste pickup reviewed on site. Manifests kept on site for the past three years.

Hazardous waste emergency response sticker completed and posted on site.

No violations noted at this time.

* The latest pickup of hydrocarbon waste was in June of 2013. The 30 gallon hazardous waste drum is close to being full. Make sure this waste is picked up by a registered hazardous waste hauler within 180 days. Save disposal documentation for at least three years.

I declare that I have examined and received a copy of this inspection report.

Print Name and Title Juan M. Carapia

Signature Juan C. Date 01-21-15

INSPECTION REPORT

County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0085996

OC CLEANERS
25260 LA PAZ RD STE M
LAGUNA HILLS, CA 92653

Record ID: FA0060932
Inspection Date: 02/05/2018
Reinspection Date: N/A

Type of Facility: 5110-HAZARDOUS WASTE SPECIAL GENERATOR
Service: A01-**ROUTINE INSPECTION**

Mailing Address:
HEATHER KANG
25260 LA PAZ RD STE M
LAGUNA HILLS, CA 92653

Bri Dewey, REHS
HAZARDOUS MATERIALS SPECIALIST III
(657) 622-9434
6:30-9:00 a.m.
bdewey@ochca.com

THE ITEMS NOTED BELOW WERE OBSERVED DURING COURSE OF THE SITE VISIT. ANY VIOLATIONS OBSERVED MUST BE CORRECTED

OPENING COMMENTS

Onsite for inspection this date, the facility has been closed, and no hazardous waste is left onsite. The new facility does not generate hazardous waste. Submitted RUR for closure.

SIGNATURE(S) OF ACKNOWLEDGEMENT

NAME:
TITLE:

Signing for the receipt of the above report is not an admission of the facts of the violations set forth herein.

A message was sent to you regarding record request #21-5034:

December 3, 2021

Subject: Public Records Request

Dear Mr. Martindale:

This letter responds to the California Public Records Act request that you sent to OC Public Works. The request seeks the following records: Information pertaining to 25250-25260 La Paz Road in Laguna Hills. Utilities of interest include water, sanitary sewer, electric and natural gas.

OC Public Works staff have been unable to locate records responsive to your request. For possible responsive records please reach out to the City of Laguna Niguel and servicing utility companies using the link below.

https://www.ci.laguna-hills.ca.us/146/Submit

Sincerely,

Wendy Brown

Manager, Custodian of Records

OC Public Works

View Request 21-5034

https://orangecounty.nextrequest.com/requests/21-5034

Request #21-5034

OPEN

As of November 30, 2021, 5:13pm

Request Visibility: Unpublished

Details

I request any information the Department may have relative to the initial date of utility service availability at 25250-25260 La Paz Road in Laguna Hills. Utilities of interest include water, sanitary sewer, electric and natural gas.

Received

November 30, 2021 via web

Departments

OC Public Works

Requester

Jeff Hullinger

jhullinger0409@gmail.com

80473 Pebble Beach, La Quinta, CA 92253

6142051533

BBG

Documents

Public (pending)

(none)

Requester

(none)

Staff

Point of Contact

Wendy Brown

Timeline

External Message Requester + Staff

The County is processing your request and will provide you with the status of your PRA request within 10 calendar days. If the 10th day is a weekend or holiday, the reply will be the next business day. A list of County Custodian of Records and Frequently Asked Questions can be found here.

November 30, 2021, 5:13pm

Department Assignment Public

OC Public Works

November 30, 2021, 5:13pm

Request Opened Public

Request received via web

November 30, 2021, 5:13pm

October 30, 1996
Project No. 200870-02

Mr. Phillip Ladman
Boardwalk Development, Inc.
5405 Morehouse Drive, Suite 320
San Diego, California 92121

Subject: Report for Expanded Phase II Environmental Site Assessment/Remedial Investigation (Revised)
Super Cleaners/Mission Hills Plaza
25260 East La Paz Road
Laguna Hills, California

Dear Mr. Ladman:

This letter report presents a summary of the findings of the expanded Phase II Environmental Site Assessment (ESA) and Remedial Investigation (RI) performed at the subject site on August 26, 1996. The work described in this report was performed in accordance with our proposal dated August 16, 1996.

BACKGROUND

At the request and authorization of Boardwalk Development, Inc. (Boardwalk), two phases of subsurface evaluation have previously been performed at the site by Ninyo & Moore on August 7 and 12, 1996. During the August 7 field work, five hand augered soil borings were advanced in the vicinity of the dry-cleaning equipment at the site. Soil samples were collected from the borings at depths of four and eight feet below the ground surface (bgs). The samples were subsequently analyzed for halogenated volatile organic compounds (HVOCs). Trichloroethylene (TCE) or tetrachloroethylene (PCE) was detected in at least one sample collected from each of the five borings. PCE was the primary compound detected. Concentrations of PCE ranged from 3.6 micrograms per kilogram (ug/kg) in boring B-3 to 84 ug/kg in boring B-5.

During the August 12 field work, three additional borings were advanced to further evaluate the presence and extent of PCE and TCE in the subsurface beneath the site. Two of the borings (B-7 and B-8) were angled beneath the southwest corner of the Super Cleaners facility, in the vicinity of the dry cleaning equipment, to depths of approximately 18 feet bgs to provide additional information on the lateral and vertical extent of contaminants. The third boring (B-6) was advanced vertically in the area southeast of the dry cleaning equipment (outside of the building) to provide information on the vertical extent of contaminants and to attempt to obtain a sample of groundwater, which was reported to be approximately 15 to 20 feet bgs. Boring B-6 was advanced to approximately 38 feet bgs. No groundwater was observed in the boring. At approximately 35 feet in depth, a dense sand was encountered that prevented further advancement by the direct-push method. The boring was terminated when the hydraulically driven direct-push sampling device could no longer penetrate the subsurface.

The results of the August 12 sampling indicated that PCE was present in the soil in the vicinity of the dry cleaning equipment. No TCE was detected in the samples collected from boring B-6, B-7 and B-8. The highest concentrations of PCE, ranging from 92 ug/kg in the 20 foot sample to 840 ug/kg in the 10 foot sample, were detected in boring B-8. In the deeper boring (B-6), concentrations of PCE decreased with depth from 64 ug/kg in the 5 foot sample to 14 ug/kg in the 30 foot sample. PCE was not detected in the sample collected 35 feet in boring B-6.

OBJECTIVES

The objectives of this ESA/RI phase of work were to further evaluate the lateral and vertical extent of PCE in the soil; to evaluate the possible presence of PCE in the groundwater beneath the site or the likelihood that groundwater may be affected; to evaluate the relative feasibility of soil vapor extraction as a remediation alternative; and to estimate possible soil remediation costs.

SCOPE OF SERVICES

Ninyo & Moore's scope of services included the following tasks:

Task 1 - Soil Sampling

A soil boring (B-9) was advanced to 70 feet bgs using a truck-mounted drilling rig equipped with a hollow stem auger to provide information on the vertical extent of PCE and to collect and analyze groundwater beneath the site. However, groundwater was not encountered and the boring depth was terminated at 71.5 feet bgs. The location of boring B-9 is illustrated on the attached Figure 1.

Four additional borings (B-10 through B-13) were advanced and sampled using a "geoprobe" hydraulic direct-push soil sampling rig. Boring B-11 and B-13 were angled beneath the south and east walls, respectively, to approximate depths of 18 feet bgs. Boring B-10 and B-12 were advanced vertically southwest and southeast of the building, respectively, to total depths of 20 feet bgs.

Soil samples were collected at five feet below the surface and at five foot depth intervals thereafter. Soil samples were logged in the field by a Ninyo & Moore geologist and submitted with appropriate chain-of-custody documentation to an on-site state-certified mobile laboratory. In addition, soil samples were screened in the field for volatile organic compounds (VOCs) using an organic vapor meter (OVM) equipped with a flame ionization detector.

The borings were backfilled with hydrated bentonite chips and resurfaced to match the existing pavement. Soil cuttings generated from drilling activities were containerized in 55-gallon drums and stored on site pending disposal.

Task 2 - Analytical Program

Twenty two selected soil samples (16 from the four soil probes and 6 from the deep boring) were analyzed for HVOCs by EPA test method 8010.

Task 3 - Remediation Feasibility Testing

In order to provide information on the relative effectiveness of soil vapor extraction, for remediation design and cost estimating purposes, three soil samples were be submitted to a geomechanical laboratory for air permeability testing. At the time of this writing, air permeability testing has not been completed.

RESULTS

As shown in the attached laboratory report and analytical summary table, Table 1, TCE was not detected in any of the soil samples collected from borings B-9 through B-13. PCE was detected in each of the samples collected from borings B-11 through B-13, with the exception of the samples collected at five feet bgs in borings B-10 and B-12 and at 20 feet bgs in B-12. The concentrations of PCE ranged from 2.5 ug/kg in boring B-11 at 5 feet bgs to 200 ug/kg in boring B-11 at 20 feet bgs.

Selected soil samples from the deep boring, B-9, were also analyzed. Samples selected for analysis included those collected from 25, 35, 40, 45, 55 and 60 feet bgs. PCE was detected in the samples collected at 25 and 35 feet at concentrations of 28 ug/kg and 3.8 ug/kg, respectively. PCE was not detected in the samples collected from 40, 45, 55 and 60 feet bgs.

Soil samples were screened in the field for volatile organic compounds (VOCs) using an organic vapor meter (OVM) equipped with a flame ionization detector. This method of field screening soil samples did not reveal detectable concentrations of VOC's in the soil. The OVM was used to sample air inside the building, specifically in the vicinity of the dry cleaning equipment. No detectable concentrations of VOC's were observed by the OVM near this equipment.

DISCUSSION OF RESULTS

As shown by the results of this and previous phases of subsurface assessment at the site, PCE, a dry cleaning solvent, has been released to the subsurface. Maximum concentrations of PCE detected at various depths are; 840 ug/kg at 10 feet bgs; 470 ug/kg at 15 feet bgs; and 200 ug/kg at

20 feet bgs. Concentrations of PCE generally decrease with depth to 3.8 ug/kg at 35 feet bgs in boring B-9. PCE was not detected in samples collected from 40, 45, 55 and 60 feet bgs. As shown in the attached Figure 2, the area of affected soil includes a roughly circular area with a diameter of approximately 40 feet.

The lithology at the site generally consists of silt from the ground surface to 34 feet bgs, sand from 34 to 46 feet bgs, silt from 46 to 49 feet bgs, sand from 49 to 55 feet bgs and clay from 55 to 71.5 feet bgs (see the attached boring log for boring B-9). No groundwater was encountered to the maximum depth drilled (71.5 feet).

Cleanup Level Assessment

Specific cleanup levels for PCE in unsaturated soil do not exist. In general, cleanup levels are determined on a case-by-case basis depending on various factors including, depth to groundwater, beneficial uses of the groundwater aquifer, soil and lithology types, ground cover and current and planned uses of the site.

In February 1995, the Los Angeles region of the Regional Water Quality Control Board (RWQCB) released to the public an interim guidance document to assist in the estimation of cleanup levels for various VOCs, including PCE, in the unsaturated soil zone (RWQCB, 1994). Although the site is located in the San Diego region of the RWQCB, this document is a useful tool to estimate cleanup levels for VOCs in soil for planning purposes and for evaluating likely agency cleanup requirements.

In this guidance document, cleanup levels are calculated from attenuation factors (AF) derived from equations based on chemical and physical parameters. The AF is a measure of the concentration of contaminants that can be retained in the soils above the water table and is a function of both distance above the water table and the lithology encountered between the contaminant and water.

Using the equations in the RWQCB document, the AF for PCE, with modifications due to distance to groundwater and lithology, were calculated for various depths beneath the site. Because groundwater was not encountered beneath the site to a depth of 71.5 feet, it was necessary to make an assumption for this value. In order to provide conservative estimates of cleanup levels, it was assumed that the depth to groundwater was 72 feet bgs, immediately below he total depth drilled at the site. It is likely that the actual depth to groundwater is somewhat deeper than this.

After the AF was calculated for the various depths, the cleanup levels were then calculated by multiplying the AF by the maximum contamination level (MCL) allowed for the compound in drinking water (5 ug/kg for PCE). The results of the cleanup level evaluation for PCE at various depths beneath the site is summarized in the following table. The maximum concentration of PCE detected at these depths is also presented for comparison.

DEPTH (feet)	ATTENUATION FACTOR (AF)	ESTIMATED CLEANUP LEVEL (ug/kg)	MAXIMUM CONCENTRATION (ug/kg)
10	79.7	399	840
15	70.8	354	470
20	48.7	244	200
35	35.2	176	3.8

As illustrated by the above table, the maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels. However, the maximum concentrations of PCE at depths of 10 and 15 feet bgs are above the estimated cleanup levels. This suggests that some level of soil remediation may be required at the site. However, there are additional factors that lead Ninyo & Moore to believe that there is a possibility that the San Diego region of the RWQCB may not require remediation. These factors include; the fact that groundwater is likely deeper that 72 feet beneath the ground surface, the depth that the calculated cleanup levels are based on; that there is no groundwater aquifer of significant beneficial use beneath the site ; and that the clay layer observed from 55 to 71.5 feet

bgs is likely thicker than 16.5 feet (because the total thickness was not penetrated by the boring), these factors would effectively increase the estimated cleanup level for PCE for each depth interval. Further, based on these factors, it is the conclusion of Ninyo & Moore that the residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality.

Remedial Alternatives

Although there is a possibility that the RWQCB may not require soil remediation at the site for the reasons discussed above, there is the possibility that some level of soil remediation may be required or desired. Therefore, this discussion of remedial alternatives is provided.

Three basic methods of remediation are commonly used for soil containing organic contaminants. These are, excavation and disposal, bioremediation and soil vapor extraction. Because the majority of the affected soil is located beneath the building at the site, the cost for excavation and disposal of the affected soil is prohibitive and outweighs the benefit. This is especially true since other feasible remediation alternatives are available at much lower cost.

The biodegradation (bioremediation) of PCE is performed by anaerobic bacteria (those that live in the absence of free oxygen). Because of this, there are no technically feasible methods to stimulate or enhance this natural process. Therefore, in-place bioremediation of PCE in the soil is not technically feasible.

Soil vapor extraction is a proven effective method, and one of the least costly processes, for removing VOCs from soil. One of the few limiting factors for soil vapor extraction is the air permeability of the soil to be remediated. The primary zone of affected soil at the site extends to a depth of approximately 20 feet bgs. As discussed previously, this zone of soil consists of silt. Although silt is a fine-grained soil with relatively low air permeability (as compared to sand or gravel), it is not so restrictive to air flow to make vapor extraction in-

feasible (such as clay). Therefore, soil vapor extraction is the most technically feasible and lowest cost alternative for the site, should soil remediation be necessary.

Remediation Cost Estimate

For several reasons, it is the judgment of Ninyo & Moore that a relatively simple and low cost soil vapor extraction system would be an effective remediation alternative for the site. These reasons are that the concentrations of PCE in the soil are relatively low (all less that 1 milligram per kilogram), that the volume of affected soil is relatively small (40 foot diameter by 20 feet deep), and that the difference between the concentrations of PCE in the soil and the likely cleanup level is low (i.e. only an approximately 50% reduction in concentration of PCE would be needed to remediate the site).

Based on this, we estimate that the vapor extraction system would consist of three to five vapor extraction wells, a low to moderate flow blower with associated piping and electrical, and a carbon adsorption vapor treatment system. Because specific site parameters, including soil air permeability and contaminant mass, have not been evaluated yet, the time for remediation and the volume of carbon needed can only be roughly estimated. Based on our experience, we estimate that remediation may be completed within four to eight months, and that three to five changes of carbon drums would be needed. Based on the soil vapor extraction system described above, we estimate that the cost of remediation, including design, installation, operation and confirmation sampling, would range from approximately $60,000 to $100,000.

CONCLUSIONS

Based on the results of the assessment presented above, Ninyo & Moore draws the following conclusions:

- PCE, a dry cleaning solvent, has been released to the subsurface at the site;
- PCE was detected in soil at concentrations that range up to 840 ug/kg;

- Groundwater was not encountered at the site to the total depth explored of 71.5 feet;
- The primary zone of affected soil extends to a depth of approximately 20 feet bgs;
- The maximum depth that PCE was detected in the soil is 35 feet bgs;
- PCE was not detected in samples collected from 40 to 60 feet bgs;
- The estimated cleanup levels for PCE in the soil range from 399 ug/kg at 10 feet bgs to 176 ug/kg at 35 feet bgs;
- The maximum concentrations of PCE detected in the soil at depths of 20 and 35 feet bgs are below the estimated cleanup levels;
- The maximum concentrations of PCE detected in the soil at depths of 10 and 15 feet bgs are above the estimated cleanup levels;
- The residual concentration of PCE in the soil at the site does not pose a significant threat to groundwater quality;
- There is a possibility that the San Diego region of the RWQCB may not require soil remediation at the site;
- If soil remediation is necessary, soil vapor extraction is the most feasible and lowest cost alternative; and
- The estimated cost of remediation, using soil vapor extraction, ranges from approximately $60,000 to $100,000.

RECOMMENDATION

Based on the conclusions presented above, Ninyo & Moore makes the recommendation that the results of this investigation be presented to the San Diego region of the RWQCB for consideration and evaluation of the need for soil remediation.

LIMITATIONS

The services outlined in this report have been conducted in a manner generally consistent with current regulatory guidelines. No other warranty, expressed or implied, is made regarding the professional opinions presented in this report. Ninyo & Moore's opinions are based on observed

conditions and on information obtained from third parties. It is likely that variations in soil conditions may exist which were beyond the scope of work.

The samples collected and chemically analyzed and the observations made are believed to be representative of the general area evaluated; however, conditions can vary significantly between sampling locations. The interpretations and opinions contained in this report are based on the results of laboratory tests and analyses intended to detect the presence and measure the concentration of certain chemical or physical constituents in samples collected from the site. The analyses have been conducted by an independent laboratory which is accredited by the EPA and/or certified by the State of California to conduct such analyses. Ninyo & Moore has no involvement in, or control over, such analyses and has no means of confirming the accuracy of laboratory results. Ninyo & Moore, therefore, disclaims any responsibility for inaccuracy in such laboratory results.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document. Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

Ninyo & Moore appreciates this opportunity to be of service to Boardwalk Development, Inc. If you have any questions regarding this report, please call.

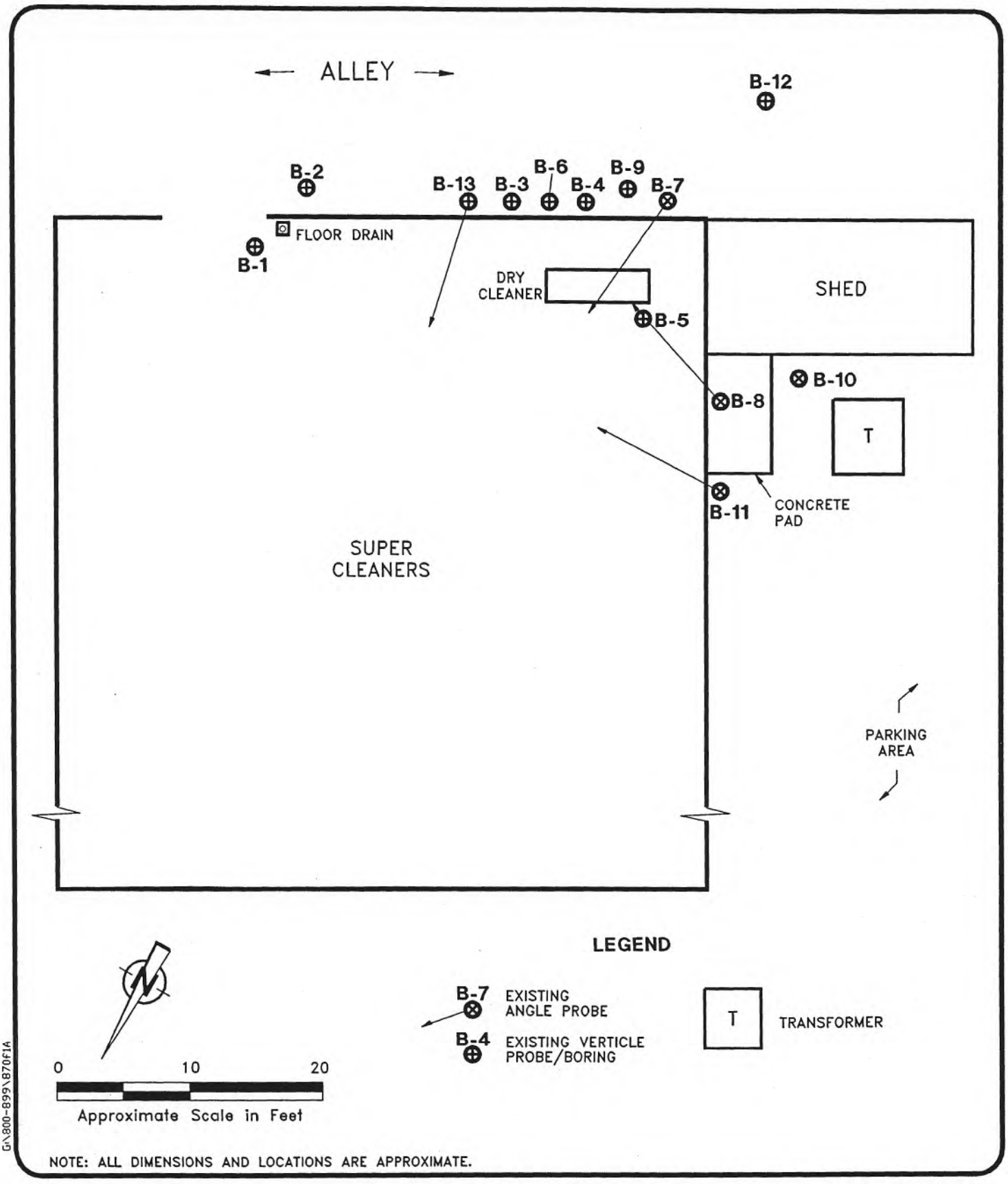
Sincerely,
NINYO & MOORE

Craig A. Metheny, REA 3186
Senior Project Environmental Geologist

David I. Shafer, RG 6370, REA 5351
Project Environmental Geologist

Attachments: Figure 1, Site Plan
Figure 2, Contour Map of PCE Concentrations in Soil
Table 1, Summary of Analytical Results
Laboratory Report
Boring Log of Boring B-9

Distribution: (1) Addressee
(1) Ms. Robin Tharp



NOTE: ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE.

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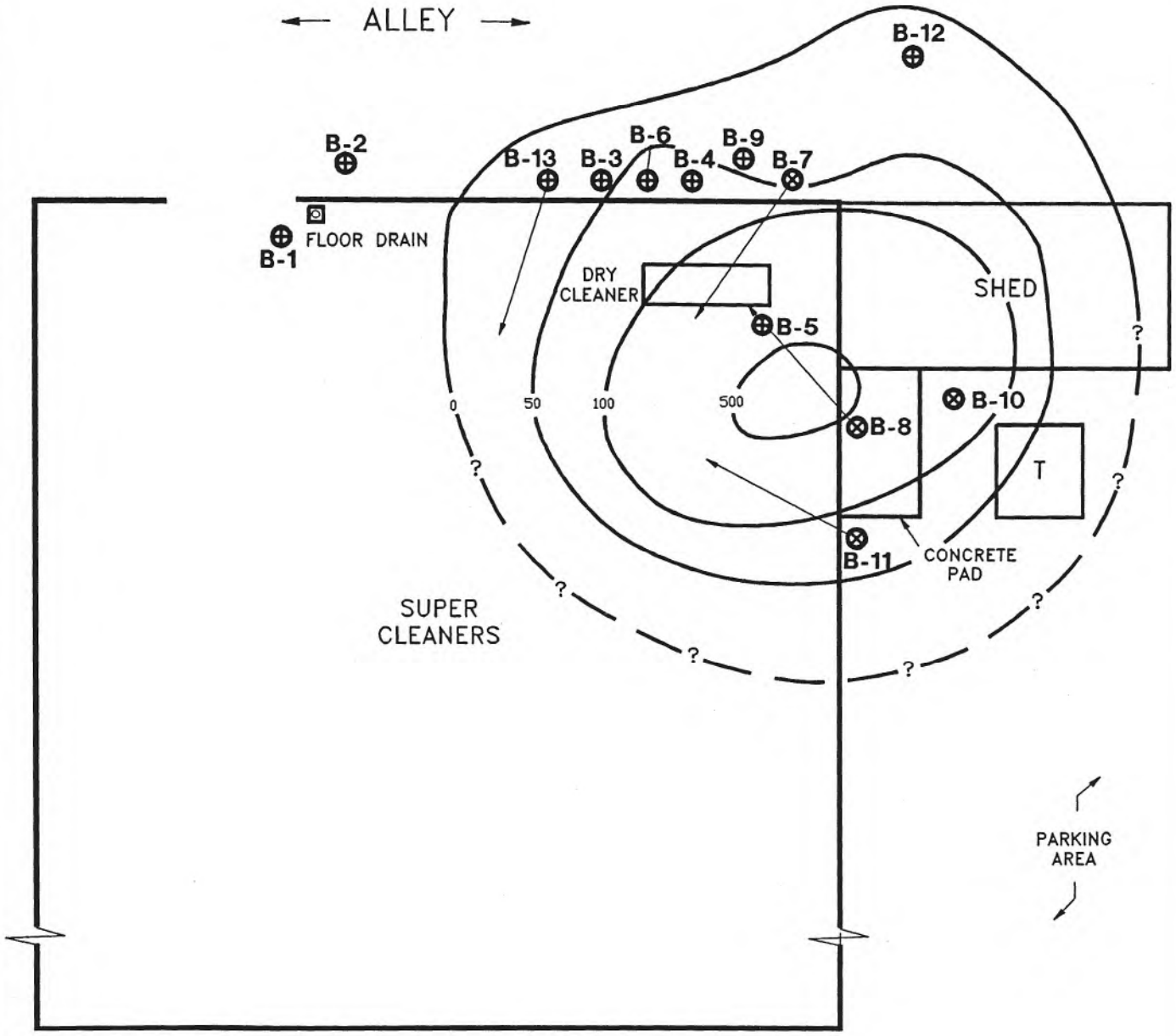
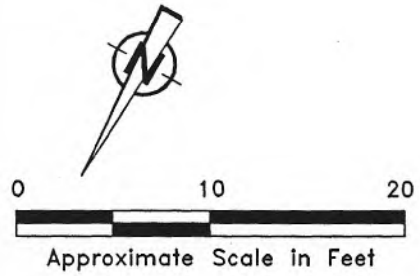
SITE PLAN

25260 E. LA PAZ ROAD
LAGUNA HILLS, CALIFORNIA

PROJECT NO.	DATE	FIGURE
200870-02	8/96	1





LEGEND

B-7 EXISTING ANGLE PROBE

B-4 EXISTING VERTICLE PROBE/BORING

500 GENERALIZED CONTOUR OF PCE CONCENTRATION IN SOIL (µg/kg)

T TRANSFORMER

NOTE: ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE.

G\800-899\870f2

Ninyo & Moore

CONTOUR MAP OF PCE CONCENTRATIONS

25260 E. LA PAZ ROAD
LAGUNA HILLS, CALIFORNIA

PROJECT NO.	DATE	FIGURE
200870-02	8/96	2

TABLE 1

SUMMARY OF ANALYTICAL RESULTS

Sample No.	Depth (feet)	Date	TCE (µg/kg)	PCE (µg/kg)
B1	4	8/7/96	19	ND
B1	8	8/7/96	ND	ND
B2	4	8/7/96	13	ND
B2	8	8/7/96	ND	ND
B3	4	8/7/96	ND	ND
B3	8	8/7/96	ND	3.6
B4	4	8/7/96	ND	ND
B4	8	8/7/96	ND	5.5
B5	4	8/7/96	ND	84
B5	8	8/7/96	ND	34
B6	5	8/12/96	ND	64
B6	15	8/12/96	ND	60
B6	25	8/12/96	ND	18
B6	30	8/12/96	ND	14
B6	35	8/12/96	ND	ND
B7	10	8/12/96	ND	190
B7	15	8/12/96	ND	61
B7	20	8/12/96	ND	16
B8	10	8/12/96	ND	840
B8	15	8/12/96	ND	470
B8	20	8/12/96	ND	92

Sample No.	Depth (feet)	Date	TCE (µg/kg)	PCE (µg/kg)
B9	25	8/26/96	ND	28
B9	35	8/26/96	ND	3.8
B9	40	8/26/96	ND	ND
B9	45	8/26/96	ND	ND
B9	55	8/26/96	ND	ND
B9	60	8/26/96	ND	ND
B10	5	8/26/96	ND	ND
B10	10	8/26/96	ND	96
B10	15	8/26/96	ND	140
B10	20	8/26/96	ND	160
B11	5	8/26/96	ND	2.5
B11	10	8/26/96	ND	4.4
B11	15	8/26/96	ND	56
B11	20	8/26/96	ND	200
B12	5	8/26/96	ND	ND
B12	10	8/26/96	ND	11
B12	15	8/26/96	ND	15
B12	20	8/26/96	ND	ND
B13	5	8/26/96	ND	2.9
B13	10	8/26/96	ND	14
B13	15	8/26/96	ND	31
B13	20	8/26/96	ND	11

Notes:

TCE = Trichloroethylene
PCE = Tetrachloroethylene
µg/kg = Micrograms per kilogram
ND = None detected

Phase I Environmental Site Assessment

For

RiverSource Life Insurance Company

Mission Hills Plaza
25254, 25260, 25732 & 25758 La Paz Road
Laguna Hills, CA 92653
Comm. No. 2011-01-0019

April 1, 2011

A/E WEST CONSULTANTS INC.
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APPROVED FOR: RVS
DATE: 4-18-2011
BY:
BY:

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EXECUTIVE SUMMARY

General Description

The subject property, known as the Mission Hills Plaza, is located at 25254, 25260, 25732 and 25758 La Paz Road in the City of Laguna Hills, Orange County, California. The site consists of multiple generally rectangular-shaped land parcels containing a total of seven one-and two-story retail and office buildings currently configured for 22 tenants. However, only four of the buildings are included in this review. The 25260 La Paz Road retail/office building is configured for seventeen tenants, with two second-floor spaces for executive-office use. The three remaining buildings, 25254, 25732 and 25758 La Paz Road, are one-story retail structures configured for single tenants. The buildings are constructed with wood-framed exterior walls, roofs, canopy structures and interior walls. Open parking and loading areas are located in the central area of the property. Improvements to the site were completed between 1968 and 1977.

Database Records Summary

An environmental database search report, dated March 11, 2011, was provided to A/E West by Environmental Data Resources (EDR). A copy of the database report is attached, and includes a description of each database.

Criteria used to evaluate a listed property for potential environmental risk to the subject site includes separation distance, assumed ground water flow direction, comparison of current and historical activities, nature of the listing (i.e., routine waste handling *vs.* a documented spill), type and extent of contamination and/or violation recorded and identification of responsible parties.

Separation distance is typically used as a controlling factor when assessing environmental risk from potential off-site sources. Listed properties located more than 1/8-mile from the subject site are not likely to pose an environmental risk, unless a significant environmental impact to ground water has been caused at those locations. In addition, listed sites that are located cross or down gradient from the subject site are not likely to pose an environmental risk. A/E West's review of the database information indicated no sites identified as a credible environmental risk to the subject site.

Environmental Conclusions

Based on site observations, interviews and review of available documents and database records search, including local, state and federal database records regarding the subject property and surrounding properties, A/E West concludes that no Recognized Environmental Conditions (RECs) were identified at the subject site. A/E West recommends no additional investigation at this time.

ENVIRONMENTAL ASSESSMENT SUMMARY					
Report Section	Acceptable	HREC	REC	Description	Recommendations
Site Description	x				
Site History	x				
Site Observations	x				
Records Review	x				
Non-Scope Items	x				

Table Key (As applicable):

HREC – Historical Recognized Environmental Condition
REC – Recognized Environmental Condition
ACM – Asbestos-Containing Materials
UST/AST – Underground Storage Tank/Aboveground Storage Tank
PCBs – Polychlorinated Biphenyls
LBP – Lead-Based Paint
O&M – Operations and Maintenance Program
FOIA – Freedom of Information Act
GW – Ground Water

I. OBJECTIVE AND SCOPE

Objective

The purpose of this Phase I Environmental Site Assessment *(Phase I)* is to identify recognized environmental conditions that may have an impact on the subject site, using readily available sources of information, interviews and field observations.

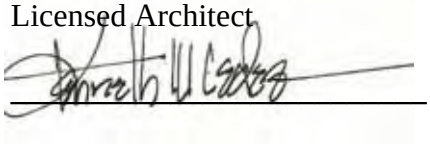
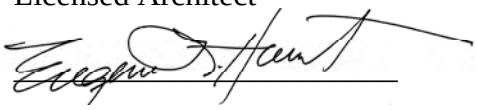
Scope

This Report is a Phase I Environmental Site Assessment of the Mission Hills Plaza, located at 25254, 25260, 25732 and 25758 La Paz Road, Laguna Hills, Orange County, California, performed in general accordance with ASTM Designation E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and in accordance with the accepted agreement between the RiverSource Life Insurance Company (Client) and A/E West Consultants Inc. (Consultant). This Report is based on observations made during a walk-through survey of the subject property, readily available documents and public records pertaining to the subject property, information provided by interested parties, interviews with site operations personnel and observations of the adjacent properties.

A/E West Consultants Inc. declares that, to the best of its members' professional knowledge and belief, the definition of *Environmental Professional*, as defined in Section 312.10 of 40 CFR 312, has been met. In addition, the specific qualifications of its *Environmental Professionals* based on education, training and experience to assess a property of the nature, history and setting of the Mission Hills Plaza have been met. A/E West Consultants Inc. has developed and performed the all appropriate inquiries in conformance with the standards and practice set forth in 40 CFR Part 312.

Database searches were conducted following ASTM guidelines by E Data Resources (EDR). Such searches are generally limited to a radius of 1.0 mile from the subject site. Additionally, ASTM Non-Scope items are addressed in this Report, including Asbestos, Lead-Based Paint, Radon Gas, Wetlands, Lead in Drinking Water and Regulatory Compliance. Limited sampling for asbestos-containing materials, with subsequent testing by an outside vendor, was performed by A/E West.

A/E West submitted a copy of a Site Assessment Questionnaire (Questionnaire) regarding the subject site to Mr. Phil Ladman, Vice President, Boardwalk Development, Inc. A/E West received responses from Mr. Ladman to the questions and information requested in the Questionnaire, dated March 29, 2011. A copy of the Questionnaire is attached to this Report.

Observation Date:	March 17, 2011
Observation By:	Kenneth W. Ledermann Registered Environmental Assessor Licensed Architect
Report Prepared By:	Kenneth W. Ledermann Registered Environmental Assessor Licensed Architect 
Report Reviewed By:	Eugene L. Hunt Registered Environmental Assessor Licensed Architect 
Site Contact Name:	Mr. Phil Ladman, Vice President, Management and Development, Boardwalk Development, Inc., dba Southco Properties, LP
Contact Telephone:	(858) 485-9300
Weather Conditions:	Partly cloudy, 70 ^{o} F
Areas/Units Observed:	A/E West observed the exterior drive, parking and loading areas; roofs; and interior tenant spaces.
Access Denied To:	No readily accessible areas within the subject property were denied access to A/E West.
Documents Reviewed:	No documents were available for review by A/E West.
Maintenance Work Orders Reviewed:	No maintenance work orders were available for review by A/E West.
Interviews:	Mr. Phil Ladman, Vice President, Management and Development, Boardwalk Development, Inc., dba Southco Properties, LP, (858) 485-9300 Mr. Frank Khan, Owner, OC Cleaners, (949) 770-0500

Staff personnel, City of Laguna Hills Planning Division, (714) 536-5721

Staff personnel, City of Laguna Hills Building Division, (714) 536-5241

Staff personnel, County of Orange Fire Authority, (714) 536-4111

Reliance:

This Report is for the exclusive use of and may be relied upon by the RiverSource Life Insurance Company and Cornerstone Realty Finance, and no parties or persons other than those identified as authorized users may use or rely on the information or opinions in this Report without the written consent of A/E West Consultants Inc.

We have performed our services and prepared this Report in accordance with applicable, generally accepted engineering, environmental or appraisal consulting practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

II. SITE AND AREA DESCRIPTION

Site Visit and Interviews

On March 17, 2011, Kenneth W. Ledermann, an environmental professional from A/E West, visited the subject site and reviewed the fixed facilities. The total site improvements consist of seven one-and two-story retail and office buildings currently configured for 22 tenants. However, only four of the buildings are included in this review. The 25260 La Paz Road retail/office building is configured for seventeen tenants, and the three remaining buildings, 25254, 25732 and 25758 La Paz Road, are one-story retail structures configured for single tenants. A/E West was accompanied during portions of the site visit by Mr. Philip Ladman, Vice President, Boardwalk Development, Inc. Mr. Ladman answered questions concerning the current use, operations and improvements at the subject site. According to the information provided, Mr. Ladman has been at the subject site for the past year, but is not familiar with the historical use of the property.

A/E West observed the interiors and contents of the buildings, common areas and storage areas, and noted operations and activities at the subject site. A/E West looked for suspect asbestos-containing building materials, stored chemicals, underground and aboveground storage tanks, unusual surface appearance, wetlands and other issues that may indicate environmental conditions at the subject site. A/E West noted the location of on-site electrical power transformers and storm drainage structures where these were encountered. A/E West observed sites adjoining the subject site and areas within the immediate vicinity of the subject site.

A/E West photographed selected features at or near the subject site to support this written Report. The photographs are identified, described and attached to this Report.

Subject Site

Description and Area

The Mission Hills Plaza is located at 25254, 25260, 25732 and 25758 La Paz Road in the City of Laguna Hills, Orange County, California. The subject site consists of two generally rectangular-shaped land parcels indicated to be 3.279 acres in size, according to a review of the Assessor's Parcel Map. A/E West considers the reported area to be reasonably accurate. The parcels contain landscaped areas along the street frontage, site and building frontages, and within parking islands. An asphalt-paved open parking area is located in the center of the site and accessible to all buildings. Site improvements reviewed for this Report include a one-story retail building and a two-story retail/office building, 25254 and 25260 La Paz Road, respectively, and one land parcel, addressed as 25732 and 25758 La Paz Road, with two build-to-suit buildings. Improvements to the site were originally constructed between 1968 and 1977.

Access, Circulation and Drainage

Access is taken from La Paz Road to the north and McIntyre Street to the east to the parking areas surrounding the subject buildings. Surface drainage is directed to drain inlets distributed throughout the paved areas.

Utilities and Services

Storm and sanitary sewer services are provided by the City of Laguna Hills. Water service is provided by the Moulton-Niguel Water District. Natural gas service is provided by the Southern California Gas Company. Electrical service is provided by the Southern California Edison Company from multiple pad-mounted transformers located within the development. Trash disposal is provided by the CR&R Disposal Service, under contract with the City of Laguna Hills, with dumpsters located at the parking areas.

Subject Buildings

Description and Area

The subject development, reviewed for this Report, consists of a one-story retail building and a two-story retail/office building, 25254 and 25260 La Paz Road, respectively, currently configured for a total of eighteen tenant spaces, including a second-floor area at the 25260 La Paz Road building for executive-office use. The remaining two buildings, a nail salon, 25732 La Paz Road, and a 7-11 market, 25758 La Paz Road, are build-to-suit structures with ground leases to the Ownership. The shell building improvements for all of the parcels are indicated to have been constructed between 1968 and 1977, with the 25254 La Paz Road building completed in 1975 and the 25260 La Paz Road building completed in 1977. Various tenant improvements have been completed since construction.

The net rentable area of the 25254 and 25260 La Paz Road buildings totals 25,356 square feet (sf), based on information provided by the Owner. These buildings are currently 81% occupied, with 6,510 sf of vacant space at the 25260 La Paz Road building. The ground-leased buildings, 25732 and 25758 La Paz Road, total 4,458 sf, and are 100% occupied.

Substructures and Superstructures

The foundation system at each building consists of continuous perimeter reinforced concrete spread footings, with an interior foundation system composed of isolated footings distributed throughout the underfloor area supporting pipe columns or bearing walls, which support the upper floors and roof structures. The exterior walls are typically wood framed. The roofs and second-floor area at the 25260 La Paz Road building are typically constructed with wood framing consisting of wood rafters and joists, or pre-fabricated truss-joists with plywood roof decks.

Exterior Finishes

The exterior wall finishes consist of exterior plaster and exterior grade paint. The wood-framed canopy structures over the front walkways are also finished with exterior-grade paint. The roofing at each building consists of a multi-layered, built-up system with a mineral-surfaced cap sheet. Roofing at the canopy structures consists of "S-shaped" concrete tile. Roof drainage is typically sloped to roof drains spaced around the roof perimeters, piped down through the building and exiting through the curb face to the adjoining drive and parking areas, or roof scuppers with downspouts carrying the drainage water to the adjoining paving. Overflow drains are also piped through the roof and connected to the roof drain piping or through parapets to the downspouts. Roof-mounted equipment consists of heating and cooling equipment, exhaust fans and vents.

Interior Construction and Finishes

Interior partitions consist of wood-framed walls finished with gypsum board and paint. The flooring at the tenant areas is typically carpet, tile and/or vinyl, depending on tenant requirements. Toilet room flooring is ceramic tile, sheet vinyl or vinyl tile, with ceramic tile or plastic laminate wainscoting.

Ceiling heights at the sales areas are approximately 10-feet high, or higher, and finished with suspended, lay-in acoustical tile. Ceilings at the toilet rooms are typically 8-feet high, and finished with gypsum board and paint.

Equipment

A/E West observed no elevators, lifts or other conveyance systems installed in the subject buildings. In addition, no built-in appliances were observed other than tenant-installed appliances and/or equipment.

Heating and Cooling Systems

Heating and cooling for the interior tenant spaces are provided by roof-mounted, package-type heating and cooling units with electric or gas heating and cooling, or electric heat pump units. Toilet rooms are vented through the roof.

No reports of indoor air quality (IAQ) measurements for the subject buildings have been taken, according to the Owner. A/E West did not observe any unsatisfactory ventilation conditions that would indicate poor indoor air quality issues.

Plumbing

Domestic water service is received from the municipal service located in the adjoining street. Water piping is copper, based on code requirements, and confirmed by site observations at the various water heaters located within the tenant spaces. Hot water is provided to the toilet rooms by an electric or natural gas hot water heater located in a janitor's closet, or in the

ceiling above the toilet rooms. The water heaters are rated between 15-20 gallons at the smaller tenant spaces, and 80-100 gallons at the restaurants. Hot water for laundry services at OC Cleaners is provided by a gas-fired, hot water boiler.

Electrical

The site has underground service to multiple, pad-mounted utility company transformers located near the buildings served. The service is rated at 600 amps, 120/208-volts, three-phase, four-wire to three and four units each at the inline stores, and offices at the 25260 La Paz Road building. Lighting within the retail areas is provided by recessed or suspended, fluorescent fixtures. Toilet room lighting consists of surface-mounted, fluorescent or incandescent fixtures.

Adjoining Properties

Properties immediately adjoining the subject site are listed in the following table. All adjoining properties are located in Laguna Hills, California.

Adjoining Properties			
Name/address	**Operation**	**Direction from Site**	**Concerns**
Single-Family Dwellings	Residential	North	None
South Orange County Association of Realtors 25552 La Paz Road	Headquarters, office	West	None
Single-Family Dwellings	Residential	South	None
Christ Community Church 25384 Mackenzie Street	Institutional	South	None
Courtyard Retail Center	Neighborhood Commercial Center	East	None

Because of the controlled surface drainage and the predominantly non-hazardous uses on these adjoining properties, they do not, in our opinion, pose a significant environmental concern to the subject site.

Vicinity

A/E West observed other properties located near the subject site for current uses or conditions that may be environmentally significant. None of the sites observed within the immediate vicinity of the subject site appeared to be engaged in any environmentally significant activities.

Topography and Hydrogeology

A/E West reviewed the most recent United States Geological Survey (USGS) topographic map, San Juan Capistrano, California Quadrangle, dated 1968 (photo-revised 1981), which indicates that the subject site is approximately 480 feet above mean sea level. A/E West observed that the general drainage flows in a westerly to northwesterly direction across the surface of the site. No substantial grade changes appear to have been made to the subject site when compared to the topography of surrounding sites. Copies of the topographic maps which cover the subject site are attached to this Report.

A/E West observed no soil-grading activities at the subject site.

Geology and Surficial Soils

The subject site is located in the coastal area of Orange County, with the component name indicated to be Alo. The soils in this area consist of stratified layers of sandy loam to sandy clay loam, with Class D hydrologic characteristics. Soils of this type typically have very slow infiltration rates, and are minimally drained with a high water table, or shallow to an impervious layer. The depth to the water table and bedrock is greater than 0 inches.

Regional Surface and Ground Water Flow

The regional surface water flows in a westerly to northwesterly direction toward waterways flowing to the Pacific Ocean. The depth to ground water is unknown.

Wetlands

A/E West did not observe ponded water, flowing water, saturated soils or hydrophytic vegetation at the subject site. Detailed delineation of wetlands is, however, beyond the scope of services for this Phase I Environmental Site Assessment.

III. SITE HISTORY

The following summarizes A/E West's review of readily available historical records, photographs, maps gathered from government agencies and commercial enterprises and previous reports regarding the subject site history and use. The historical sources reviewed by A/E West are listed below.

Interviews

Mr. Ladman has no direct knowledge regarding the subject site prior to construction of the current improvements. Review of available information, interview comments by others and aerial photographs confirm the site usage as open land prior to construction of the current improvements.

Building Department Records

The site and shell building improvements were originally constructed between 1968 and 1977. Permits indicate that 25254 La Paz Road building was approved for construction in December 1974, with final approval granted in August 1975, and the 25260 La Paz Road building was approved for construction in January 1975, with final approval granted in July 1977. The 25758 La Paz Road building was completed in 1968. Permits for the 25732 La Paz Road building were not available in the files reviewed by the Laguna Hills Building Division staff.

In addition, no Certificates of Occupancy for the shell buildings were found in the files reviewed by the Laguna Hills Building Division staff; only certificates for tenant improvement work have been issued by the City of Laguna Hills. Copies of the available certificates are attached to this Report.

Aerial Photograph Review

Aerial photographs are reviewed to identify past site use and areas of environmental concern on the subject site. A/E West reviewed aerial photographs, specific to the subject site and surrounding properties, for select years between 1938 and 2005, provided by EDR. Copies of the aerial photographs are attached to this Report.

Aerial Photograph Review

Year(s)	Subject Site	Surrounding Sites			
		North	West	South	East
1938 1946 1952	Open Land	Open Land	Open Land	Open Land	Open Land
1968	Graded Parcel	Open land and graded parcels	Graded Parcels	Open Land	Open Land

Aerial Photograph Review					
Year(s)	Subject Site	Surrounding Sites			
		North	West	South	East
1977	Neighborhood retail center as currently constructed	Residential development	Open Parcel	Church and residential development	Neighborhood retail center
1989 1994 2002 2005	As currently developed	As currently developed	As currently developed	As currently developed	As currently developed

Based on A/E West's interpretation of the available aerial photographs, the past site use is indicated to have been open land followed by graded portions of the site immediately prior to the construction of the current development. No evidence of long-term fill activity, surface scarring, staining or other issue of environmental concerns was identified by A/E West during the aerial photograph review.

Fire Insurance Map Review

Beginning in the 1860s, the Sanborn Fire Insurance Company, and others, prepared maps that depict site improvements and commercial activities in many metropolitan areas of the United States. A/E West attempted to obtain fire insurance maps, specific to the subject site and surrounding properties, to review as part of this Phase I Environmental Site Assessment. However, none were available.

Historical Map and Directory Review

Historical maps provide information concerning historical site boundaries, ownership, improvements and use. USGS topographic maps for the subject site and vicinity were provided by EDR, named the Corona, California Quadrangle in 1902, the Santiago Peak Quadrangle in 1942, and the San Juan Capistrano Quadrangle in 1948 and 1968, with the 1968 map photo-revised in 1978 and 1981. Portions of the subject development are identified on the most current map.

Based on A/E West's interpretation of the available topographic maps reviewed, the subject site was open land prior to construction of the current improvements. Copies of the historical maps are attached to this Report.

City directories provide information concerning historical site ownership and use. A/E West reviewed a city directory abstract regarding the subject property and adjoining properties, for select years between 1975 and 2007, provided by EDR.

According to the abstract reviewed, the subject addresses are identified with the current tenants between 1989 and 2007. Addresses for the adjoining properties are identified with various occupants and tenants between 1975 and 2007. A copy of the abstract is attached to this Report.

Title Records Review

A title records review, or chain-of-title, can be used to identify prior ownership of a property and to evaluate previous activities or operations in terms of environmental significance. Significant easements, covenants, restrictions and environmental liens may be indicated in title records. A title records review was not requested by the Client, nor was a chain-of-title regarding the subject site reviewed by A/E West, as part of this Phase I Environmental Site Assessment.

However, based on other historical data reviewed for this assessment, A/E West considers information regarding the historical use of the subject site to have been adequately provided.

Document Review

No other documents were provided to, or reviewed by, A/E West as part of this Phase I Environmental Site Assessment.

IV. SITE OBSERVATIONS

Fixed Facilities Review

The improvements were observed by A/E West on March 17, 2011. According to Mr. Ladman, normal repair activities have been performed to meet on-going maintenance and tenant needs.

Mr. Ladman stated that no asbestos-containing materials or lead-based paints have been utilized in the on-going maintenance activities.

Mr. Ladman also stated that no landscape equipment maintenance service is performed at the subject site. No landscape equipment is stored on the subject site, and no automotive or equipment maintenance is performed at the subject site.

Site Tenant Activities

A/E West reviewed the tenant occupancy and confirmed the nature of on-site activities with Mr. Ladman during the site visit. A review indicates that the subject site is utilized exclusively for retail and service purposes. A/E West observed the accessible interior areas and associated activities within the tenant spaces, and observed the roofs and exteriors.

Upon review of the activities, A/E West found no specific environmental concerns regarding tenant operations.

On-Site Chemical and Petroleum Product Storage

A/E West looked for chemicals, hazardous substances, petroleum-based fuels and lubricants, and janitorial and cleaning supplies stored on the subject site. Products observed at the subject site include commonly available janitorial and cleaning supplies. No other evidence of chemicals, hazardous substances, petroleum-based fuels or lubricants was apparent.

A/E West observed that areas of chemical storage appeared to be generally well-organized and free of spills, stains or debris.

Waste Disposal Practices

A/E West identified the current wastes generated at the subject site. According to Mr. Ladman and A/E West's observations, general municipal waste is disposed of from the subject site. Areas of waste storage appeared to be well kept and free of debris.

General municipal waste is collected, placed in dumpsters, removed from the subject site on a regularly-scheduled basis and disposed of by CR&R Disposal Service.

Waste cooking oil is placed in specifically-labeled containers within the kitchen areas, periodically removed from the subject site and recycled by certified recyclers, under contract with the respective tenants. Waste manifests are maintained on site.

Underground and Aboveground Storage Tanks

Owners and operators of certain underground storage tanks (USTs) and aboveground storage tanks (ASTs) are required to register those USTs or ASTs with the state agency responsible for administering the federally mandated storage tank program. A review of the list of registered storage tanks in California, prepared by EDR, indicates that no registered USTs or ASTs are currently located on the subject site.

A/E West interviewed Mr. Ladman regarding the presence of USTs and ASTs on the subject site. Mr. Ladman stated that there are no USTs or ASTs on the subject site.

A/E West interviewed Mr. Ladman regarding the past use of heating fuels on the subject site to ascertain whether USTs or ASTs may have been utilized on site for the storage of heating fuels or oils. Mr. Ladman stated that the buildings have always been, and are currently, heated by electricity or natural gas. A/E West confirmed the nature of the current heating systems at the subject site.

A/E West visually observed the subject site for surficial evidence of USTs and ASTs. A/E West did not observe any evidence of USTs or ASTs at the subject site.

Polychlorinated Biphenyls (PCBs)

The Toxic Substances Control Act (TSCA) requires that electrical transformers be labeled to identify their PCB content. Manufacture and distribution of PCBs was banned in 1979. Transformer owners are responsible for compliance with all applicable regulations governing those transformers, including maintenance of the transformer and any remediation work resulting from a transformer-related incident.

A/E West observed multiple, pad-mounted utility company transformers on the subject site. The observed transformers appeared to be in good condition, with no evidence of previous leaks. A/E West did not observe any labeling on the electrical transformers regarding PCB content.

Based on utility ownership, and no observed leaks, A/E West recommends no further action with regard to PCBs in transformers.

Exterior Surface Condition

A/E West observed the exterior surface of the subject site. It is estimated that approximately 85% of the subject site surface is covered by improvements and pavement. A/E West's observation of the site soil surfaces was, therefore, limited to landscaped areas on the subject site and/or adjoining properties.

Interview remarks by Mr. Ladman indicate that the subject site was not previously utilized as a quarry or solid waste disposal facility. Additionally, Mr. Ladman stated that, to the best of his knowledge, the subject site has not been the location of a petroleum spill, chemical spill, fire or other environmental incident during his tenure.

No pits, ponds or lagoons were observed at the subject site during the site visit. No areas of distressed or dead vegetation, surface depressions or surface stains attributed to chronic leaks or spills were observed during the site visit.

Interior Surface Condition

A/E West observed portions of the interior surfaces of the buildings for evidence of unusual conditions, and found no evidence of unusual conditions in any of the areas observed.

V. DATABASE RECORDS REVIEW

An environmental records database search report, dated March 11, 2011, was provided by EDR. A copy of the EDR database review is attached to this Report. The following excerpts summarize specific items from the review that are considered to require additional description. Where **NR** is noted in the table, the item has not been reported in the database information reviewed.

In addition to the mapped sites in the EDR report, there also may be a list of unmapped sites, known as "orphans." These are reported database sites that, due to incomplete addressing information, could not be accurately plotted by EDR. In an attempt to locate all orphan sites, A/E West compared each address provided on the orphan site list to known addresses of the site and vicinity, attempted to locate orphan sites during reconnaissance of the vicinity. A/E West concludes that no mappable orphan sites were identified that meet the search radius criteria of the scope of work and were considered to be environmentally significant to the subject site.

CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)

Since 1982, the U.S. EPA has maintained lists of contaminated sites under the federal Superfund Program in accord with the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). The U.S. EPA discovers these sites from citizen reports, routine inspection of hazardous waste generators and treatment, storage and disposal facilities, and reporting requirements.

Review of the most recent CERCLIS list identifies no CERCLA facilities within the approximate minimum search distance of ½ mile from the subject site.

CERC-NFRAP (CERCLIS-No Further Remedial Action Planned)

As of February 1995 CERCLA sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. CERC-NFRAP sites may be where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the national priorities list (NPL), or the contamination was not serious enough to require Federal Superfund action or NPL consideration. CERC-NFRAP sites, however, may continue to represent a concern to local or state regulators.

Review of the most recent CERC-NFRAP list identifies no CERC-NFRAP facilities within the approximate minimum search distance of ½ mile from the subject site.

NPL (National Priorities List)

The U.S. EPA maintains this list as a subset of CERCLIS, identifying over 1,200 CERCLA sites for priority cleanup under the Superfund Program. Once sites have been designated on

the CERCLIS list, the U.S. EPA uses its Hazard Ranking System to determine the potential risks of those sites to human health and the environment. Only the sites that present the greatest risk are added to the NPL, which qualifies the sites to receive CERCLA remedial funding.

Review of the most recent NPL list identifies no NPL facilities within the approximate minimum search distance of 1 mile from the subject site.

RCRA (Resource Conservation and Recovery Act) - Generators

The U.S. EPA's RCRA (Resource Conservation and Recovery Act, 42 U.S.C. §6991 *et seq.*) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Generators are also listed in the FINDS database.

Review of the most recent RCRA Generator list identifies no RCRA Generator facilities on the subject site or adjoining properties.

RCRA TSD – (Treatment, Storage, Disposal Facilities)

The Resource Conservation and Recovery Act Information System (RCRIS) is a compilation of selective information on facilities that generate, store, transport, treat or dispose of hazardous waste. Inclusion of a facility on the RCRIS database is not necessarily an indication of an environmental problem.

Review of the most recent RCRA-TSD list identifies no RCRA-TSD facilities within the approximate minimum search distance of ½ mile from the subject site.

RCRA - Violators

Three administrative systems track violations of the RCRA Act: the RCRA Administration Action Tracking System (RAATS), which contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA; the CORRACTS listing, which identifies hazardous waste handlers with RCRA corrective activity; and the RCRIS-LQG (Large Quantity Generator) Violator List, which is reported as part of the EDR RCRA listing.

Review of the most recent RAATS and RCRIS-LQG Violator lists identifies no RCRA-Violator facilities on the subject site or adjoining properties. Additionally, no CORRACTS facilities are listed within a 1-mile radius of the subject site.

ERNS (Emergency Response Notification System)

The ERNS is a compilation of reported releases of hazardous substances into the environment. The database contains information from Spill Reports made to federal authorities, including the U.S. EPA, the U.S. Coast Guard, the National Response Center and the U.S. Department of Transportation.

Review of the most recent ERNS list found no ERNS records concerning the subject site.

US Brownfields

A Listing of Brownfields Sites maintained by the US Environmental Protection Agency (EPA) includes brownfields properties addresses by Cooperative Agreement recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities, especially those without EPA Brownfields Assessment Demonstration Pilots, minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields.

Review of the most recent US Brownfields list found no US Brownfields records concerning the subject site or adjoining properties.

USTs (Underground Storage Tanks)

Certain USTs are regulated under the RCRA ACT, and must be registered with the state agency responsible for administering the UST program. USTs are also listed in the CA FID database. Inclusion of a facility on the UST database is not necessarily an indication of an environmental problem.

Review of the most recent UST list identifies no registered UST facilities on the subject site or adjoining properties.

LUSTs (Leaking Underground Storage Tanks)

Review of the most recent LUST list identifies no registered LUST facilities on the subject site, and eight registered LUST facilities within the approximate minimum search distance of ½ mile from the subject site including duplicate listings. LUSTs may also be listed in the CORTESE database. Of the listed facilities, four sites are indicated to be closed, signed off or remedial action completed or deemed unnecessary. The remaining listed and open sites are detailed in the following table.

Registered LUST Facilities

Facility ID or Case No.	Name and Address	Location			Responsible Party	Material, Amount and Date of Release	Reported Impact and Current Status
		Distance	Direction	Gradient			
88UT054	ARCO #1956 26001 La Paz Road	0.382 mile	NE	Down	NR	Gasoline, NR, 3/15/88	Soil only; site assessment as of 6/19/06, with no further action indicated.

Registered LUST Facilities							
Facility ID or Case No.	Name and Address	Location			Responsible Party	Material, Amount and Date of Release	Reported Impact and Current Status
		Distance	Direction	Gradient			
9UT824 87UT211	Mobil #18-HL8 26051 La Paz Road	0.424 mile	NE	Down	NR	Gasoline, NR, 10/20/87	Ground water other than drinking water; remedial clean-up in progress as of 6/9/93, with no further action indicated.

The above facilities were evaluated based on violator status, area geology, gradient relationship and separation distance. Based on this evaluation, and due to their regulated nature, it is A/E West's opinion that these LUST facilities are not considered to be an environmental concern to the subject site at this time.

SWF/LF (Solid Waste Facilities/Landfills)

Solid waste records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Review of the most recent SWF/LF list identifies no SWF/LF facilities within the approximate minimum search distance of ½ mile from the subject site.

SHWS (State Hazardous Waste Sites)

State Hazardous Waste Sites records are the state's equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds are identified, along with sites for which cleanup will be paid for by potentially responsible parties.

Review of the most recent SHWS list identifies no SHWS facilities within the approximate minimum search distance of 1 mile from the subject site.

BEP (Bond Expenditure Plan)

Developed under section 25359.6 of the California Health and Safety Code, the CAL-EPA Department of Toxic Substances Control (DTSC) maintains a listing of potential and known hazardous waste sites, under the Department of Toxic Substances Control Program (TSCP). The RWQCB's, Department of Fish and Game and other state environmental regulatory agencies' TSCP staffs also review historical land-use data sources to generate lists of potentially contaminated sites.

Many of these sites are currently identified as requiring no further action (NFA) based on a TSCP determination that no release had occurred, or, if a release may have occurred, it did not represent a significant threat to the public or the environment.

Review of the most recent BEP list identifies no BEP sites within the approximate minimum search distance of 1 mile from the subject site.

CHMIRS (California Hazardous Material Incident Reporting System)

The California Office of Emergency Services database contains reported information on incidents involving accidental releases or spills of hazardous materials.

Review of the most recent CHMIRS list indicates that the subject site is not identified.

CORTESE (Hazardous Waste and Substances Sites List)

The Cal-EPA publishes a listing of potential and confirmed hazardous waste sites throughout the State of California. Under California Government Code Section 65962.5, these sites are submitted to the Cal-EPA by the State Department of Health Services, State Water Resources Control Board, the integrated Waste Management Board and the Department of Toxic Substances Control.

The database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release, and all solid waste disposal facilities from which there is a known migration.

Review of the most recent CORTESE list identifies four Historical CORTESE sites within the approximate minimum search distance of ½ mile from the subject site. All of the identified sites are indicated to be LUST sites, with two of the facilities classified as closed cases. The remaining two facilities are discussed under the LUST database review section of this Report, with no further information provided. Based on their current status, it is A/E West's opinion that these Historical CORTESE facilities are not considered to be an environmental concern to the subject site at this time.

Notify 65

California's Proposition 65 requires notifications be made to the California Water Resources Control Board about any release that could have an adverse impact on drinking water and thereby expose the public to a potential health risk.

Review of the most recent Notify 65 list identifies no Notify 65 sites within the approximate minimum search distance of ½ mile from the subject site.

Toxic Pits

The Toxic Pits database identifies sites that are suspected of containing hazardous substances where cleanup has not been completed. The information is supplied by the California Water Resources Control Board.

Review of the most recent Toxic Pits list identifies no Toxic Pits sites within the approximate minimum search distance of ½ mile from the subject site.

HAZNET (Hazardous Waste Information System)

The California Department of Health Services, Toxic Substances Control Division, has developed and maintained lists of hazardous waste generators and hazardous waste treatment, storage and disposal facilities in the State of California, in accordance with the Hazardous Waste Control Law (California Health and Safety Code Section 25100 *et seq*.) and the Hazardous Waste Management Act of 1976 (California Health and Safety Code Section 25179.1 *et seq*.). Inclusion of a facility in the HAZNET list is not necessarily an indication of an environmental problem.

Additionally, the California Health and Safety Code requires all counties to prepare and submit hazardous waste management plans. To assist the counties, the Toxic Substances Control Division maintains lists containing hazardous waste generation and disposal data within each county. This information has been assembled by the Toxic Substances Control Division from manifest reports required from hazardous waste generators. This database currently lists over 20,000 facilities in the State of California.

Review of the most recent HAZNET list identifies no HAZNET facilities on the subject site or adjoining properties.

ENVIROSTOR

The California Department of Health Services, Toxic Substances Control Division, has developed a Site Mitigation and Brownfields Reuse Program (SMBRP) that identifies sites with known contamination for which there may be reasons to investigate further. The database includes Federal Superfund sites included on the National Priorities List (NPL), state responses, including military facilities and State Superfund sites, voluntary cleanup sites 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 sites 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.

Review of the most recent ENVIROSTOR list identifies no ENVIROSTOR facilities on the subject site or adjoining properties.

Dry Cleaner Facilities

The California Department of Toxic Substances Control (DTSC) database contains reported information on drycleaner facilities that have EPA ID numbers with certain SIC codes, including family and commercial power laundries, garment pressing and cleaner's agents, linen supply, coin-operated laundries and cleaning, drycleaning plants, industrial launderers, and laundry and garment services.

Review of the most recent Dry Cleaner Facilities list identifies four tenants on the subject site and/or adjoining properties. Three of the four listings were prior tenants, and are no longer at the subject site. The remaining listing, OC Cleaners, is located on the subject site, and has been in operation at this site for five years, according to the Owner. The dry cleaning machine, manufactured by Firbimatic, utilizes alternative cleaning solutions, not perchloroethylene. This particular machine utilizes Hydrocarbon Class III solvent, considered to be non-hazardous. Based on its current status, and no violations reported, it is A/E West's opinion that this Dry Cleaning tenant is not considered to be an environmental concern at this time.

Manufactured Gas Plants (MGP)

Manufactured Gas Plants produced combustible gas for urban use prior to the widespread use and pipeline distribution of natural gas in the 1950s. The main fuels used in production of this gas were coke, coal and oil; the by-products of this manufacturing process include a variety of tars, sludge and other chemicals.

MGP sites tend to have subsurface contamination due to the common practice of disposing of the waste products on site. Review of the most recent MGP list identifies no MGP sites within the approximate minimum search distance of 1 mile from the subject site.

VI. ASTM NON-SCOPE ITEMS

Asbestos

Asbestos, a natural occurring mineral fiber, has been used in numerous building materials and products because of its high tensile strength and excellent fire-resistant properties. For purposes of defining the characteristics of asbestos in these materials and products, the United States Environmental Protection Agency (USEPA) has categorized asbestos as either friable or non-friable. Additionally, the United States Occupational Safety and Health Administration (US-OSHA), as of 1995, requires certain untested materials to be presumed to contain asbestos for buildings constructed prior to 1981. In 1996, California OSHA (CAL-OSHA) adopted the US-OSHA guidelines, subject to more stringent requirements existing in California under Proposition 65, and various other requirements and legislation in effect.

Friable asbestos, that which can be easily broken or crushed by hand pressure, such as sprayed-on soft acoustical ceiling finishes or blown-on fireproofing, were banned from manufacture and sale in the United States in 1978, and all material stock remaining for sale are presumed to have been used by 1980. Non-friable asbestos, generally used in manufactured products that bind the asbestos in an adhesive material, such as roofing felts, floor tile, transite pipe and mastics, were never banned from use, as the USEPA does not require the removal of asbestos-containing materials that, under normal circumstances, do not create a fiber release causing human exposure. However, flooring materials and mastics that had contained asbestos were used less frequently after 1978. By 1984, the use of these types of materials was virtually non-existent due to more extensive labeling requirements, and the potential liability to manufacturers, contractors and developers.

During the site visit, A/E West observed reasonably accessible interior areas of the buildings for the existence and condition of suspected Asbestos-Containing Materials (ACM), focusing on those components most likely to contain ACM, including pipe and boiler insulation, gasket materials, texture-finished ceiling and wall materials (popcorn-type), sprayed- or troweled-on structural coverings, floor and ceiling tiles, mastics, dry-wall/sheet rock (gypsum board), joint compound, siding and roofing materials. No construction drawings were available for review. The site visit was not intended to be a comprehensive search for all ACM at the subject site.

Based on the original construction dates between 1968 and 1977, it is possible that the subject development contains ACM; therefore, a limited asbestos testing program was conducted. With renovation work anticipated at the vacant tenant spaces, the testing program attempted to sample materials that could contain asbestos in the material or adhesive. A total of 34 bulk samples were collected, individually sealed in plastic bags and labeled; chain-of-custody forms were completed and the samples were shipped to Qualtest, Inc. in Irvine, California, for laboratory analysis. The samples were analyzed by Polarized Light Microscopy (PLM) with dispersion staining.

Thirteen of the samples collected were obtained from the 25250 La Paz Road building, a former restaurant, but not part of the assets reviewed for this Report. The samples were taken as directed by the Owner, as it is anticipated that interior renovation will occur resulting in the removal of the interior finishes. The results of the analysis of these thirteen samples are for the use of the Owner, and are summarized under separate cover. The following table summarizes the analytical results of the 21 samples taken at the buildings included in this Report from homogeneous areas of suspected ACM. A copy of the laboratory test results is attached to this Report.

Bulk Asbestos Test Results

Sample No.	Material Sampled	Material Condition	Sample Location	Test Results (% Asbestos)	Estimated Quantity
ACM-14	Ceiling tile	Good	25260-Suite E	None Detected	na
ACM-15	Duct insulation	Good	25260-Suite E	None Detected	na
ACM-16	Ceiling tile	Good	25260-Suite J	None Detected	na
ACM-17	Drywall compound	Good	25260-Suite J	None Detected	na
ACM-18	Vinyl tile and mastic	Good	25260-Suite K	None Detected	na
ACM-19	Carpet and glue	Good	25260-Suite K	None Detected	na
ACM-20	Baseboard and glue	Good	25260-Suite K	None Detected	na
ACM-21	Baseboard and glue	Good	25260-Suite L	None Detected	na
ACM-22	Ceiling tile	Good	25260-south stairway	None Detected	na
ACM-23	Sealant tar at equipment platform	Good	25260-second-story roof	None Detected	na
ACM-24	Roofing	Good	25260-second-story roof	None Detected	na
ACM-25	Sealant tar at condensate drain	Good	25260-first-story roof	None Detected	na
ACM-26	Roofing	Good	25260-first-story roof	None Detected	na
ACM-27	Ceiling tile	Good	25260-Suite 3A	None Detected	na
ACM-28	Drywall compound	Good	25260-Suite 3A	None Detected	na
ACM-29	Drywall compound	Good	25260-Suite 2D	None Detected	na
ACM-30	Ceiling tile	Good	25260-Suite 2D	None Detected	na
ACM-31	Vinyl tile and mastic	Good	25260-Suite No. 2 (toilet room)	None Detected	na
ACM-32	Ceiling tile	Good	25260-north stairway	None Detected	na
ACM-33	Sealant at equipment platform	Good	Villa Roma Restaurant 25254 La Paz Road	None Detected	na
ACM-34	Roofing	Good	Villa Roma Restaurant 25254 La Paz Road	None Detected	na

Based on these limited results, and A/E West's observations, no asbestos-containing materials were identified. A/E West recommends no further action regarding the presence of ACM in the subject buildings. In addition, the occupied tenant spaces not sampled have been renovated or improved after 1985, and are not presumed to contain ACM, nor are they part of the anticipated renovation work.

Lead-Based Paint

In 1978, the Consumer Product Safety Commission banned the use of lead as an additive in paint. During the site visit, accessible areas were evaluated for the presence of lead-based paint and observed for evidence of damage and/or peeling. In general, the painted surfaces appeared to be in satisfactory condition.

Based on the original construction dates between 1968 and 1977, the subject buildings may contain underlying lead-based paint in areas that have not been replaced since the original construction. However, A/E West notes that all areas have either been remodeled or repainted since the original construction. Based on this work, it is unlikely that exposed lead-based paint exists within the buildings reviewed. In addition, the subject buildings reviewed for this Report are not utilized for residential purposes.

Lead in Drinking Water

The subject site is serviced by a municipally-operated, public water system, which is regulated by the Safe Drinking Water Act of 1974. This Act requires that public water supplies be tested of the presence of lead in the water. A/E West contacted the local water utility company, the Moulton-Niguel Water District, regarding the results of water tests. The utility company reports that the lead content of the water is below the U.S. EPA action level of 0.015 milligrams per liter.

Radon Gas

Radon gas is a naturally occurring, colorless, odorless gas that is the by-product of the decay of radioactive materials found within bedrock and soil. Radon gas enters buildings through cracks, structural joints, and plumbing openings in floor levels that are in direct contact with the soil. Radon gas, when inhaled, has been found to be carcinogenic in some humans. The U.S. EPA-recommended action level for radon gas is 4.0 pCi/L (picoCuries per liter).

The state of California, in conjunction with the U.S. EPA, has conducted residential screening tests in Orange County. The results of that screening indicate that Orange County is predicted to have an average first-floor radon gas screening level of 2.200 pCi/L, with 100% of the tests indicating less than 4.0 pCi/L.

Based on U.S. EPA screening tests, Orange County is within Radon Zone 3. Counties within Radon Zone 3 have a predicted average indoor radon gas screening level of less than 2.0 pCi/L.

Based on the literature reviewed, and considering no basements are present, it is A/E West's opinion that the risk of radon gas accumulation is not a significant environmental concern at the subject site.

Mold

A/E West performed a limited visual assessment of the buildings, and interviewed project personnel and tenants, for the presence of current and historical mold, conditions conducive to mold and evidence of moisture in readily accessible areas of the buildings.

This assessment does not constitute a comprehensive mold survey of the buildings. The reported observations and conclusions are based solely on interviews with project personnel and conditions as observed in readily accessible areas of the buildings on the date of the site visit.

Mold Assessment				
Inspection Requirements	**Yes**	**No**	**N/A**	**Comments**
1) Looked for evidence of water intrusion and mold in all areas inspected.	✓			None found.
2) Inquired of owner/manager regarding past and current leaks, or any known mold issues.	✓			None reported.
3) Inquired of owner/manager regarding tenant complaints of health problems, musty odors or water leaks.	✓			No complaints.
4) Inspected areas where significant leaks were reported.			✓	No leaks reported.
5) Inspected all building components or areas most typically associated with water intrusion.	✓			None found.
6) Identified any defective building condition that would likely lead to future water penetration.			✓	None identified.
7) Conducted a visual/olfactory inspection for evidence of current or past water leakage and/or mold.	✓			None found.

In conclusion, A/E West did not note any obvious visual indications of the presence of mold, conditions conducive to mold or evidence of moisture in readily accessible areas of the buildings.

Regulatory Compliance

According to ASTM E 1527-05, this Phase I Environmental Site Assessment is not an environmental audit of the property. For purposes of this Phase I, only a review of obvious environmental compliance issues has been performed.

No obvious regulatory compliance issues were identified by A/E West during execution of this Phase I.

Wetlands

A/E West did not observe ponded water, flowing water, saturated soils or hydrophytic vegetation at the subject site.

VII. CONCLUSIONS AND RECOMMENDATIONS

A/E West has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 for the Mission Hills Plaza located at 25254, 25260, 25732 and 25758 La Paz Road, Laguna Hills, Orange County, California. Any exceptions to, or deletions from, this practice are described in Section VIII of this Report.

Historical Recognized Environmental Conditions (HRECs)

Based on site observations, interviews, and review of available documents and the database records search, A/E West concludes that no HRECs were identified at the subject site. A/E West recommends no additional investigation at this time.

Current Recognized Environmental Conditions (RECs)

Based on site observations, interviews, and review of available documents and the database records search, A/E West concludes that no RECs were identified at the subject site.

- Based on the limited sampling program conducted within designated areas of the subject buildings reviewed for this Report, no asbestos-containing materials were identified. A/E West recommends no further action regarding the presence of ACM in the subject buildings. In addition, the occupied tenant spaces not sampled have been renovated or improved after 1985, and are not presumed to contain ACM, nor are they part of the anticipated renovation work.

VIII. REPORT QUALIFICATIONS

Limitations

Documents

Our Report represents our professional experience and judgment, and a good faith effort to obtain readily available information to render a professional opinion. Documents and data provided by the Client, its designated representatives, or other interested parties, and consulted in the preparation of this Report, have been reviewed and may be referenced herein, with the understanding that A/E West assumes no responsibility or liability for their accuracy or for the withholding by any of the involved parties of any reports or other information that could affect the transaction.

Intended Use

This Report is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of A/E West. The opinions and information contained in this Report are time sensitive and represent our evaluation of the environmental site conditions at the time the services were provided. This Report was prepared for a limited use involving a single transaction, as set forth herein, and may not be used for any other purpose without the written consent of A/E West.

Proprietary Information

Field data, field notes and other data and documents assembled by A/E West to produce this Report represent the work product of A/E West's training, experience and professional skill. This information belongs to and remains the property of A/E West.

Reliance

This Report has been written for the exclusive use of the entities, organizations and/or individuals listed in Section I of this Report, and no parties or persons other than those identified as authorized users may use or rely on the information or opinions in this Report without the written consent of A/E West Consultants Inc.

Warranty

A/E West does not warrant or guarantee the environmental conditions of the site or the Client’s ability to assert a defense under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) or any comparable state or local law.

Definition

For the purposes of this Report, a "Recognized Environmental Condition" is defined as the presence or likely presence of any hazardous substances, hazardous waste or petroleum products (as defined by ASTM E 1527-05, Sections 3.2.36, 3.2.37 and 3.2.61) on the subject site under conditions that indicate an existing release, a past release or a material threat of a release into the structures, ground, ground water or surface water of the subject site. The term is not intended to include *de minimis* conditions, but it does include issues of environmental significance to commercial real estate.

The term "Historical Recognized Environmental Condition" (HREC) is defined as a condition that in the past would have been considered a REC, but that may or may not be considered a REC currently, as judged by the current impact of the HREC on the subject site.

No exceptions to, or deletions from, ASTM Practice E 1527-05 have been performed in connection with this Report.

IX. ATTACHMENTS

Site Vicinity Map
Site Plan
Legal Description
Assessor's Parcel Map
Sanborn Map Information
USGS Topographic Maps
Aerial Photographs
Building Permits/Certificates of Occupancy
Environmental Site Assessment Questionnaire
Tenant List
Asbestos Test Results
City Directory Abstract
EDR Database Report
Site Photographs

SITE VICINITY MAP

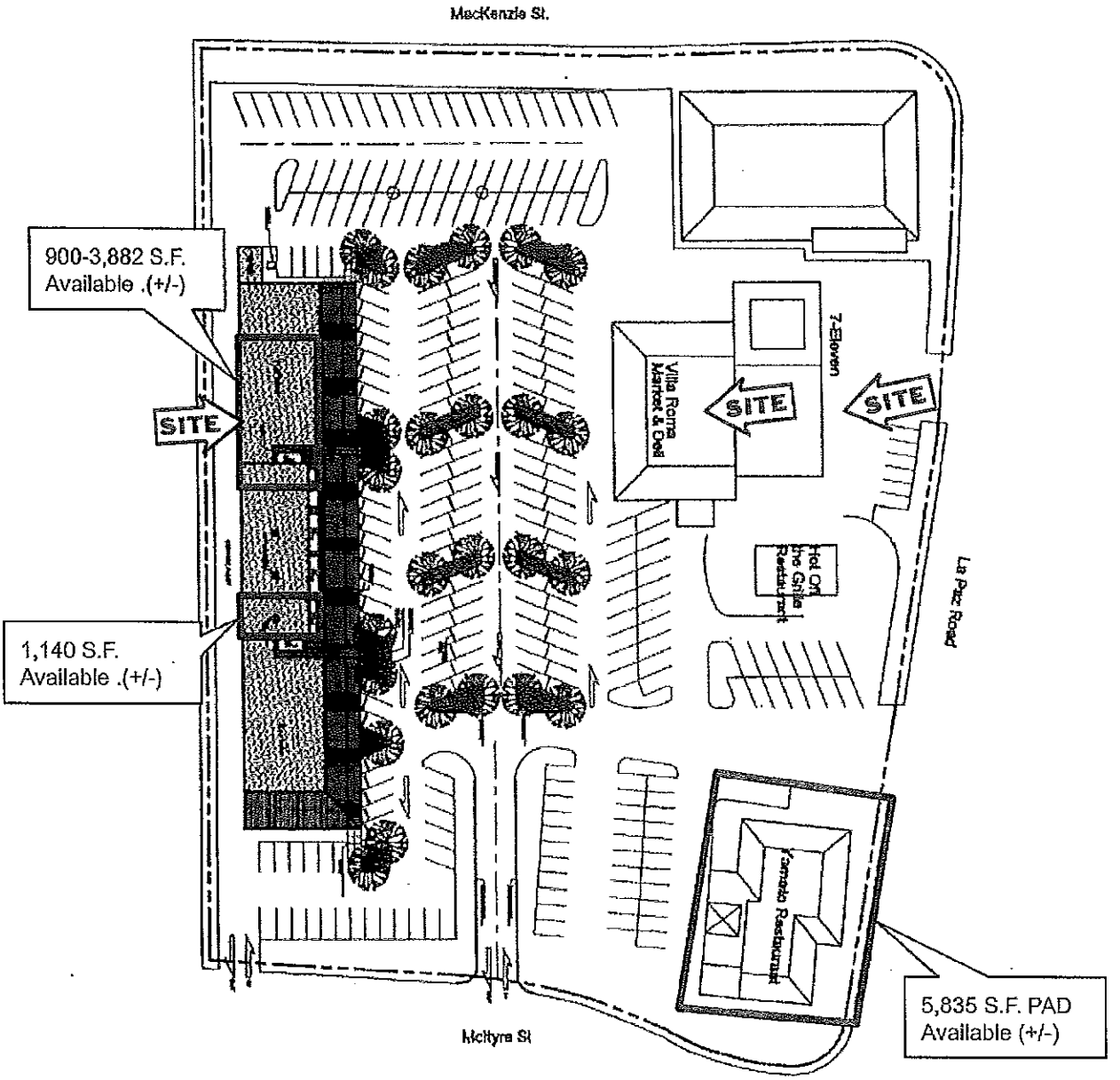
SITE
Mission Hills Plaza Shopping Center
Mission Viejo
Mission Viejo High School
MacKenzie Park
Knotty Pine Park
El Conejo Park
Costeau Park
O'Neill Park
Doria Park
Toys R Us & Babies R Us Express
Best Buy
San Diego Fwy
La Paz Rd
Paseo De Valencia
Alicia Pkwy
Cabot Rd
El Paseo
Chrisanta Dr
Crisanta Dr
Muirlands Blvd
Rangewood Rd
Nellie Gail Rd
Sheriff Rd
Nellie Gail Rd
Desert Trail
Prairestone Dr
Pecos Rd
Real Corral Rd
Gallup Dr
Aliso Hills Dr
Luna Bonita Dr
Tierra Bella Ave
La Cuesta Ave
Tierra Vista
Vista Firenze
Monte Vista
La Mirada St
Alicia Pkwy
Costeau St
Bentley
Cajon Dr
Express Dr
Sutter Dr
MacKenzie St
Califia Dr
Padua Dr
La Sven Rd
Earhart Rd
Northrup Dr
Hartog St
Vespucci Rd
Les Bolsas
Ericson Way
De Salle St
Pike Rd
Champlain Rd
Oak Leaf Rd
Grissom Rd
Mawson Dr
Linda Vista Dr
Alisal Ave
Santa Fe
El Correjo Ln
Creek Dr
Dorado Way
Minos St
Maximus St
Pericles St
Argus Dr
Daphne W
Daphne E
Olympus Dr
Zena Ct
Verona Ct
Appian Way
Athena
Vesta
Mintia Dr
Artemis Ave
Diana Ave
Vanessa Dr
Spartan St
Saturna Dr
Ebisa Dr
Arcadia Dr
Aloba Dr
Escala Dr
Chrisanta Dr
Chamalea
Tarrasa Ln
Jeronimo Rd
Naccome Dr
Matias Dr
Salamanca Dr
Mosquero Ln
Alicante
Carre
Saddleback Dr
Granvia Dr
Espalter Dr
Arucena Dr
Pradera Dr
Pericia Dr
Pepita Dr
Cortina Dr
Canticon Dr
Estanciaro Dr
El Picador Ln
Cervantes Ln
Via Viento
Santo Dr
Serenata Dr
Via Viva
Via Naranja
Portafino Dr
Jamon Ln
San Andres Ln
San Roque Dr
Ciriaco Ln
Cordova Ln

SITE PLAN

Mission Hills Plaza

25250-25260 La Paz Rd., Laguna Hills, CA, 92653

Site Plan



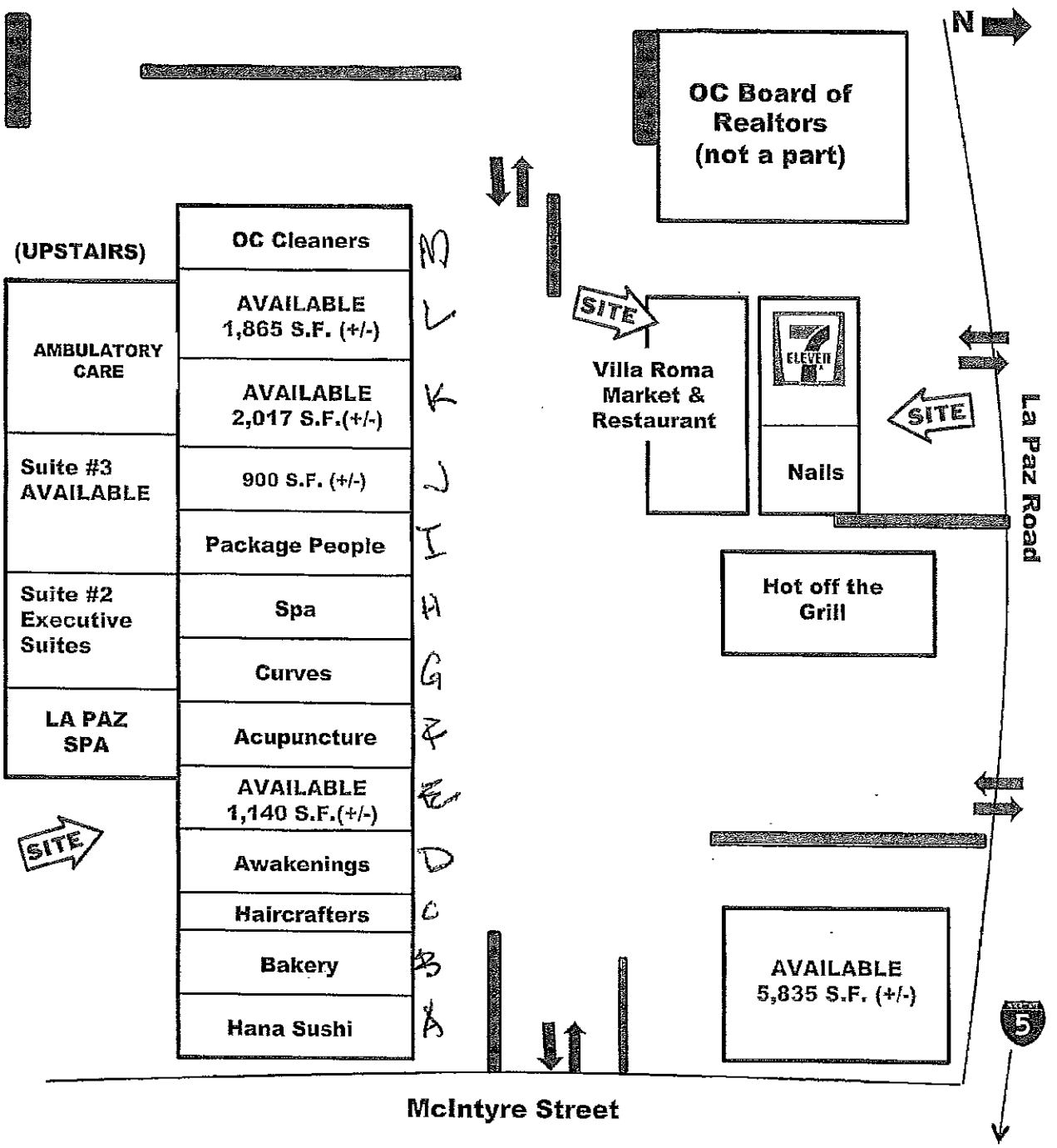
BOARDWALK DEVELOPMENT, INC.

Ben Longwell
16909 West Bernardo Dr. San Diego.CA.92127
PH 858.485.9300 FX 858.487.1099
ben@boardwalkdevelopment.com

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

Mission Hills Plaza

25250-25260 La Paz Rd., Laguna Hills, CA, 92653



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ben@boardwalkdevelopment.com

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

LEGAL DESCRIPTION

LEGAL DESCRIPTION

Real property in the City of Laguna Hills, County of Orange, State of California, described as follows:

PARCEL ONE:

PARCEL 1 IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 37, PAGE 3 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY.

PARCEL TWO:

PARCEL A:

PARCEL 1, AS SHOWN ON A MAP FILED IN BOOK 93, PAGE 50 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING 50% OF ALL RIGHTS TO OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH 50% OF ALL RIGHTS TO THE PROCEEDS THEREFROM AND 50% OF ALL RENTS, BONUSES, AND PROFITS ACCRUING THERETO; PROVIDED HOWEVER, THAT GRANTOR WAIVES AND RELINQUISHES THE RIGHT TO USE OR OCCUPY OR TO ENTER UPON ANY PORTION OF THE SURFACE AND 500 FEET BELOW THE SURFACE, MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, FOR THE PURPOSE OF DRILLING, FOR, CAPTURING, PRODUCING, EXTRACTING, STORING, TREATING OR OTHERWISE HANDLING OR UTILIZING SUCH OIL, GAS OR OTHER HYDROCARBON OR MINERAL SUBSTANCES OR FOR THE PURPOSE OF EXERCISING GRANTOR'S RIGHT THERETO, AS RESERVED IN A DEED FROM FIRST WESTERN BANK AND TRUST COMPANY, UNDER MOULTON/MATHIS TRUST 100-B, RECORDED JULY 15, 1964 IN BOOK 7134, PAGE 247 OF OFFICIAL RECORDS.

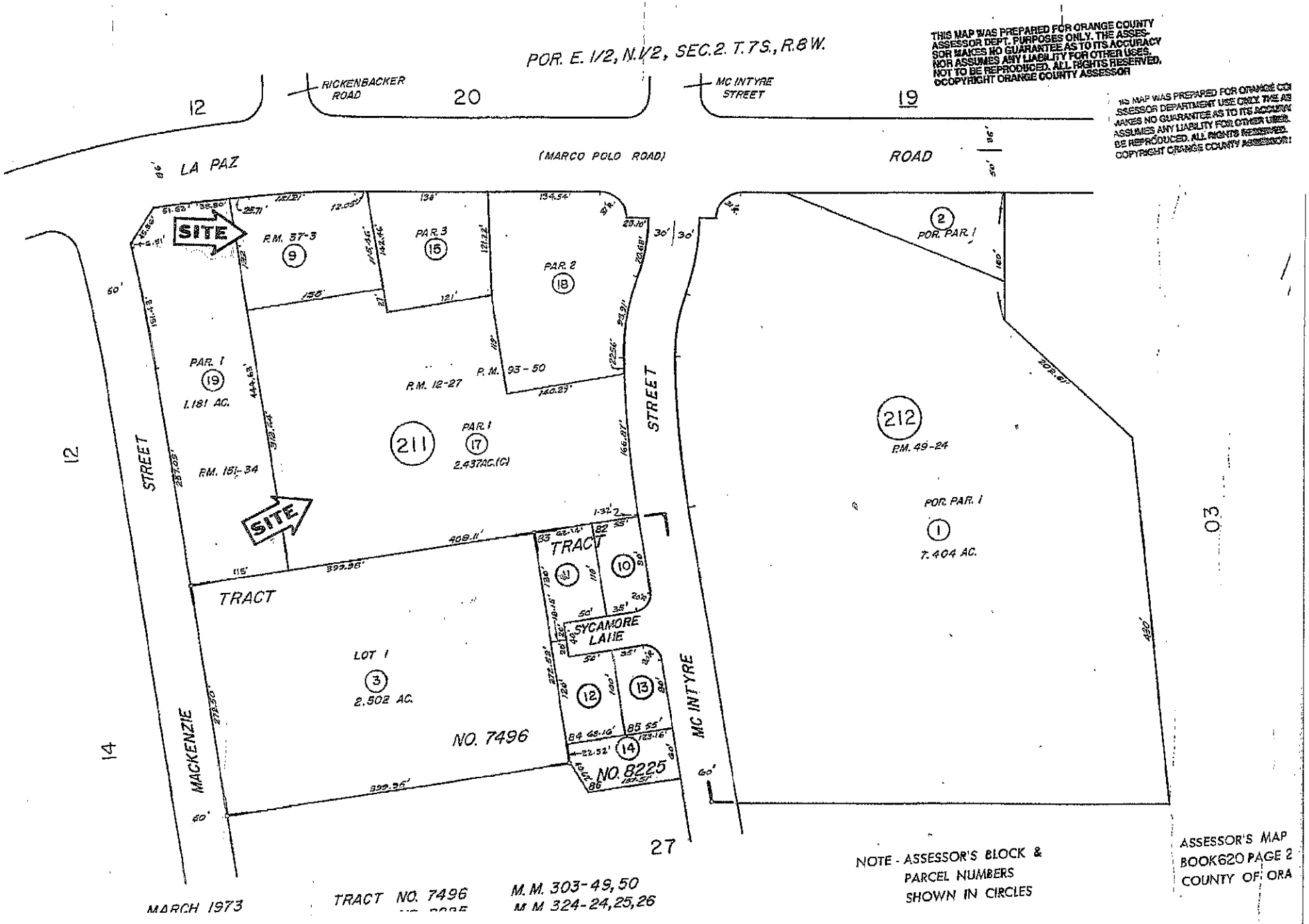
PARCEL B:

AN APPURTENANT NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF FRACTIONAL SECTION 2, TOWNSHIP 7 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT FILED IN THE DISTRICT LAND OFFICE, MARCH 29, 1879, BEING A STRIP OF LAND, 18.00 FEET WIDE, THE NORTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 1 IN DEED RECORDED FEBRUARY 15, 1979 IN BOOK 13035, PAGE 1001 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 NORTH 30 07' 13" WEST 239.00 FEET.

APN: 620-211-09 (Parcel One) and 620-211-17 (Parcel Two)

ASSESSOR'S PARCEL MAP



MARCH 1973 TRACT NO. 7496 M.M. 303-49, 50 M.M. 324-24, 25, 26

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 620 PAGE 2 COUNTY OF ORA

SANBORN MAP INFORMATION

Shopping Center
25758 LA Paz Road
Laguna Hills, CA 92653

Inquiry Number: 3012438.3
March 11, 2011

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

3/11/11

Site Name:
Shopping Center
25758 LA Paz Road
Laguna Hills, CA 92653

Client Name:
AE West Consultants
4643 East Thomas Road
Phoenix, AZ 85018

EDR® Environmental Data Resources Inc

EDR Inquiry # 3012438.3

Contact: Mary Ayers

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by AE West Consultants were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Shopping Center
Address: 25758 LA Paz Road
City, State, Zip: Laguna Hills, CA 92653
Cross Street:
P.O. # 2011-01-0019
Project: 2011-01-0019
Certification # AC23-427A-8EF0

Sanborn® Library search results
Certification # AC23-427A-8EF0

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✓ Library of Congress
- ✓ University Publications of America
- ✓ EDR Private Collection

The Sanborn Library LLC Since 1866™

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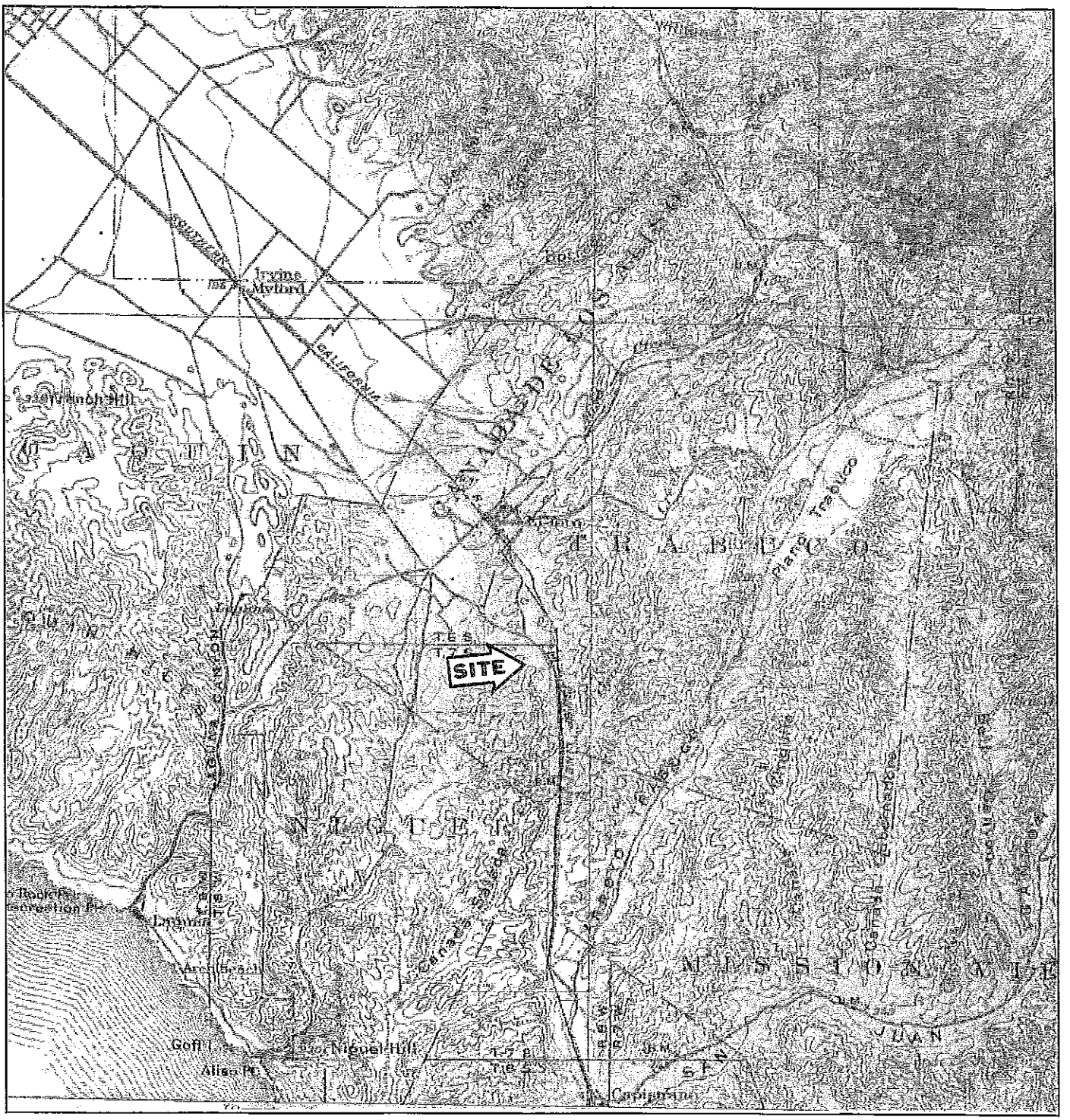
USGS TOPOGRAPHIC MAPS

Historical Topographic Map

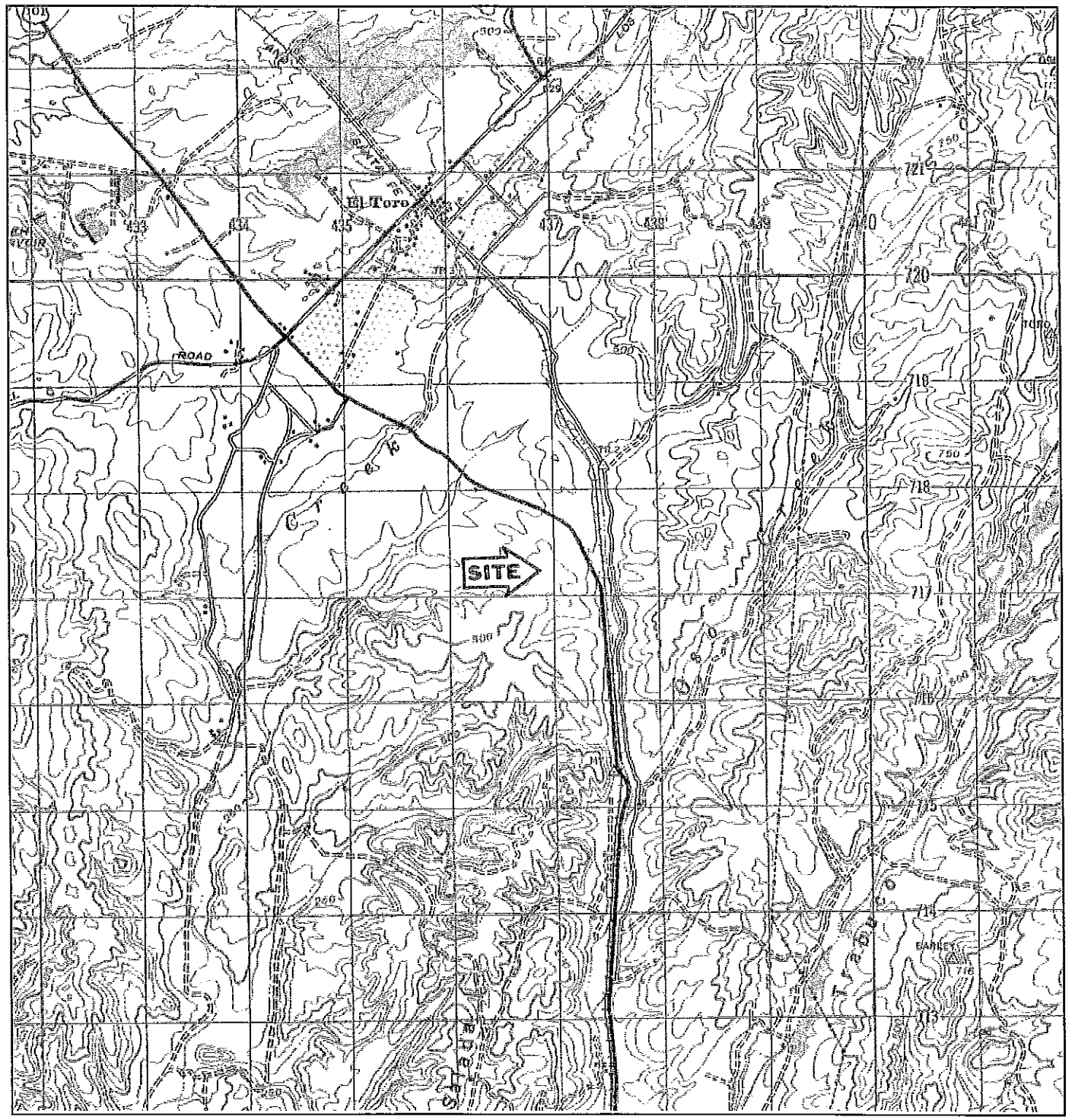
N	TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901 SERIES: 60 SCALE: 1:250000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



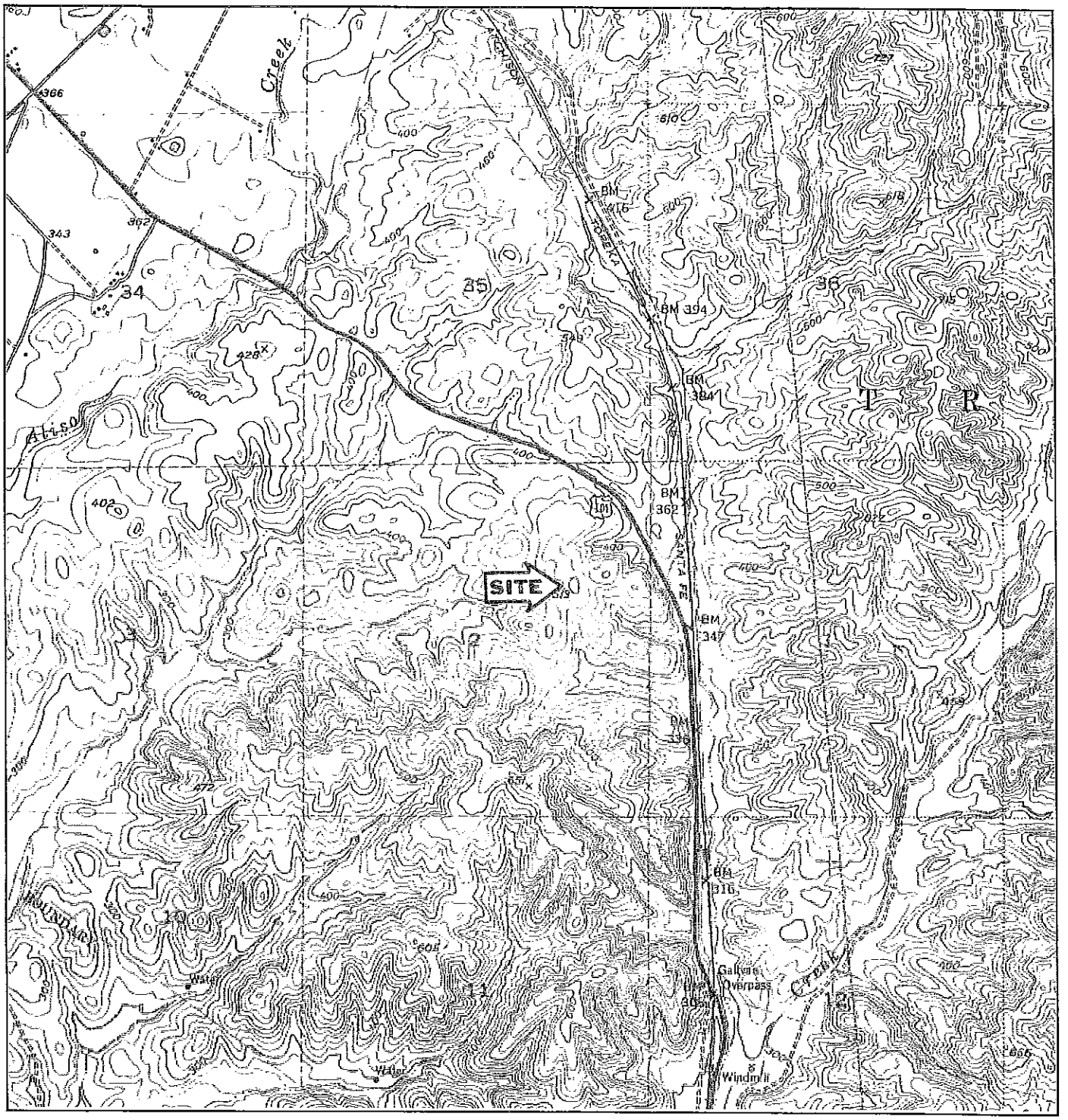
N	TARGET QUAD NAME: CORONA MAP YEAR: 1902 SERIES: 30 SCALE: 1:125000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



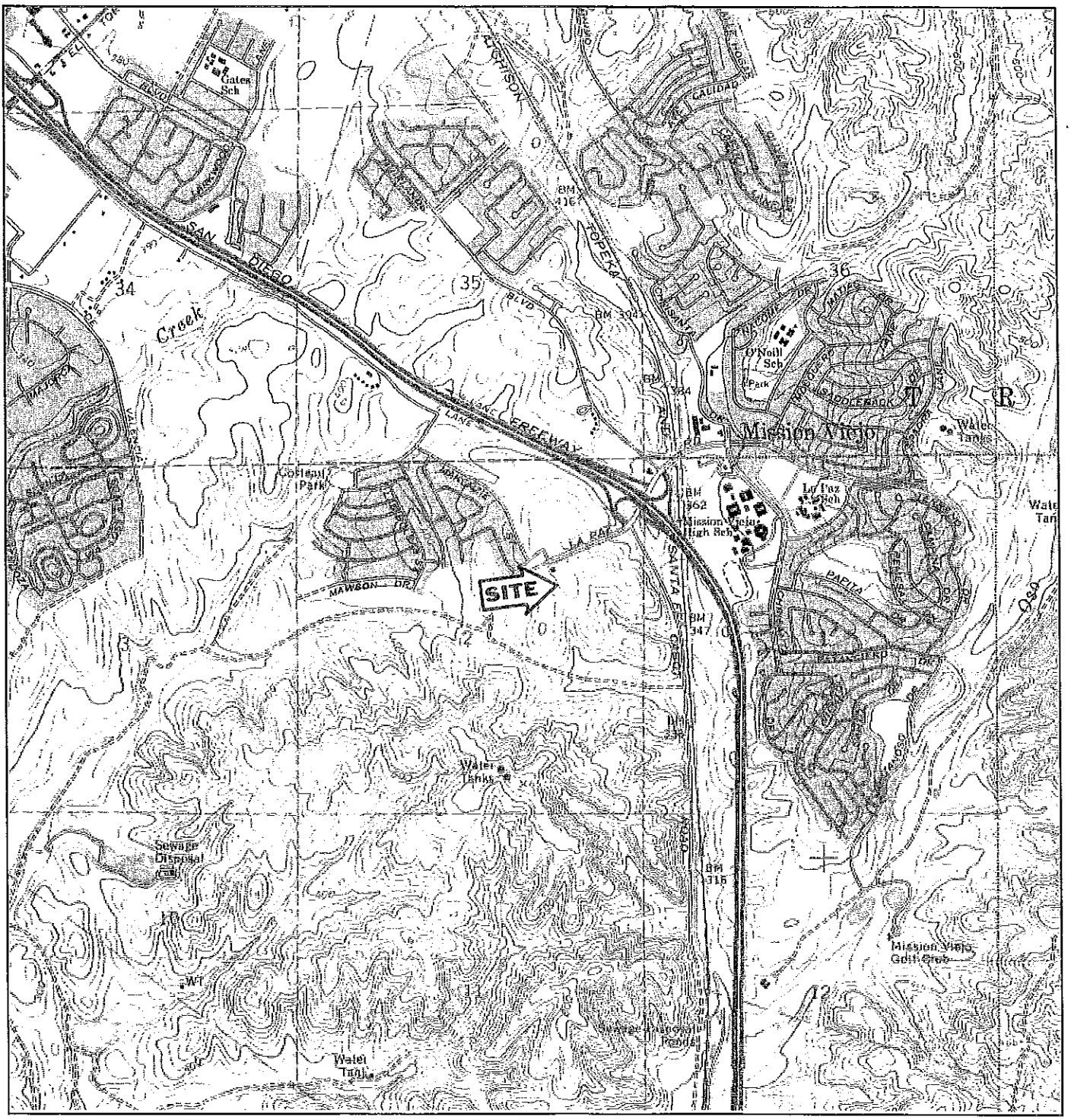
N	TARGET QUAD NAME: SANTIAGO PEAK MAP YEAR: 1942 SERIES: 15 SCALE: 1:50000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



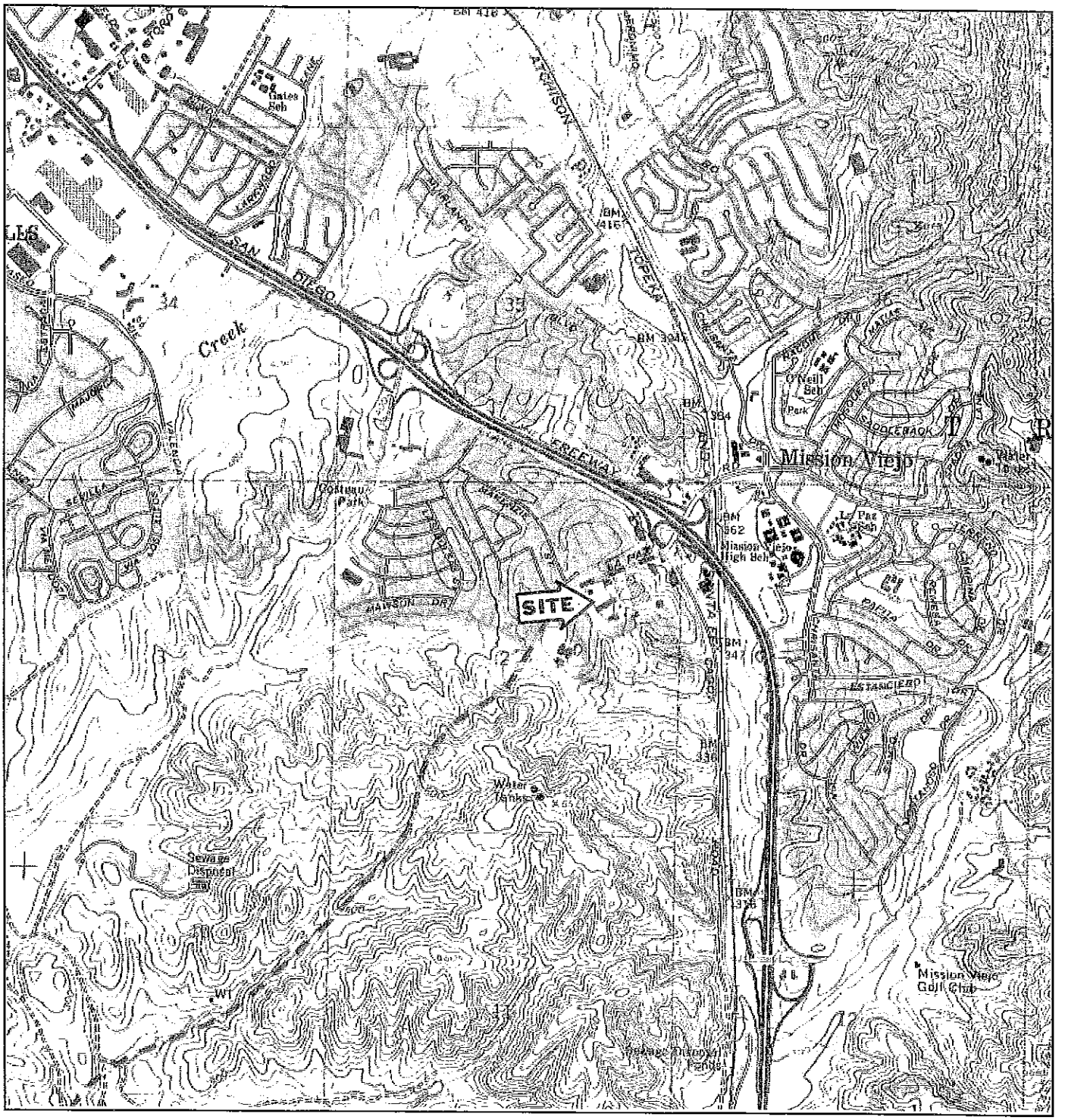
N	TARGET QUAD NAME: SAN JUAN CAPISTRANO MAP YEAR: 1948 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



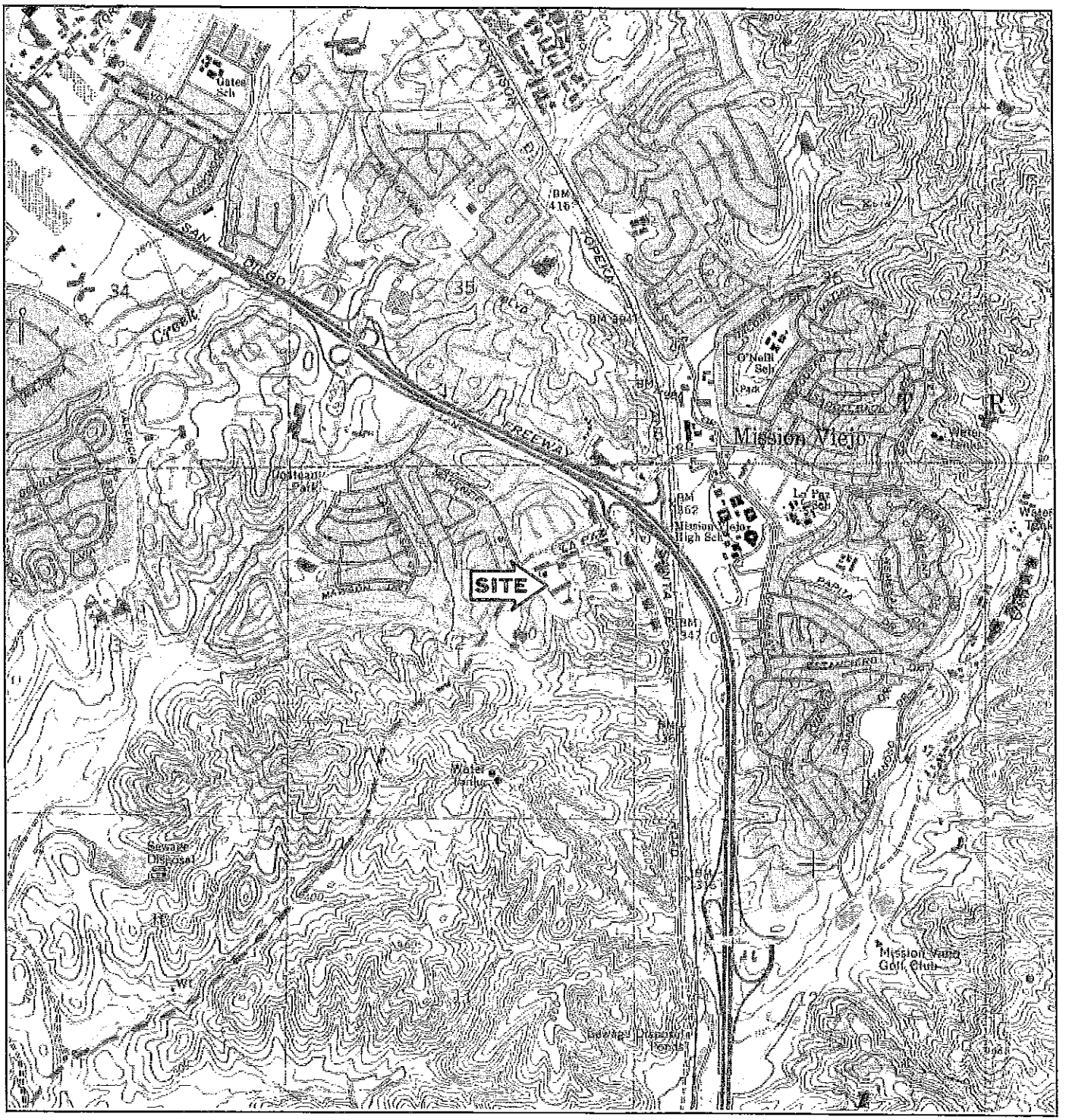
N	TARGET QUAD NAME: SAN JUAN CAPISTRANO MAP YEAR: 1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

Historical Topographic Map



N	TARGET QUAD			
	NAME:	SAN JUAN CAPISTRANO	SITE NAME: Shopping Center	CLIENT: AE West Consultants
	MAP YEAR:	1978	ADDRESS: 25758 LA Paz Road	CONTACT: Mary Ayers
	PHOTOREVISED:	1968	Laguna Hills, CA 92653	INQUIRY#: 3012438.4
	SERIES:	7.5	LAT/LONG: 33.5955 / -117.6812	RESEARCH DATE: 03/14/2011
	SCALE:	1:24000		

Historical Topographic Map



N			
	TARGET QUAD NAME: SAN JUAN CAPISTRANO MAP YEAR: 1981 PHOTOREVISED:1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Shopping Center ADDRESS: 25758 LA Paz Road Laguna Hills, CA 92653 LAT/LONG: 33.5955 / -117.6812	CLIENT: AE West Consultants CONTACT: Mary Ayers INQUIRY#: 3012438.4 RESEARCH DATE: 03/14/2011

AERIAL PHOTOGRAPHS

Date EDR Searched Historical Sources:
Aerial Photography March 16, 2011

Target Property:
25758 LA Paz Road
Laguna Hills, CA 92653

Year	*Scale*	*Details*	*Source*
1938	Aerial Photograph. Scale: 1"=555'	Flight Year: 1938	Laval
1946	Aerial Photograph. Scale: 1"=655'	Flight Year: 1946	Jack Ammann
1952	Aerial Photograph. Scale: 1"=666'	Flight Year: 1952	Pacific Air
1968	Aerial Photograph. Scale: 1"=480'	Flight Year: 1968	Teledyne
1977	Aerial Photograph. Scale: 1"=666'	Flight Year: 1977	Teledyne
1989	Aerial Photograph. Scale: 1"=666'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR

SITE
INQUIRY #: 3012438.5
YEAR: 1952
N
= 666'

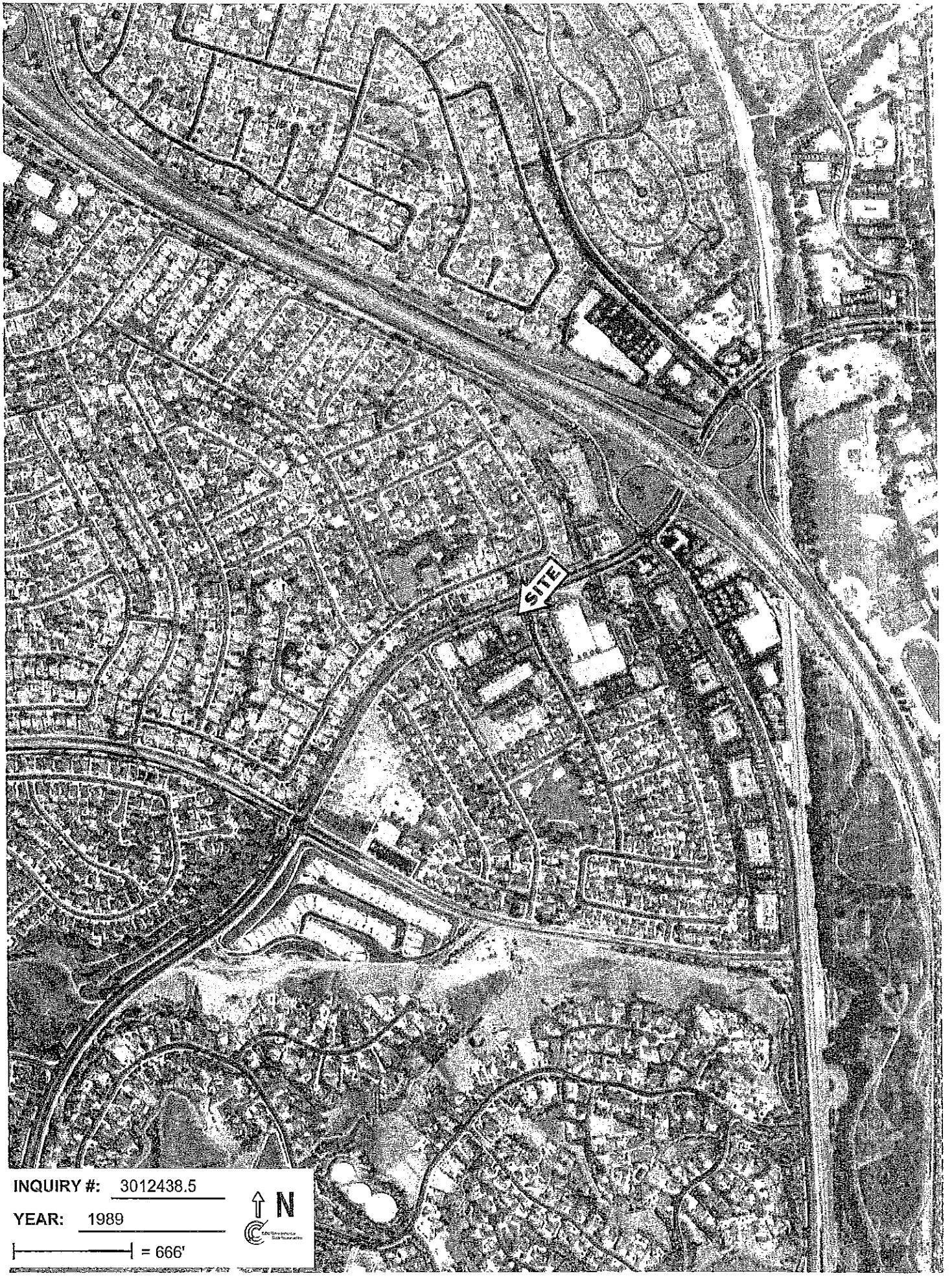
INQUIRY #: 3012438.5

YEAR: 1968

= 480'

N

SITE
INQUIRY #: 3012438.5
YEAR: 1977
= 666'
N



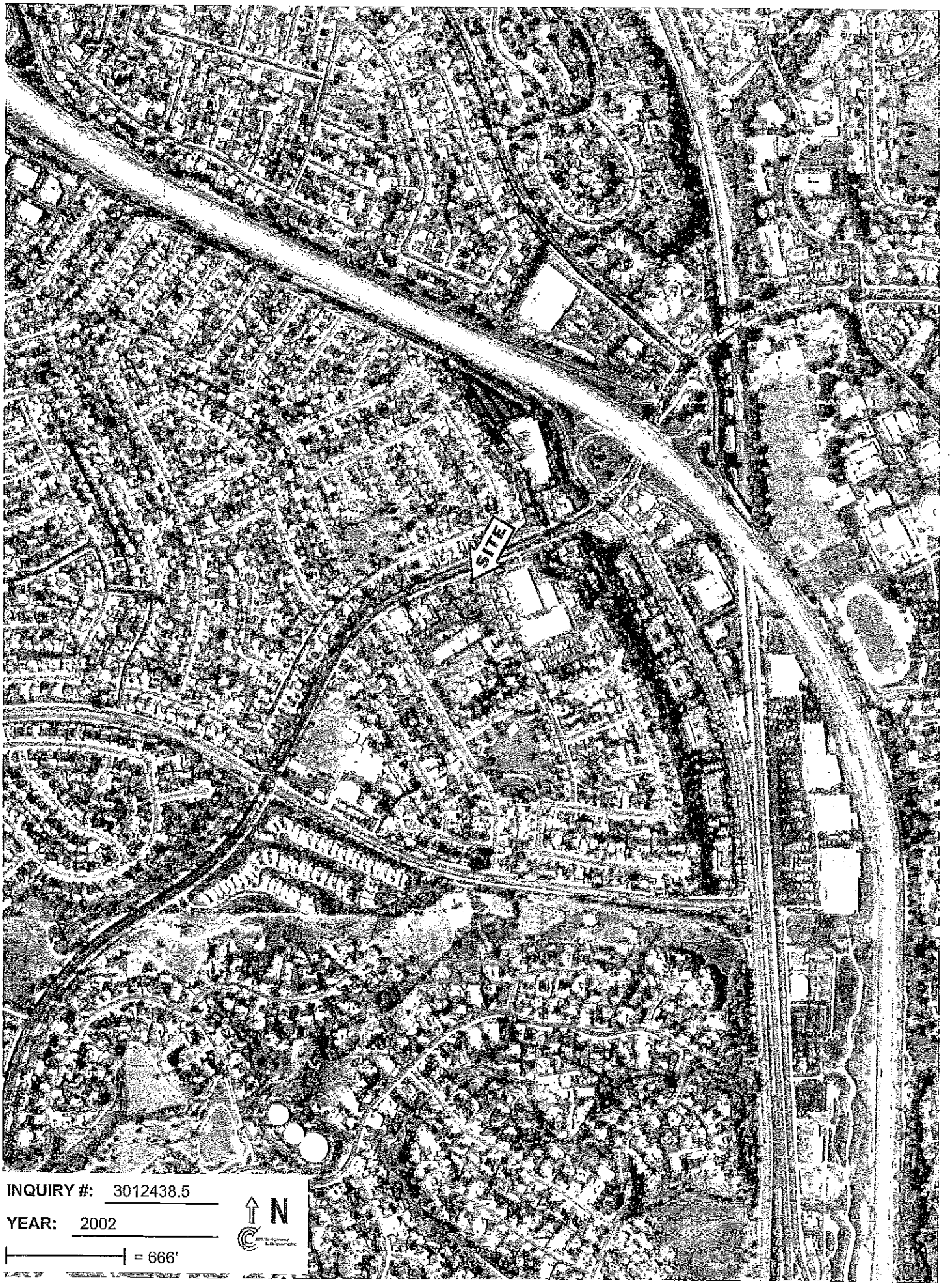
INQUIRY #: 3012438.5

YEAR: 1989

= 666'

N

SITE
INQUIRY #: 3012438.5
YEAR: 1994
N
= 666'


SITE
INQUIRY #: 3012438.5
YEAR: 2002
= 666'
N

BUILDING PERMITS/CERTIFICATES OF OCCUPANCY

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

Regional Office • 26032 GETTY DRIVE LAGUNA NIGUEL, CALIF. 92677 714-831-2610

Main Office • 400 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA 92701 714-834-2028

1

BUILDING ADDRESS 254 LA PAZ RD

TOWN OR SCHOOL DISTRICT LAG. HILLS

OWNER ROBERT KENNEDY

MAILING ADDRESS 25732 LA PAZ RD. PHONE 586-3600

CITY LAG. HILLS

ARCHITECT OR ENGINEER RAWLSON ENGINEERS PHONE 838-5200

ADDRESS 3371 IRVINE BLVD, TUSTIN

CONTRACTOR OWNER PHONE

ADDRESS

State Compensation
Ins. Policy No. _____ Exp. Date _____

"I Certify that the following Contr. Lic. No. _____
and Classification _____ is in full force and effect".

☒ "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section:
Owner-Sec. 7044 (X); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only - Sec. 7053 ( );
Other _____"

☒ "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State Laws regulating building construction".

Signature R. Kennedy Date _____

ZONING REGULATIONS

LEGAL DESCRIPTION Residue Parcel TRACT P.M. 37/3 BLOCK LOT 1265

(PLEASE ATTACH METES AND BOUNDS)

ZONE CN(SR) VARIANCE NO. _____

BUILDING SETBACK C/L ST. 165' PROPERTY LINE 115'±

SIDE YARD, RIGHT 42'± EAVE PROJECTION —

SIDE YARD, LEFT 292'± EAVE PROJECTION —

REAR YARD (TO P/L) 250'± STREET WIDTH 100

PARKING SPACE REQUIRED 201 PROVIDED 220

MISC. 2 FOR CN(SR) REGS. & ROAD IMPROVEMENTS

A.P. 620-211-08 DIST. NO. 5/D

ZONING APPROVED BY R. Sick DATE 8-20-74

DESCRIPTION OF WORK

NEW ☒ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLISH ☐

SIZE SQ. FT. 6161 NO. OF STORIES NO. OF FAMILIES

PROPOSED USE OF STRUCTURE COMMERCIAL BASIC BLDG.

CONSTRUCTION LENDER NAME ☐ UNKNOWN

BRANCH

ADDRESS

GRADING PRE-INSP. FEE $ P.C. FEE $ 228.15

VALUATION $ 91,798.00 B. PT. FEE $ 351.00 +3.00

OCCUPANCY GROUP F-2 TYPE OF CONSTRUCTION VN

PLAN CHECKED BY [signature] PERMIT ISSUANCE APPROVED [signature]

GRADING PERMIT REQ'D. YES ☒ NO ☐ ROUGH GRADING OK Rough Grading Approved

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION: LOCATION REINFORCED ☐	12-27-74	[signature]
SLAB: REINF. ☐ MEMBRANE ☐	1-6-75	[signature]
UNDERPINNING		
MASONRY: BOND BEAM ☐		
FIREPLACE		
ROOF SHEATHING ROOF FRAMING		
FRAMING	3-12-75	[signature]
LATH EXTERIOR	3-17-75	[signature]
LATH ☐ DRYWALL ☐ INTERIOR	3-17-75	[signature]
PLASTER BROWN COAT		
FINAL BUILDING	5-5-75	[signature]
FINAL ZONING	5-2-75	[signature]

REMARKS

MAY 6 1975

VALIDATION

CASHIER	DATE	PERMIT NO.	PERMIT FEE	CODE	PLAN CHECK	TOTAL
4	V 27	97,904	354.00 +	1 1	DEC 22 1975	1 502.15 *

USFA Grading (4 Reqd)
McDonnell Douglas

PROVIDE APPROVED
PLANS PER CALC.
McDonnell 12/26/79

EXT FINISH OK PER LTR
1-12-76 W.P.

RECEIVED
LAND USE DIVISION
DEC 16 1976
ORANGE COUNTY
Bldg. & Safety Dept.

25254 LA PAZ

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92633
(714) 472-7979

NON-RESIDENTIAL BUILDING PERMIT

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
(714) 834-2626

PERMIT NUMBER:NR9104030005 ISSUE DATE:04/03/91

This Permit shall become void if work is not commenced within 180 days of issuance.

JOB ADDRESS:25260 LA PAZ, Q LAGUNA HILLS COUNTY AREA:
NEAREST CROSS STREETS: 5 FWY
APPLICANTS NAME: THARP, ROSS G
ADDRESS:
PHONE: - -
PERMITTEE NAME:
RELATED PERMIT:
TYPE OF PROJECT:
CODE YEAR:1988 PROJ/APPL:
WORK AUTHORIZED:
PRESENT USE: BASIC BLDG
SCOPE OF WORK: REROOF
CT: APN: 620 211 18 SUPER. DIST.: 5 FLOOD PLAIN NO.: CLIMATE ZONE:
ZONE:NC PARCEL MAP NBR 93 PARCEL NBR 50
LOT NOS.:

OWNER: THARP, ROSS G
ADDRESS:
PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

OCC CLASS	TYPE CONST	OCC CODE	USE/OCCUPANCY	SIZE SQ. FT.
B2	05	27	REROOF	3000

TOTAL VALUATION: 3,200.00

STRUC HEIGHT: .00 NBR OF STORIES: 0
NBR OF FAMILIES: 0 (FOR NEW PERMITS ONLY)
GRADING PMT. REQUIRED: ROUGH GRADING REL.:

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
CONTRACTOR:ALL-COAST ROOFIN LIC NO:598440 LIC CL:C-39
ADDRESS:2107 WALLACE AVE. COSTA MESA, CA 92627
PHONE:7146502244 DATE: CONTRACTOR:

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)
LENDERS NAME: ADDRESS:

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
__ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
__ I, as owner of the property, am exclusively contracting with licensed contractors to construct this project.
__ I am exempt under Sec. _____, B&PC for this reason

DATE: Owner:

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.
COMPANY:EXP. 7/92 POL NO: DATE EXP: / /
DATE: APPL/PERMT: VER BY:

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if permit for $100 or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of CA.
DATE:4/3/91 APPL/PERMT: Larry Wilson

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.
DATE:4/3/91 APPL/PERMT:
APPL/PERMT AGENTS NAME: Larry Wilson

ZONING INFORMATION

C/L STREET SETBACK:
FRONT P/L SETBACK: EAVE PROJ:
SIDE YARD RIGHT: EAVE PROJ:
SIDE YARD LEFT: EAVE PROJ:
REAR YARD (TO P/L): EAVE PROJ:
REQ'D PARKING SPACES OPEN: 0 COVERED: 0
ZONING APPROVED BY: LLM DATE: 04/03/91

FEE INFORMATION

DESCRIPTION	QUANTITY	AMOUNT
NON RESID PLAN CHECK	3200.00	33.25
NON RESID PERMIT	3200.00	51.10

REMARKS:

JUN 19 1991

INSPECTION RECORDS

TYPE INSPECTION APPROVALS	DATE	APRV. INSPR'S SIG.	REMARKS
FOUNDATION LOCATION			
SLAB REINF MEMB.			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF SHEATING	4-23-91		
ROOF FRAMING			
FRAMING			
INSULATION SOUND/ENERGY			
LATH EXTERIOR			
LATH OR DRYWALL INT			
PLASTER BROWN COAT			
FINAL BUILDING	6-18-91		
HEALTH			
FIRE			
HAZMAT / AQMD			
BUILDING FINAL			
ZONING FINAL			

INSPECTION CARD

LOCATION: 25254 LA PAZ RD

APN #: 620-211-17 TRACT# 2002-0238 LOT#: 0

BUILDING PROJECT #: CONST. TYPE: 05/31/2002 SERVICE ROOFING

DATED: ISSUED TO: SERVICE ROOFING

CONTRACTOR: SERVICE ROOFING

OWNER: $2,800

VALUE: T/O CAP SHI INSTAL BUILT UP

DESCRIPTION: RHUF

ISSUED BY: RF

PERMITS ISSUED:

NOTES:

APPROVALS	DATE	INSPECTOR	ACTION
1. Temporary Electrical Service / Pole			
2. Soil Pipe – Underground			
3. Water Pipe – Underground			
4. Electrical Conduit – Underground			
5. Electrical Ufer Ground			
6. Gas Line Underground & Test			
7. Footings & Steel			
8. Foundation – Slab on Grade			
9. Steel Reinforcement			
10. Pre-Grout			
11. Structural Floor System			
12. Sewer Line & House Connection			
13. Roof Drains			
14. Rough Plumbing			
15. Rough Electrical Conduit			
16. Rough Electrical Wiring			
17. Rough Wiring Sign			
18. Rough Electrical – T-Bar Ceiling			
19. Rough Heating & Air Conditioning			
20. Rough Factory Fireplace			
21. Ducts, Ventilating			
22. Fire Dampers			
23. Gas Pipe – Rough			
24. Gas Test – Test			
25. Roof Sheathing	06/25/02	S.Bunce	OK
26. Roof Framing			
27. Shear Walls ☐ Interior ☐ Exterior			
28. Rough Frame & Flashing			
29. T-Bar Ceiling			
30. Lathing ☐ Interior ☐ Exterior			
31. Insulation			
32. Drywall Nailing			

APPROVALS	DATE	INSPECTOR	ACTION
33. Electrical Power Meter			
34. Final Electrical			
35. Final Sign			
36. Hood or Canopy			
37. Final Factory Fireplace			
38. Final Heating & A/C			
39. Final Plumbing			
40. Water Service Final			
41. Gas Final Including Connectors			
42. Handicap Regulations – Final			
43. Re-Roof Final	7/11/02	IAN	
44. ZONING – FINAL			
45. ENGINEERING – FINAL			
46. HEALTH DEPT – FINAL			
47. STRCTURE & BLDG – FINAL			
POOL & SPA APPROVALS			
1. Pool & Equipment Location			
2. Steel Reinforcement			
3. Electrical Bonding			
4. Rough Plumb & Pressure Test			
5. APPROV TO COVER–GUNITE			
6. Electrical Conduit – Und Grd			
7. Gas Pipe ☐ Underground Test			
8. Backwash, P-Trap ☐ Und. Grd.			
9. Backwash & Receptor – Final			
10. Fencing & Access Approval			
11. APPROVE FOR PLASTERING			
12. Heater & Vent – Final			
13. Plumbing System – Final			
14. Electrical – Final			
15. Solar System – Final			
16. POOL / SPA SYSTEMS FINAL			

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949)707-2600

This Certificate issued pursuant to the requirements of Section 307 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: ROMA D' ITALIA

Address where Business will be conducted: 25254 LA PAZ RD. #E LAGUNA HILLS, CA. 92653

Name of Occupant/Owner: LOUIE COREA Business Phone: (949)581-2780

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 11503 Occupancy Group: A3 Type of Construction: VN

BUILDING DEPARTMENT

Date Approved: 06 / 09 / 00 By:

Occupancy Description: ITALIAN RESTAURANT

PLANNING DEPARTMENT

Date Approved: 06 / 09 / 00 By:

Date: 06 / 09 / 00

Mark Kalb
Building Official

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: VILLA ROMA MARKET & DELI

Address where Business will be conducted: 25254 LA PAZ ROAD, SUITE B

Name of Occupant/Owner: VICTOR MOYA Business Phone: (949)683-4743

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2005-0670 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 03/15/06 By: Julie A. Molloy

Occupancy Description: MARKET & DELI

BUILDING DEPARTMENT

Date Approved: 03/15/06 By: Robert Hubach

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: VILLA ROMA RESTORANTE

Address where Business will be conducted: 25254 LA PAZ ROAD, SUITE A

Name of Occupant/Owner: VICTOR MOYA Business Phone: (949)454-8585

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2005-1031 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 08/15/06 By:

Occupancy Description: RESTAURANT

BUILDING DEPARTMENT

Date Approved: 08/15/06 By:

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

Regional Office - 25082 GETTY DRIVE LAGUNA NIGUEL, CALIF. 92677 714-831-2010

Main Office - 400 CIVIC CENTER DRIVE WEST SANTA ANA, CALIFORNIA 92701 714-834-2626

BUILDING ADDRESS: 25260 LA PAZ

TOWN OR SCHOOL DISTRICT: LAG HILLS

OWNER: MISSION HILLS PLAZA, LTD. PHONE:

MAILING ADDRESS: 25732 LA PAZ RD 586-360

CITY: LAG. HILLS

ARCHITECT OR ENGINEER: PHONE:

ADDRESS:

CONTRACTOR: Owner PHONE:

ADDRESS:

State Compensation Ins. Policy No. _____ Exp. Date _____

"I Certify that the following Contr. Lic. No. _____ and Classification _____ is in full force and effect".

[X] "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section: Owner-Sec. 7044 [X]; Minor Work Under $100-Sec. 7048 [ ]; or employee working for Wages Only - Sec. 7053 [ ]; Other _____"

[X] "I Certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State laws regulating building construction".

Signature: [signature] Date: 5-17-74

ZONING REGULATIONS

LEGAL DESCRIPTION: TRACT P.M. BLOCK 12 LOT 27

(PLEASE ATTACH METES AND BOUNDS)

ZONE: CN (GR) VARIANCE NO.

BUILDING SETBACK C/L ST. 360 PROPERTY LINE 310

SIDE YARD, RIGHT 20' EAVE PROJECTION —

SIDE YARD, LEFT 25' EAVE PROJECTION —

REAR YARD (TO P/L) 20' STREET WIDTH 100'

PARKING SPACE REQUIRED 128 PROVIDED 193

MISC. "2" FOR CN REGS, DRAINAGE

A.P. 620-211-08 DIST. NO. 5D

ZONING APPROVED BY [signature] DATE 5-14-74

DESCRIPTION OF WORK

NEW [X] ADD [ ] ALTER [ ] REPAIR [ ] DEMOLISH [ ]

SIZE SQ. FT. 232004 NO. OF STORIES 2 NO. OF FAMILIES —

PROPOSED USE OF STRUCTURE: BASIC BLDG. COMM'L RET. STORES & OFFICES.

CONSTRUCTION LENDER NAME: [X] UNKNOWN

SUBCONTRACTOR:

ADDRESS:

GRADING PRE-INSP. FEE $ P.C. FEE $ 424.45

VALUATION 238,900.00 BLDG. PERMIT FEE $ 653.00 +3.00

OCCUPANCY GROUP F2 TYPE OF CONSTRUCTION 2N

PLAN CHECKED BY [signature] INSURANCE APPROVED [signature]

GRADING PERMIT REQ'D. YES [X] NO [ ] ROUGH GRADING O.K. Rough Grading Approved

INSPECTION RECORD

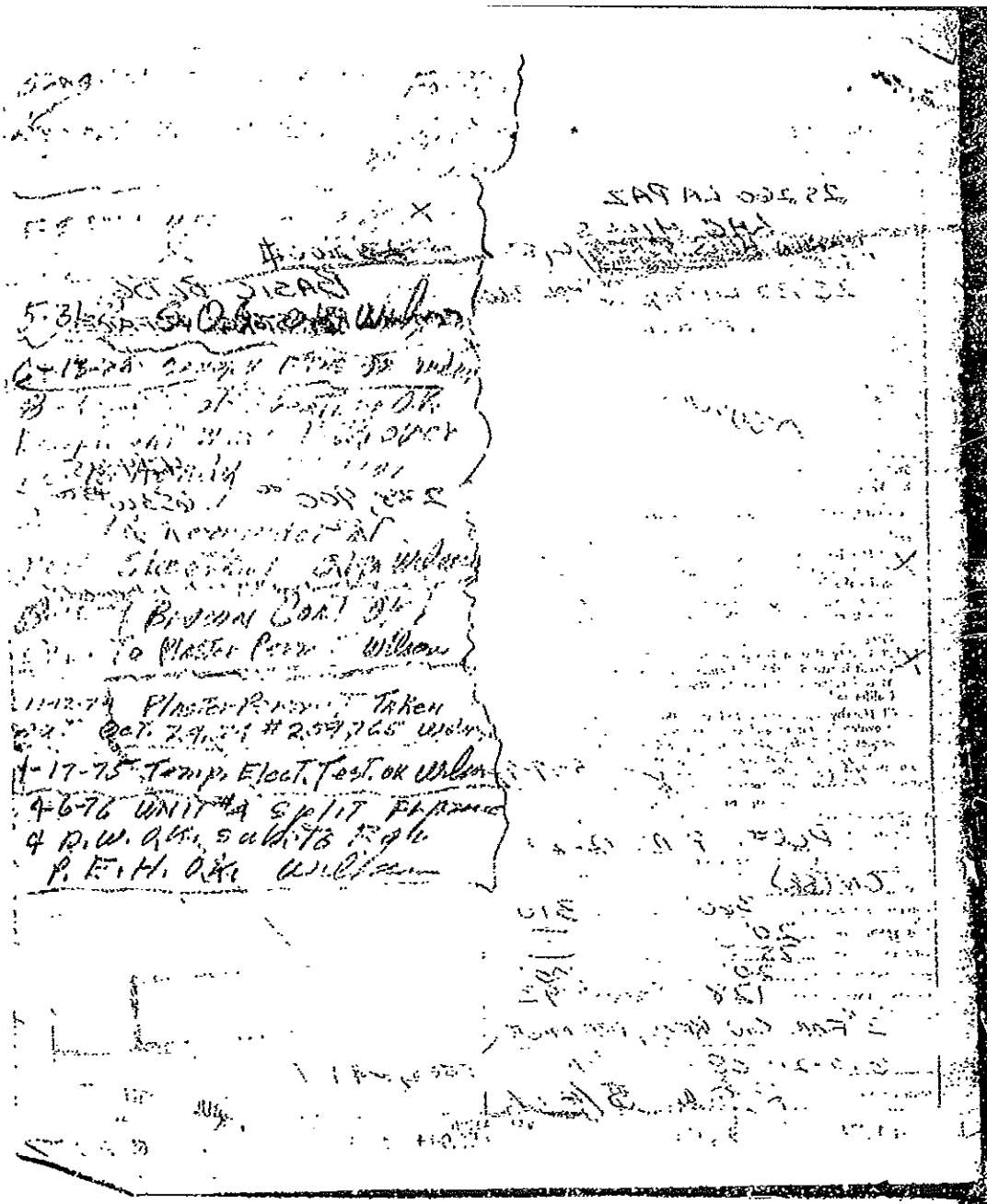
APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION REINFORCLO [ ] LOCATION		
SLAB REINF. [ ] MEMBRANE [ ]		
UNDERPINNING		
MASONRY BOND BEAM [ ]		
FIREPLACE		
ROOF SHEATHING ROOF FRAMING 2 LAYER		
FRAMING		
LATH EXTERIOR		
LATH [ ] DRYWALL [ ] INTERIOR		
PLASTER BROWN COAT		
FINAL BUILDING	5-17	
FINAL ZONING		

REMARKS: FEES; D&I

JUN 6 1977

1 MAY 16'74 92,900 VALIDATION 656.00 + 1 1 656.00 #

CASHIER L.O. DATE PERMIT NO. PERMIT FEE CHK PLAN CHECK TOTAL



REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92633
(714) 472-7979

NON-RESIDENTIAL BUILDING PERMIT

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
(714) 834-2626

PERMIT NUMBER: NR9104030002 ISSUE DATE: 04/03/91

This Permit shall become void if work is not commenced within 180 days of issuance.

JOB ADDRESS: 25260 LA PAZ RD A-M LAGUNA HILLS COUNTY AREA:

NEAREST CROSS STREETS: 5 FWY
APPLICANTS NAME: THARP, ROSS G
ADDRESS:
PHONE: - -
PERMITTEE NAME:
RELATED PERMIT:
TYPE OF PROJECT:
CODE YEAR: 1988 PROJ/APPL:
WORK AUTHORIZED:
PRESENT USE: BASIC BLDG
SCOPE OF WORK: REROOF
CT: APN: 620 211 18 SUPER. DIST.: 5 FLOOD PLAIN NO.: CLIMATE ZONE:
ZONE: NC PARCEL MAP NBR 93 PARCEL NBR 50
LOT NOS.:

OWNER: THARP, ROSS G
ADDRESS:
PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

OCC CLASS	TYPE CONST	OCC CODE	USE/OCCUPANCY	SIZE SQ. FT.
B2	05	27	REROOF	13900

TOTAL VALUATION: 15,000.00

STRUC HEIGHT: .00 NBR OF STORIES: 0
NBR OF FAMILIES: 0 (FOR NEW PERMITS ONLY)
GRADING PMT. REQUIRED: ROUGH GRADING REL.:

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
CONTRACTOR: ALL-COAST ROOFIN LIC NO: 598440 LIC CL: C-39
ADDRESS: 2107 WALLACE AVE. COSTA MESA, CA 92627
PHONE: 7146502244 DATE: CONTRACTOR:

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).
LENDERS NAME: ADDRESS:

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
__ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
__ I, as owner of the property, am exclusively contracting with licensed contractors to construct this project.
__ I am exempt under Sec. _____, B&PC for this reason

DATE: Owner:

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.
COMPANY: EXP. 7/92 POL NO: DATE EXP: / /
DATE: APPL/PERMT: VER BY:

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if permit for $100 or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of CA.
DATE: 4/3/91 APPL/PERMT:
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.
DATE: 4/3/91 APPL/PERMT:
APPL/PERMT AGENTS NAME:

ZONING INFORMATION

C/L STREET SETBACK:
FRONT P/L SETBACK: EAVE PROJ:
SIDE YARD RIGHT: EAVE PROJ:
SIDE YARD LEFT: EAVE PROJ:
REAR YARD (TO P/L): EAVE PROJ:
REQ'D PARKING SPACES OPEN: 0 COVERED: 0
ZONING APPROVED BY: LLM DATE: 04/03/91

FEE INFORMATION

DESCRIPTION	QUANTITY	AMOUNT
NON RESID PLAN CHECK	15000.00	88.30
NON RESID PERMIT	15000.00	135.80

R

REMARKS:

JUN 19 1991

INSPECTION RECORDS

TYPE INSPECTION APPROVALS	DATE	APRV. INSPR'S SIG.	REMARKS
FOUNDATION LOCATION			
SLAB REINF MEMB.			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF SHEATING	4-1-91	Flores	ROOF SHEATHING LOWER NO. EAST ROOF 4-4-91 Flores
ROOF FRAMING			
FRAMING			ROOF SHEATHING CENTER HIGH ROOF 4-8-91 91 Flores
INSULATION SOUND/ENERGY			
LATH EXTERIOR			
LATH OR DRYWALL INT			ROOF SHEATHING LOWER SO WEST ROOF 4-11-91 Flores
PLASTER BROWN COAT			

INSPECTION CARD

LOCATION: 25260 LA PAZ RD

APN #: 620-211-17 TRACT#: 2002-0239 LOT#: 0

BUILDING PROJECT #: 05/31/2002 CONST. TYPE: SERVICE ROOFING

DATED: ISSUED TO: SERVICE ROOFING

CONTRACTOR: SERVICE ROOFING

OWNER: $11,600

VALUE: T/O CAP SHT INSTAL BUILT UP

DESCRIPTION: BRUF

ISSUED BY: RF

PERMITS ISSUED:

NOTES:

APPROVALS	DATE	INSPECTOR	ACTION	APPROVALS	DATE	INSPECTOR	ACTION
1. Temporary Electrical Service / Pole				33. Electrical Power Meter			
2. Soil Pipe – Underground				34. Final Electrical			
3. Water Pipe – Underground				35. Final Sign			
4. Electrical Conduit – Underground				36. Hood or Canopy			
5. Electrical Ufer Ground				37. Final Factory Fireplace			
6. Gas Line Underground & Test				38. Final Heating & A/C			
7. Footings & Steel				39. Final Plumbing			
8. Foundation – Slab on Grade				40. Water Service Final			
9. Steel Reinforcement				41. Gas Final Including Connectors			
10. Pre-Grout				42. Handicap Regulations – Final			
11. Structural Floor System				43. Re-Roof Final	7/10/02	DAN	
12. Sewer Line & House Connection				44. ZONING – FINAL			
13. Roof Drains				45. ENGINEERING – FINAL			
14. Rough Plumbing				46. HEALTH DEPT – FINAL			
15. Rough Electrical Conduit				47. STRCTURE & BLDG – FINAL			
16. Rough Electrical Wiring				**POOL & SPA APPROVALS**			
17. Rough Wiring Sign				1. Pool & Equipment Location			
18. Rough Electrical – T-Bar Ceiling				2. Steel Reinforcement			
19. Rough Heating & Air Conditioning				3. Electrical Bonding			
20. Rough Factory Fireplace				4. Rough Plumb & Pressure Test			
21. Ducts, Ventilating				5. APPROV TO COVER–GUNITE			
22. Fire Dampers				6. Electrical Conduit – Und Grd			
23. Gas Pipe – Rough				7. Gas Pipe ☐ Underground Test			
24. Gas Test – Test				8. Backwash, P-Trap ☐ Und. Grd.			
25. Roof Sheathing	06/11/02	S.D	BK	9. Backwash & Receptor – Final			
26. Roof Framing				10. Fencing & Access Approval			
27. Shear Walls ☐ Interior ☐ Exterior				11. APPROVE FOR PLASTERING			
28. Rough Frame & Flashing				12. Heater & Vent – Final			
29. T-Bar Ceiling				13. Plumbing System – Final			
30. Lathing ☐ Interior ☐ Exterior				14. Electrical – Final			
31. Insulation				15. Solar System – Final			
32. Drywall Nailing				16. POOL / SPA SYSTEMS FINAL			

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: HEIDELBERG PASTRY SHOP

Address where Business will be conducted: 25260 LA PAZ ROAD, SUITE B

Name of Occupant/Owner: KLAUS SCHLOEGLMANN Business Phone: (949)581-7060

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit #: 11542 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 06 / 28 / 00 By: Julie Mallory for Michelle Park

Occupancy Description: BAKERY - COFFEE SHOP

BUILDING DEPARTMENT

Date Approved: 06 / 28 / 00 By: Robert Hathaway for Dave Nelson

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: AWAKENINGS

Address where Business will be conducted: [illegible] PAZ ROAD, SUI[illegible] D-2

Name of Occupant/Owner: JOE MORIARTY Business Phone: (949)457-0797

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit [illegible]1506 Occupancy Group: M Type of Construction: NONE

PLANNING DEPARTMENT

Date Approved: 09 / 26 / 01 By: [signature]

Occupancy Description: R[illegible] SHOP - METAPHYSICAL BOOKS AND GIFTS

BUILDING DEPARTMENT

Date Approved: 09 / 26 / 01

Date: 09 / 26 / 01 By: [signature]
Building Official

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: CURVES FOR WOMEN

Address where Business will be conducted: 24360 LA PAZ ROAD, SUITE D

Name of Occupant/Owner: KIMBERLY DOBBINS Business Phone: (949)420-0240

Address of Home Office of Occupant if different than above: _____ Home Phone: (___) -

Permit #: 12767 Occupancy Group: A-3 Type of Construction: NONE

PLANNING DEPARTMENT

Date Approved: 11 / 12 / 01 By: Debbie A. Mollozy

Occupancy Description: WOMEN'S WEIGHT LOSS FACILITY

BUILDING DEPARTMENT

Date Approved: 11 / 12 / 01 By: Robert E. Mayhugh
Building Official

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: LA PAZ SPA

Address where Business will be conducted: 25260 LA PAZ ROAD, SUITE 1

Name of Occupant/Owner: DEBBIE DREW Business Phone: (949)455-1733

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2004-0708 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 09 / 13 / 04 By: Julie A. Molloy

Occupancy Description: DAY SPA

BUILDING DEPARTMENT

Date Approved: 09 / 13 / 04 By:

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: REFLECTION IMAGING

Address where Business will be conducted: 25260 E. LA PAZ ROAD, SUITE E

Name of Occupant/Owner: GEORGE YUNG Business Phone: (949)285-7698

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2004-0161 Occupancy Group: M Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 11 / 09 / 06 By:

Occupancy Description: ONE HOUR PHOTO LAB AND PHOTO STUDIO

BUILDING DEPARTMENT

Date Approved: 11 / 09 / 06 By:

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
24035 EL TORO ROAD • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: KAPPO HANA

Address where Business will be conducted: 25260 LA PAZ ROAD, SUITE A

Name of Occupant/Owner: EIJI NAKAKITA Business Phone: (949)770-7746

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit #: 2005-0701 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 11 / 30 / 06 By: _____

Occupancy Description: JAPANESE RESTAURANT

BUILDING DEPARTMENT

Date Approved: 11 / 30 / 06 By: _____

Certificate of Use and Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(949) 707-2600

This Certificate issued pursuant to the requirements of Section 109 of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use, for the following:

Business Name: LAGUNA SPA AND SALON

Address where Business will be conducted: 25732 LA PAZ ROAD, SUITE A

Name of Occupant/Owner: KATHY HUYEN PHAM Business Phone: (949)458-2430

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit #: 2003-0710 Occupancy Group: B Type of Construction: V-N

PLANNING DEPARTMENT

Date Approved: 10 / 13 / 03 By: Julie A. Molloy

Occupancy Description: HAIR AND NAIL SALON - 4 STATIONS ONLY - NO MASSAGE

BUILDING DEPARTMENT

Date Approved: 10 / 13 / 03 By: [signature]

APPLICATION FOR BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

1

OWNER: RUTH LA PAZ ETAL
ADDRESS: CAPIST RADIO HIGHLANDS
BUILDER: KWIK-CHEK REALTY CO.
MAILING ADDRESS: P.O. BOX 645 PHONE:
CITY: LA MESA CALIF.
ARCHITECT OR ENGINEER: DONALD LEO SMITH
ADDRESS: P.O. BOX 655, LA MESA
CONTRACTOR: Lloyd Arnett Co.
ADDRESS: 9228 Cuyamaca Rd. Spring Valley
LICENSE NO. B-1 212259

ZONING REGULATIONS
CLASSIFICATION: C-1 DATE: 1-23-68
FILED IN FULLEST CONFORMITY (S): YES NO
FILED DRAWINGS SHOWING PLANS (PER APPLICATION): YES
USE: C ALLEY USE: YES DIST. N: 2 min
REQUIRED SURFACED SITE ENTRANCE: YES NO
BUILDING HEIGHT: STORIES 1 FEET
REQUIRED LAND AREA: YES NO
VARIANCE REQUIRED: YES APPROVED 2-1-68 No. UV-5760
DISTRICT: M-36/40 CORNER LOT: INT. LOT: C
BUILDING SETBACK FR. ST.: 136 FOOTAGE LIMIT: 66
SIDE YARD, RIGHT: 65 CALIFIED DIRECTIONS:
SIDE YARD, LEFT: 320 SAME RELOCATION:
REAR YARD (NO ALLEY): 215 WIDTH OF ALLEY:
SEPARATION BETWEEN BUILDINGS: NO OTHER.
AMOUNT OF REQUIRED SITE YARD PROJECTED:
DEGREE OF REQUIRED YARD PROJECTED:
STORIES (#) REQUIRED YARD PROJECTED:
PARKING: 25 CAPACITY, CARS: 25
OTHER: PLANTED FOR COMPLIANCE WITH FINDINGS OF UV-5760
AP 626-032-02 (POR)

DESCRIPTION OF WORK
NEW [X] ADD [ ] ALTER [ ] REPAIR [ ] DEMOLISH [ ]
SIZE SQ. FT.: 2468 NO. OF STORIES: 1 NO. OF FAMILIES:
USE OF STRUCTURE: COMMERCIAL MARKET
STRUCTURE
LEGAL DESCRIPTION OF PROPERTY: LOT 2 BLOCK
(PLEASE ATTACH METES AND BOUNDS)

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION I HAVE GIVEN IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING THE ABOVE MENTIONED CONSTRUCTION.

SIGNATURE OF PERMITTEE: Paul Ruth
ADDRESS: P.O. Box 645 La Mesa

VALUATION $ 22,000
PLAN CHECK FEE $ 34.20
BUILDING PERMIT FEE $ 65.00
OCCUPANCY GROUP: S-2 TYPE CONSTRUCTION: VN

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S INITIALS
FOUNDATION LOCATION FORMS AND MATERIALS	2-7-68	
REINFORCED MASONRY OR CONCRETE		
BOND BEAM		
UNDERFINISH	3-4-68	
ROOF SHEATHING		
FLASHING		
FRAMING		
LATH & DRYWALL INTERIOR	4-17-68	
LATH EXTERIOR		
PLASTER SCRATCH COAT	SEE ATTACHED CARD	
FINAL	5-24-68	

GRADING PERMIT NO. 5

APPROVED
COUNTY OF ORANGE

LOCATION OF BUILDING SITE: 1000 W. 17th STREET
SANTA ANA, CALIF.
VALUATION $400

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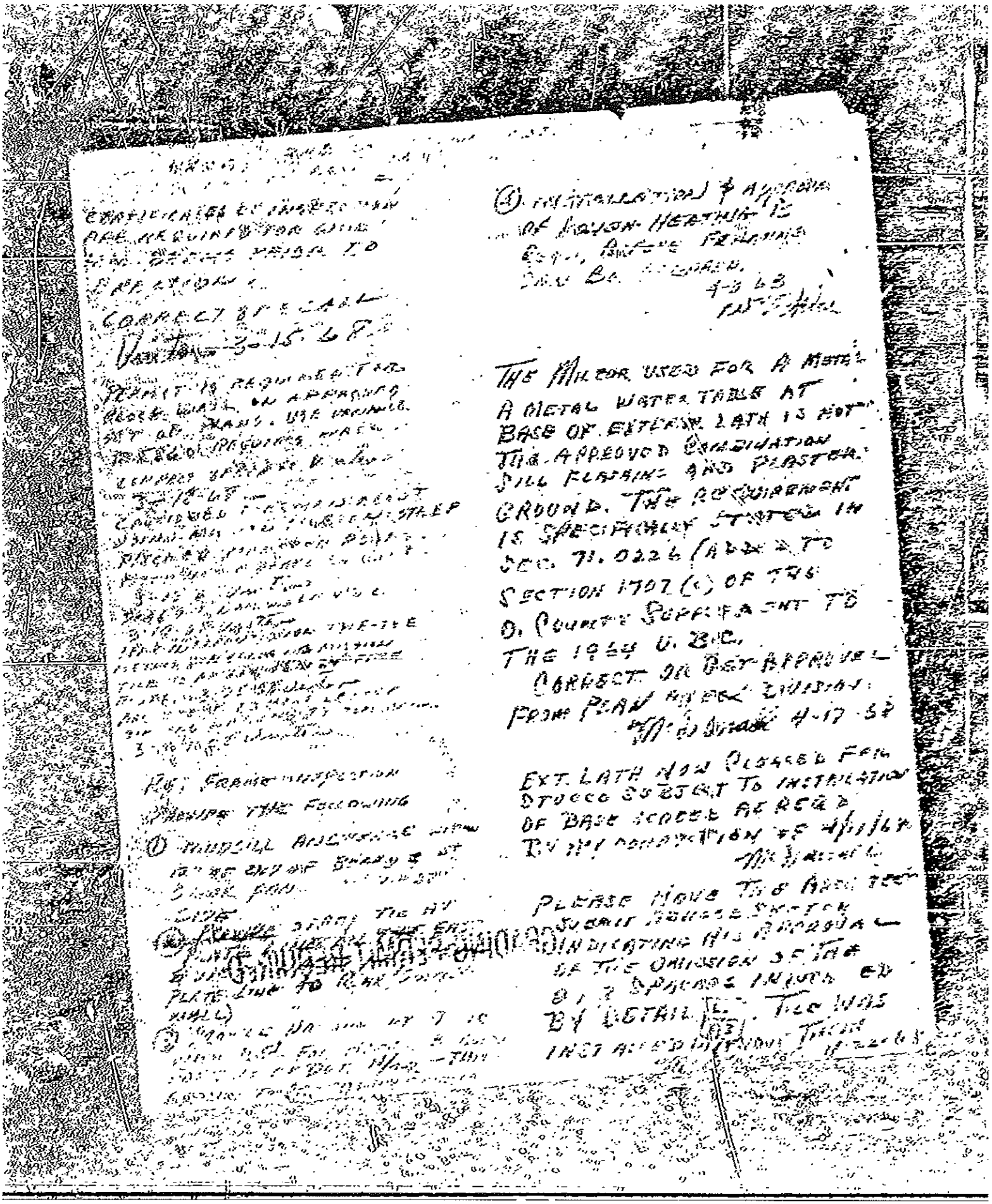
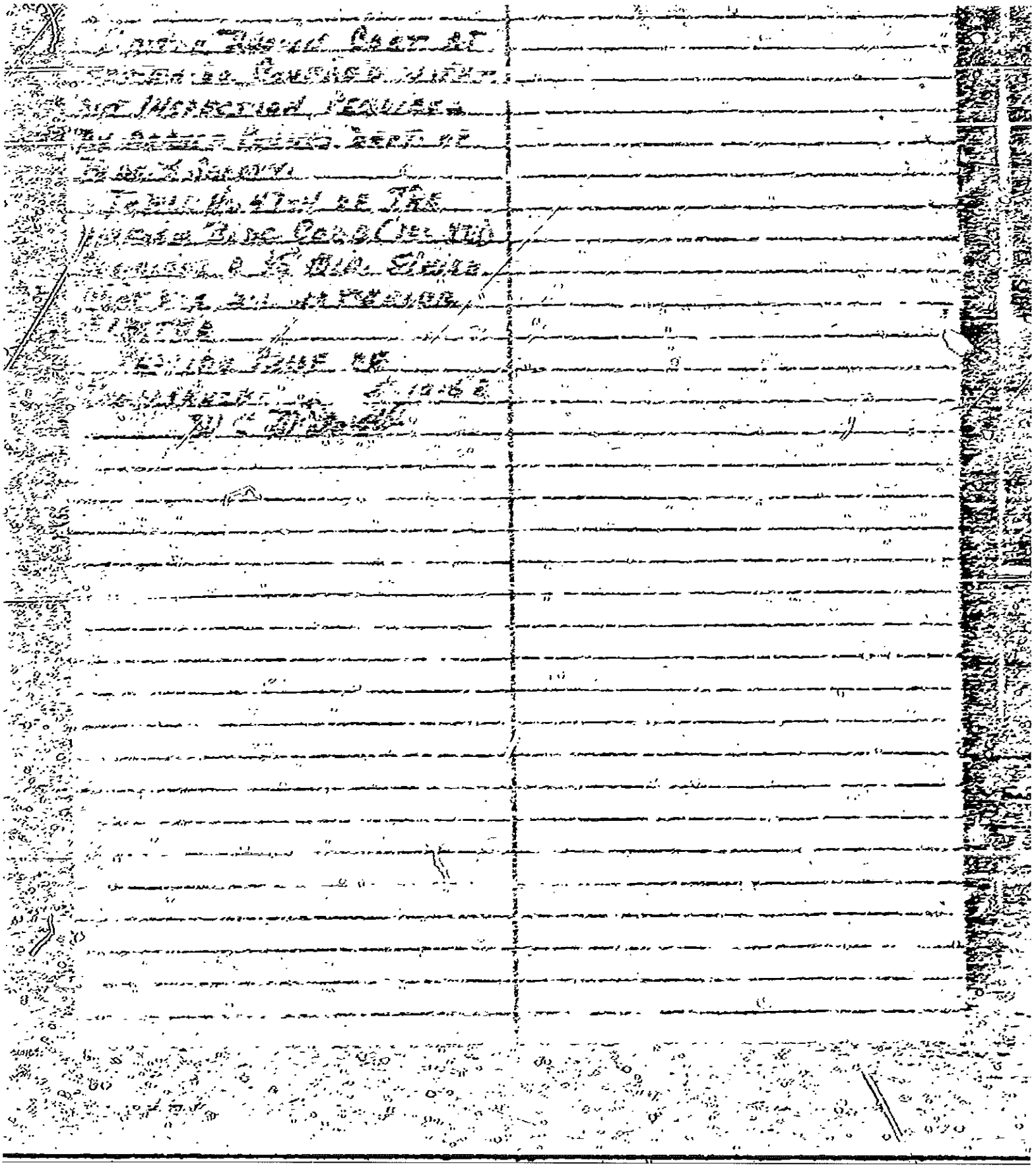


THE MIL FOR USED FOR A METAL
A METAL WATER TABLE AT
BASE OF EXTERIOR LATH IS NOT
THE APPROVED SPECIFICATION
SILL FLASHING AND PLASTER
GROUND. THE REQUIREMENT
IS SPECIFICALLY STATED IN
SEC. 71.0226 (A) 2 TO
SECTION 1707 (C) OF THE
D. COUNTY SUPPLEMENT TO
THE 1949 U. B.C.
CORRECT OR BE APPROVED
FROM PLAN
Wm. D. Grace 4-17-52

EXT. LATH NOW PLACED FOR
STUCCO SUBJECT TO INSPECTION
OF BASE SCREED AS REQ'D
BY THIS SECTION OF ORDINANCE
Wm. D. Grace

PLEASE GIVE THIS BOARD
SUBMIT SAMPLE OF
INDICATING HIS APPROVAL
OF THE OMISSION OF THE
OF SPECIFIED INSULATION
BY DETAIL. THE WORK
INCLUDED IN THIS



1

COUNTY OF ORANGE DEPARTMENT OF BUILDING AND SAFETY

APPLICATION FOR A BUILDING PERMIT AND A CERTIFICATE OF USE & OCCUPANCY

Regional Office - 20062 GETTY DRIVE, LAGUNA NIGUEL, CALIF. 92677 714-831-2810

Main Office - 400 CIVIC CENTER DRIVE WEST, SANTA ANA, CALIFORNIA 92701 714-834-2620

BUILDING ADDRESS: 25758 LA PAZ

TOWN OR SCHOOL DISTRICT: LAGUNA HILLS

OWNER: ROBERT KENNEDY PHONE

MAILING ADDRESS: 25732 LA PAZ

CITY: LAGUNA HILLS 586-3600

ARCHITECT OR ENGINEER PHONE

ADDRESS

CONTRACTOR: OWNER PHONE

ADDRESS

State Compensation Ins. Policy No. _____ Exp. Date _____

"I Certify that the following Contr. Lic. No _____ and Classification _____ is in full force and effect".

[X] "I Hereby Certify I am exempt from Sec. 7031.5 of the Business & Professional Code, Div. 3, Chap. 9, Contractors' License Law under the following section:

Owner-Sec. 7044 (X); Minor Work Under $100-Sec. 7048 ( ); or employee working for Wages Only - Sec. 7053 ( ):

Other AGENT

[ ] "I Certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California".

"I Hereby acknowledge and state that the information I have provided is correct and agree to comply with all County Ordinances and State laws regulating building construction".

Signature [illegible] Date 3-26-75

DESCRIPTION OF WORK

NEW [ ] ADD [ ] ALTER [ ] REPAIR [ ] DEMOLISH [ ]

SIZE SQ. FT. 300'±X6' NO. OF STORIES NO. OF FAMILIES

PROPOSED USE OF STRUCTURE: SCREEN WALL

CONSTRUCTION LENDER NAME [ ] UNKNOWN

BRANCH

APPROVED

GRADING FEE INSP. FEE $ P.C. FEE $ 3.00

VALUATION $ 700 BLDG. PERMIT FEE $ 5.00 + 3.00

OCCUPANCY GROUP U TYPE OF CONSTRUCTION FENCE

PLAN CHECKED BY [illegible] PERMIT ISSUED APPROVED [illegible]

GRADING PERMIT REQ'D. YES [ ] NO [ ] ROUGH GRADING O.K.

INSPECTION RECORD

APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATIONS LOCATION REINFORCED [ ]		
SLAB REINF. [ ] HEADLAND [ ]		
UNDERPINNING		
RESIDENT BOND BEAM [ ]		
FIREPLACE		
ROOF SHEATHING ROOF FRAMING		
FRAMING		
LATH EXTERIOR		
LATH [ ] DRYWALL [ ] INTERIOR		
PLASTER BROWN COAT		
FINAL BUILDING		
FINAL ZONING	APR 25 1975	

REMARKS: FENCE NOT TO ENCROACH ON SCHOOL TO ADJACENT PARCEL. FIELD INSP.

ZONING REGULATIONS

LEGAL DESCRIPTION: PT. TR. 10[illegible] LOT 64

(PLEASE ATTACH PLOT AND BOUNDS)

ZONE: CN(SR) VARIANCE NO.

BUILDING SETBACK C/L ST. PROPERTY LINE

SIDE YARD ALONG ISOLATED ALLEY SIDE

SIDE YARD OF PARCEL ADJACENT PARALLEL TO

REAR YARD UNLESS THAT IS 165.31' FROM

PARCEL ON THE MACKENZIE STREET

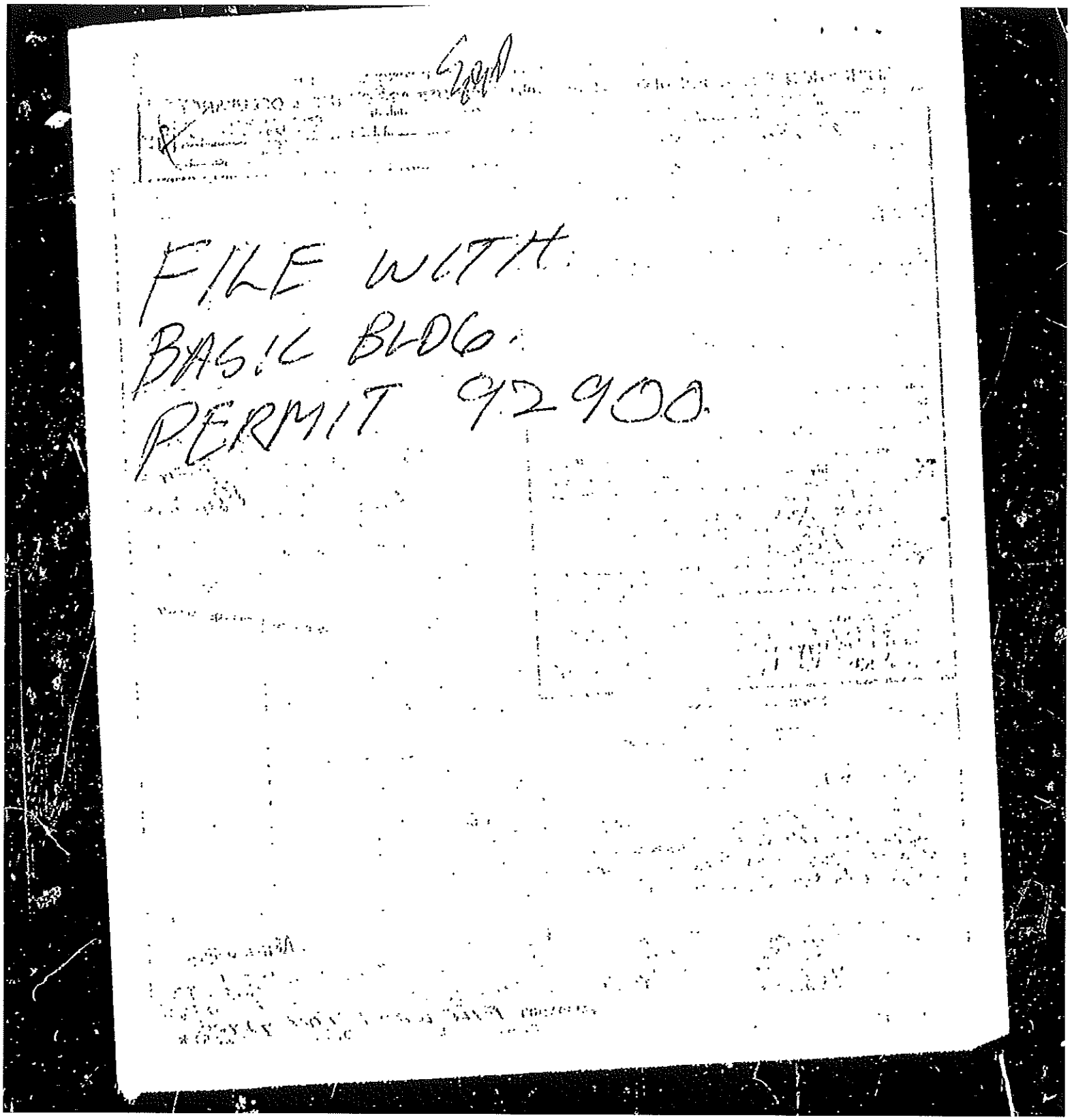
MISC.

A.P. 620-211-08 DIST. NO. 5 ID

ZONING APPROVED BY [illegible] DATE 3-26-75

VALIDATION FILE WITH PERMIT $ 16.00

CASHIER	DATE	PERMIT NO	TERM FEE	CODE	PLAN CHECK	TOTAL
5	MAR 26'75	27,501	8.00	1	3.00	16.00 *


FILE WITH
BASIC BLDG.
PERMIT 92900.

Applicant to fill in all spaces except those within heavy border lines and sign all appropriate declarations.

CITY OF LAGUNA HILLS CONSTRUCTION PERMIT

Project Address 25758 La Paz Rd
Project / Business Name 7-11 Store
Owner's Name Southland Corp Phone (714) 455-2833
Address P.O. Box 2245, Brea, Ca. Zip 92621
Arch. / Eng. Benjamin Stowe License No. C-25159 4
Address 332 S. West St. S.L.C. UT. 84125 Phone (801) 363-8900
Contractor's Name Young Electric Sign Co Phone (909) 923-2668
Address (mailing) 1413 E. Philadelphia St
City Ontario, Ca Zip 91761

LICENSED CONTRACTOR DECLARATION
I hereby affirm that I am licensed under provisions of Charter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class and Number C-10-652155 Exp. Date 8-31-96
Date 12/12/94 Signature Tom Young

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Section 3800, Lab. C.)
Policy no 47P-0000007 Company State Fund
☐ Certified copy is hereby furnished. Expiration Date 4-1-95
☒ Certified copy is filed with the City Building Division.
Date 12/12/94 Signature Tom Young

EXEMPTION FROM WORKERS' COMPENSATION DECLARATION
(This section need not be completed if the permit is for two hundred ($200) or less).
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California
Date _____ Signature _____
NOTICE: If, after making this declaration, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 Civ. C.)
Lender's Name _____
Lender's Address _____

OWNER BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 Business and Professional Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he/she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he/she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).
☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044, Business and Professional Code: The Contractor's License Law does not apply to an owner of a property who builds or improves thereon, and who does such work himself / herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner will have the burden of proving he/she did not build or improve for the purpose of sale)
☐ I, as owner of the property am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor (s) license pursuant to the Contractor's License Law) I am aware that proof of their Worker's Compensation insurance should be provided to me.
☐ I am exempt under Section _____ B & P.C. for this reason
Date _____ Owner _____
I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and allow mentioned property for inspection purposes.
Signature Tom Young Date 12/12/94
Driver's License or SS# H0186507

PER. # 4059 | TRACT NO. 39-3 | LOT NO. | UNIT NO.

TYPE OF WORK ☒ NEW ☒ ADDITION ☐ ALTER ☐ REPAIR ☐ DEMOLISH
DESCRIPTION OF WORK / USE OF BLDG (2) parking light poles (18) Building Fixtures - Wall fixtures under canopy
TYPE OF PERMIT ☒ FOUNDATION ☐ STRUCTURAL ☐ POOL / SPA ☐ SIGN
☒ ELECTRICAL ☐ PLUMBING ☐ MECHANICAL ☐ OTHER
PROJECT DESCRIPTION SQ. FT. 2400 OCCUPANCY
SQ. FT. OCCUPANCY
NO. OF STORIES 1 VALUATION $ 7050 00
CONST. TYPE SPRINKLED CODE YR.

HAZMAT YES ___ NO ___ INDICATE IF THE INTENDED OCCUPANCY WILL USE CHEMICALS INITIALING YES ACKNOWLEDGES THAT H&S CODE SECTIONS 25505, 25533 AND 25534 AS WELL AS FILING DIRECTIONS WERE MADE AVAILABLE TO YOU.

Remarks:

PERMIT WILL EXPIRE IF INSPECTIONS ARE NOT SCHEDULED EVERY 180 DAYS.

PLANNING REQUIREMENTS
NO. OF BLDGS _____ NO. OF UNITS _____
PLANNING AREA _____
CENSUS TRACT _____
USE CODE PC - MISSIONS (SR)
PLANNING REFERENCE # UP 81-38P, TR 6018, UV 5860
ASSESSOR PARCEL # 620-211-09

PLAN CHECK #

PLUMBING				FEES
	Bar Sink		Showers	
	Backflow Preventer		Service Sink	
	Backflow Irrigation		Sewer Cap	
	Bathtubs		Sewer Connection	
	Clarifiers		Solar Collectors	
	Dishwasher		Solar Piping	
	Drinking Fountains		Solar Tank	
	Floor Drains		Swimming Pool w/Spa	
	Floor Sinks		Urinal	
	Gas Service Outlets		Water Closer	
	Interceptors		Water Heater	
	Kitchen Sink		Water Service	
	Lavatories		Underground Gas	
	P – Trap			
	Roof Drains			
	Reinspection Fee		Issue Fee	

MECHANICAL				FEES
	Boiler		Hood or Canopy Type I ☐ Type II ☐	
	Duct - Under Ground			
	Duct - Structural		Refrigeration System	
	Duct - Ventilating		☐ 0-100,000 BTU ☐ 100,000 BTU	
	Exhaust System ☐ Multiple ☐		System Repair / Alteration	
	Firepl/Fact. Bit ICBO #		Wall Furnace	
	Heating System & Ducting			
	☐ 0-100,000 BTU ☐ 100,000 BTU			
	Reinspection Fee		Issue Fee	

ELECTRICAL				FEES
	Automatic Washer		Transformer ☐ 15 - 50 KW ☐ 50 + KW	
	Construction Pole Sub.			
	Cooking Unit		Meter ☐ up to 100 amps	
	Dishwasher		Meter ☐ over 100 amps	
	Dryers ☐ Gas ☐ Electric		Sub Panel	
	Fan		Motors ☐ 0 - 1 HP ☐ 1 1/2 - 8	
	F A U		Inc. Solar ☐ 9 - 15 HP ☐ 18 - 15 +	
18	Fixtures	19 80	Microwave	
	Device Boxes	2	Pole Light	22 20
	Outlets		Range	
	Switches		Sign	
	Garbage Disposal		Standing Sections	
	Generator ☐ 0-5 KW ☐ 5-15 KW		Trash Compactor	
			Time Clock	
			Temp. Power Pole	
	Reinspection Fee		Issue Fee	

DEVELOPMENT SERVICES REQUIREMENTS:
Zoning Approved By _____ Date _____
Building Approved By _____ Date _____
Application Issued By _____ Date 12-12-94

SUMMARY OF FEES

BUILDING PERMIT	$	SMIP	$
PLAN CHECK	$	PERMIT ISSUANCE	$ 15 00
PLUMBING	$	PLANNING P. C.	$
PLAN CHECK	$	GRADING	$
ELECTRICAL	$ 92 00	MICROFILM	$ 3 00
PLAN CHECK	$ 27 30		
MECHANICAL	$		
PLAN CHECK	$	TOTAL FEE	$ 87 30

White — Building Canary — Assessor Pink — Accounting Goldenrod — Applicant

Refundable Bond / Deposit $ _____ Receipt # 4574

CONSTRUCTION AND PLANNING APPROVALS Permit # _____	Date	Inspector
1. Temporary Electrical Service or Pole		
2. Soil Pipe — Underground		
3. Water Pipe — Underground		
4. Electrical Conduit — Underground		
5. Electrical Uder Ground		
6. Gas Line Underground & Test		
7. Footings & Steel (2)	2-2-95	BJ
8. Foundation — Slab on Grade		
9. Steel Reinforcement		
10. Pre-Grout		
11. Structural Floor System		
12. Property Sewer Line & House Connection		
13. Roof Drains & Overflows		
14. Rough Plumbing		
15. Rough Electrical Conduit		
16. Rough Electric Wiring		
17. Rough Wiring Sign		
18. Rough Electrical – T-Bar Ceiling		
19. Rough Heating & Air Conditioning		
20. Rough Factory Fireplace		
21. Ducts, Ventilating		
22. Fire Dampers		
23. Gas Pipe — Rough		
24. Gas Pipe — Test		
25. Roof Sheathing		
26. Roof Framing		
27. Shear Walls		
28. Frame and Flashing		
29. T-Bar Ceiling		
30. Lathing & Siding		
31. Insulation		
32. Drywall Nailing		
33. Electrical Power Meter — Final		
34. Final Electric	4/13/95	BJ
35. Final Sign		
36. Hood or Canopy		
37. Final Factory Fireplace		
38. Final Heating & Air Conditioning		
39. Final Plumbing		
40. Water Service Final		
41. Gas Final Including Connectors		
42. Backflow Preventer		
43. Backflow Irrigation		
44. Solar Domestic — Final		
45. Re-Roof Final		
46. Retaining Wall Final		
47. Handicap Regulations		
48. FINAL STRUCTURE & BUILDING		
49. Electric Release		
50. Gas Release		
51. CERTIFICATE OF OCCUPANCY No _____ Date _____		

POOL / SPA APPROVALS Permit # _____	Date	Inspector
52. Pool & Equipment Location		
53. Steel Reinforcement		
54. Electrical Bonding		
55. Rough Plumbing & Pressure Test		
56. APPROVAL TO COVER — GUNITE		
57. Electrical Conduit — Underground		
58. Gas Pipe, ☐ Underground, Test		
59. Backwash Lines, P-Trap, ☐ Underground		
60. Backwash & Receptor — Final		
61. Heater & Vent — Final		
62. Plumbing System — Final		
63. Electrical — Final		
64. Solar System — Final		
65. Fencing & Access Approval		
66. APPROVED FOR PLASTERING		
67. POOL / SPA SYSTEMS FINAL		
FIRE DEPT. REQUIREMENT APPROVALS Permit # _____		
68. Underground Hydro		
69. Product Piping ☐ Gas ☐ Oil		
70. Underground Flush		
71. Underground Storage Tank ☐ Gas ☐ Oil		
72. Overhead Hydro		
73. Dry Chemical		
74. Dry Standpipe		
75. FIXED SYSTEM FINAL		
76. FIRE PREVENTION FINAL		
NOTES		

City of Laguna Hills

X

REGIONAL OFFICE	NON-RESIDENTIAL BUILDING PERMIT	*CENTRAL OFFICE
22921 TRITON WAY LAGUNA HILLS, CA 92633 (714) 472-7979	COUNTY OF ORANGE ENVIRONMENTAL MANAGEMENT AGENCY REGULATION	12 CIVIC CENTER PLAZA SANTA ANA, CA 92702-4048 (714) 834-2626

PERMIT NUMBER:NR9202240009 ISSUE DATE:02/24/92

This Permit shall become void if work is not commenced within 180 days of issuance.

JOB ADDRESS:25758 LA PAZ RD LAGH COUNTY AREA:

NEAREST CROSS STREETS: **MCKENZIE**

APPLICANTS NAME: **THOMPSON, JOHN P TR** PERMITTEE NAME:**PETRONELLA ROOFING**

ADDRESS: RELATED PERMIT:

PHONE: - - TYPE OF PROJECT:

WORK AUTHORIZED: CODE YEAR: **0** PROJ/APPL:

PRESENT USE: **COMML BUILDING**

SCOPE OF WORK: **REROOF**

CT: APN: **620 211 09** SUPER. DIST.: **5** FLOOD PLAIN NO.: CLIMATE ZONE:

ZONE:**NC** **TOWN** **7** **RANGE** **8** **SECT** **2**

LOT NOS.:

OWNER: **THOMPSON, JOHN P TR**
ADDRESS:

PHONE: - -

------ :
ADDRESS:

LICENSE NO.: PHONE: - -

------ :
ADDRESS:

LICENSE NO.: PHONE: - -

OCC CLASS	TYPE CONST	USE/OCCUPANCY	SIZE SQ. FT.
B2	05 BUILT-UP	REROOF	800

TOTAL VALUATION: **640.00**

STRUC HEIGHT: .00 NBR OF STORIES: 0
NBR OF FAMILIES: 0 (FOR NEW PERMITS ONLY)
GRADING PMT. REQUIRED: ROUGH GRADING REL.:

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR:PETRONELLA ROOFI LIC NO:460707 LIC CL:C-39

ADDRESS:2626 NEWPORT BLVD. COSTA MESA, CA 92626

PHONE:7145481645 DATE: 2-24-92 CONTRACTOR:

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)

LENDERS NAME: ADDRESS:

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

__ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

__ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

__ I am exempt under Sec. , B&PC for this reason

DATE: OWNER:

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.

COMPANY:STATE FUND POLICY NO:1079987 DATE EXP:07/01/92

DATE:2-24-92 APPL/PERMT: VER BY:

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if permit for $100 or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of CA.

DATE: APPL/PERMT:

NOTICE TO APPLICANT: If after making this Certificate of Exemption, you should become subject to the Workers' Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

DATE:2-24-92 APPL/PERMT:

APPL/PERMT AGENTS NAME:

ZONING INFORMATION

C/L STREET SETBACK:
FRONT P/L SETBACK: EAVE PROJ:
SIDE YARD RIGHT: EAVE PROJ:
SIDE YARD LEFT: EAVE PROJ:
REAR YARD (TO P/L): EAVE PROJ:
REQ'D PARKING SPACES OPEN: 0 COVERED: 0
ZONING APPROVED BY: **REG** DATE: **02/24/92**

FEE INFORMATION

DESCRIPTION	QUANTITY	AMOUNT
PERMIT ISSUANCE		15.00
NON RESID PLAN CHECK	640.00	14.00
NON RESID PERMIT	640.00	21.00
TOTAL FEES:		50.00
CRTA:		287196

OCT - 7 1992

REMARKS:

APPROVED BY: **WDA** PLN CKR: **OVER-THE-COUNTER PLA**

INSPECTION RECORDS

TYPE INSPECTION APPROVALS	DATE	APRV. INSPR'S SIG.	REMARKS
FOUNDATION LOCATION			
SLAB REINF MEMB.			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF SHEATING	2-27-92	L Priegel	
ROOF FRAMING			
FRAMING			
INSULATION SOUND/ENERGY			
LATH EXTERIOR			
LATH OR DRYWALL INT			
PLASTER BROWN COAT			

CITY OF LAGUNA HILLS

Development Services

CERTIFICATE OF OCCUPANCY APPLICATION

Applicant Information

Business Name 7-ELEVEN # 13801 Business Phone 949-855-6611

Business Address 25758 La Paz Rd. Laguna Hills, CA. 92653

Business Fax N/A Business e-mail N/A

Business Contact (Owner/Manager – circle one) Shiv Ter S. Atwal

Emergency Contact/Phone 714-529-7711

Type of Business (Detailed Description) Convience Store

Number of employees 3 Type of Use (Office, Retail, or Industrial) RETAIL

Total Square Feet _____ (sf) office _____ (sf) warehouse _____ (sf) manufacturing _____ (sf)

Hours of Operation (Specify days and a.m./p.m.) 7 days – 24 Hours

State Sales Tax No. SREAA 97199725 Social Security No. 611-22-1836

State Employer ID (SEIN) 438-2921-7 Federal Employer ID (FEIN) 33-0788938

Print Name (authorized rep) Art Alvarez Signature Art Alvarez

PROPERTY MANAGER/LEASING AGENT INFORMATION (if Owner of property, check here ☐)

Property Manager/ Leasing Agent Information (circle one)

Company _____

Address _____

Contact _____

Phone and Fax _____

STAFF USE ONLY (BELOW THIS LINE)

Building Permit # 10855 Parking Required _____ File # 25

Develop\Planning Forms and Applications\Certificate of Occupancy.doc

Date/Company 11/16/99 7-Eleven

Address 25758 La Paz Rd.

X 25250 LA PAZ

REGIONAL OFFICE
22921 TRITON WAY
LAGUNA HILLS, CA 92633
(714) 472-7979

NON-RESIDENTIAL BUILDING PERMIT

COUNTY OF ORANGE
ENVIRONMENTAL MANAGEMENT AGENCY
REGULATION

CENTRAL OFFICE
12 CIVIC CENTER PLAZA
SANTA ANA, CA 92702-4048
(714) 834-2626

PERMIT NUMBER:NR9104030004 ISSUE DATE:04/03/91

This Permit shall become void if work is not commenced within 180 days of issuance.

JOB ADDRESS:25260 LA PAZ, N-O COUNTY AREA:
NEAREST CROSS STREETS: **5 FWY**
APPLICANTS NAME: **THARP, ROSS G**
ADDRESS:
PHONE: - -
PERMITTEE NAME:
RELATED PERMIT:
TYPE OF PROJECT:
CODE YEAR:**1988** PROJ/APPL:
WORK AUTHORIZED:
PRESENT USE: **BASIC BLDG**
SCOPE OF WORK: **REROOF**
CT: APN: **620 211 18** SUPER. DIST.: **5** FLOOD PLAIN NO.: CLIMATE ZONE:
ZONE:**NC** **PARCEL MAP NBR 93 PARCEL NBR 50**
LOT NOS.:

OWNER: **THARP, ROSS G**
ADDRESS:
PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

------ :
ADDRESS:
LICENSE NO.: PHONE: - -

OCC CLASS	TYPE CONST	OCC CODE	USE/OCCUPANCY	SIZE SQ. FT.
B2	05	27	REROOF	3000

TOTAL VALUATION: **3,200.00**

STRUC HEIGHT: .00 NBR OF STORIES: 0
NBR OF FAMILIES: 0 (FOR NEW PERMITS ONLY)
GRADING PMT. REQUIRED: ROUGH GRADING REL.:

LICENSED CONTRACTORS DECLARATION
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
CONTRACTOR:ALL-COAST ROOFIN LIC NO:598440 LIC CL:C-39
ADDRESS:2107 WALLACE AVE. COSTA MESA, CA 92627
PHONE:7146502244 DATE:_____ CONTRACTOR:_____

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C)
LENDERS NAME:_____ ADDRESS:_____

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason:
__ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
__ I, as owner of the property, am exclusively contracting with licensed contractors to construct this project.
__ I am exempt under Sec._____, B&PC for this reason

DATE:_____ Owner:_____

WORKERS' COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.
COMPANY:EXP. 7/92 POL NO:_____ DATE EXP:__/__/__
DATE:_____ APPL/PERMT:_____ VER BY:_____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if permit for $100 or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of CA.
DATE:4/3/91 APPL/PERMT:[signature]
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS COUNTY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.
DATE:4/3/91 APPL/PERMT:[signature]
APPL/PERMT/AGENTS NAME:[signature]

ZONING INFORMATION

C/L STREET SETBACK:
FRONT P/L SETBACK: EAVE PROJ:
SIDE YARD RIGHT: EAVE PROJ:
SIDE YARD LEFT: EAVE PROJ:
REAR YARD (TO P/L): EAVE PROJ:
REQ'D PARKING SPACES OPEN: 0 COVERED: 0
ZONING APPROVED BY: LLM DATE: 04/03/91

FEE INFORMATION

DESCRIPTION	QUANTITY	AMOUNT
NON RESID PLAN CHECK	3200.00	33.25
NON RESID PERMIT	3200.00	51.10

REMARKS:

JUN 19 1991

INSPECTION RECORDS

TYPE INSPECTION APPROVALS	DATE	APRV. INSPR'S SIG.	REMARKS
FOUNDATION LOCATION			
SLAB REINF MEMB.			
UNDERPINNING			
MASONRY BOND BEAM			
FIREPLACE			
ROOF SHEATING	5-1-91	J Bright	
ROOF FRAMING			
FRAMING			
INSULATION SOUND/ENERGY			
LATH EXTERIOR			
LATH OR DRYWALL INT			
PLASTER BROWN COAT			

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

California Regional Office
26401 Cabot Road
Suite 118
Laguna Hills, CA 92653

A/E WEST CONSULTANTS INC.

ph: 949.582.6250
fx: 949.582.6252
Client Service:
1-800-488-8586

SITE ASSESSMENT QUESTIONNAIRE
For NONRESIDENTIAL PROPERTIES

To be completed by the Owner, Property Manager or major User knowledgeable about the subject site.

Site Name: Mission Hills Plaza

Site Address: 25260 La Paz Rd. Laguna Hills - 92653

Date Provided: 3-25-11 A/E West Comm. No.

It is important that the following Questionnaire be completed in its entirety. Please do not leave any question unanswered. If a question is not applicable to the site, answer *NA*. Where specific information is not requested, or a "yes" or "no" is indicated, please place an "x" next to the choice.

Key Personnel

Position	Name	Telephone Number	Years at Site
Owner			
Property Manager	Phil Eastman	858-472-5342	1½
Building/Maintenance Engineer			
Other			

Documents Reviewed
Indicate the availability of the documents listed by placing an "x" in the appropriate column:

Document	Attached to Questionnaire	Submitted Separately	Not Available
Site plans/unit plans			x
Construction Drawings/Specifications			x
Soils/Geographical/Foundation Reports			x
Building addresses	x		
Rent roll with net tenant areas/breakdown	x		
Maintenance work orders within the last 12 months			x
Original building shell building permit(s)			x
Certificate(s) of Occupancy/Completion			x
Health Department permits (food service, pools, etc.)			x
Seismic Evaluation Reports			x
Appraisal(s)			x
Environmental Site Assessments			x
HVAC balancing reports; Eddy Current Surveys			x
Electrical thermograph reports			x
ADA Compliance Surveys/Barrier Removal Plans			x

Building Description (for each building)

Address/Number	Square Footage	Year Built	No. of Floors	No. of Elevators	Number of Tenants
See Rent Roll					

Please use additional pages as necessary to include all buildings.
***If a rent roll is not available, please list each tenant with suite number, nature of the business and net rentable area of each tenant space on a separate paper.**

California Regional Office
25401 Cabot Road
Suite 118
Laguna Hills, CA 92653

A/E WEST CONSULTANTS INC.

ph: 949.502.6250
fx: 949.502.6252
Client Service:
1-800-488-8586

Site Data and History

Legal Description (may be attached): See attached

Lot No.: Tract No.: Block:

Assessor's Parcel No. (from tax records):

Site Area: acres square feet

Property Purchase Date (current Owner): Unknown

Building Construction Start Date/Year: Unknown Final:

Building Remodeling/Addition Dates: Unknown

Fire Damage Repair, Demolition, Major Construction Activity: None Yes No

Description:

Parking Total: See attached

Standard Spaces: Compact Spaces: Disabled Spaces:

Parking Allocation: Open Carport: Garage: Structure:

Paving: Asphalt: Concrete: Other:

Utility Service Providers:

Storm Sewer Service Provider:

Sanitary Sewer Service Provider:

Domestic Water Service Provider:

Reclaimed Water: Yes No

Natural Gas Service Provider: SDGE

Natural Gas Meter Location(s): Rear of Bldg.

Electric Service Provider: SDGE

Electrical Transformer Type: Pole-Mounted Pad-Mounted Vault

Electrical Transformer Location: Unknown

Trash Disposal Service Provider: CR & R Waste

Exterior Lighting

Fixture Type

Type: Pole-mounted: Unknown Building-mounted:

Controller(s): Photo Cell: Timer:

Landscaping

Irrigation: Manual: Automatic: X

Building Data

Total Building Area: See Rent Roll.

Gross Building Area: sf: Net Building Area: sf

Net Rentable Building Area: sf

Current Occupancy: % Vacant Area: sf

Unfinished Areas: Yes No Area: sf

Location(s):

Roof Access: Yes No Type:

Location(s):

Heating System(s): *(Describe type of system or equipment)*
A variety of PACKAGE UNITS
Serviced by: Owner Maintenance Staff Vendor
System last repaired/major equipment replaced (year):
Scope of Repair/Replacement Work:

Plumbing System: Water Supply Piping: Copper Lead Other
Hot Water Supply: Water Heater(s) No. Capacity: gallons
Boiler(s): Storage Tanks No. Capacity gallons UNKNOWN
Heating: Gas Electric Other

Electrical: Wiring: Copper Aluminum Other
Tenant Spaces Metered: Individually Master Metered Central Plant
Other:

Fire Alarm/Life Safety:
Alarm System: UNKNOWN Yes No
Audio Alarms: Visual Alarms: Monitored Off Site:
Monitoring Vendor:
Fire Suppression System: Yes No
Areas served: 5-Year Certification Date:
Emergency generator: Yes No
Emergency Lighting Provided: Yes No
Exit Signage: Battery-Powered Hard-wired Illuminated

Disabled Access:
Total No. of Disabled Parking Spaces:
Type: Open Covered
Access to Building Entries: Ramps Lifts Elevators
Path(s) of travel from Designated Parking Spaces to Building Entries:

Toilet Rooms Improved to Current ADA Standards Yes (No)
Completed (month/year):

Maintenance Service Vendors
Indicate maintenance provider, and, if provided by a contractor or vendor, indicated name and telephone number.

Provider (Property Manager / Owner / Contract Staff)	Type	Contractor/Vendor Telephone Number	Frequency (No. x Day / Week / Month / Year)
PM	Pest Control	WESTERN EXT. 760.438.5141	
PM	Trash Disposal	CR&R 877.728.0946	
PM	Landscaping	LANDSCAPE ONE 760.420.6357	
PM	Parking/walkway Sweeping	JEFF CONRAD 949-292-7830	
N/A	Swimming Pool		
PM	Roofing	SYLVESTER ROOFING 760 743.0048	
PM	Janitorial	" " 949.292.7830	

	Heating/Cooling	Xtreme - 760-438-7676	
	Electrical	N/A	
	Elevators	N/A	
	Fire System	N/A	
	Tenant turnover	N/A	
	Windows	N/A	

Repairs or Replacements

Indicate the most current repairs or replacements of the following items; where partial repairs or replacements have occurred, list all such work and the portions replaced or repaired.

Item	Date	Scope of Work
Paving		Unknown
Landscape/Irrigation		none
Exterior Finish		none
Roofing		none
Heating/Cooling		none
Water Heaters		none
Boilers		none
Flooring		none
Appliances		none
Elevators		none

Environmental Site Conditions

Do any of the following specific conditions exist on site? If Yes, please describe the condition.

Type	Yes	No	If Yes, Describe Location and Identify
Landfill, Dump Area, Junkyard		X	
Surface Impoundment or Retention Ponds		X	
Asbestos Containing Materials			Unknown
Asbestos O&M Plan			N/A
Polychlorinated Biphneyls (PCBs)			Unknown
Radon			Unknown
Lead-based Paint (LBP)			Unknown
Mold			" "
Aboveground or Underground Storage Tank(s) (including septic)			N/A
Dry Cleaning	X		
Container/Drum Storage Area(s)		X	
Surface Staining		X	
Wetlands		X	
Flood Zone or Areas Subject to Flooding		X	
Wells (on-site monitoring, water supply, or injection)		X	
Incinerator or Open Burning		X	

Has any environmental work or reporting been conducted at the subject site? Yes (No)

Type of activity?

Date: By:

Environmental work or reporting been conducted at neighboring properties? Yes No

Type of Activity: Unknown

Date: Address:

Demolition or construction activity required prior to the construction of the current improvements? Yes (No)

If Yes, date and describe:

Is there any past existence or operation of any underground storage tanks or aboveground storage tanks on the subject site? Yes No
If yes please complete the following table: UNKNOWN

UST/AST Information

Material Stored	Size	Age	Leak Detection	Corrosion Protection	Overfill Prevention

Is there any past existence or operation of an emergency electrical generator and/or fire pump on the subject site? UNKNOWN Yes (No)

Fuel Type?

Describe fuel storage and location:

Is there any past existence or operation of automotive fueling, servicing, repairing, painting, or washing activities on the subject site? Yes (No)
Describe operations and disposition of waste products: UNKNOWN

Is there any past existence or operation of hydraulically operated elevators, automobile hoists, or truck dock levelers on the subject site? Yes (No)
Describe location: UNKNOWN

Does the current Owner/Occupant discharge wastewater (including storm water, process and nonprocess water, or sanitary waste? Yes No
If yes, identify what is released and quantities: UNKNOWN

Waste water treatment?	Yes	No
Waste disposal operations?	Yes	No

Have any historic operations on the subject site involved the generation, manufacture, processing, transportation, treatment, storage, or handling of any of the following?

Petroleum products (fuels, solvents, waste oils, etc.) UNKNOWN	Yes	No
Asbestos	Yes	No
Lead-based Paint	Yes	No
Hazardous Materials	Yes	No
Biohazardous Materials	Yes	No
Polychlorinated Biphenyls (PCBs)	Yes	No

If Yes, describe the operations:

Has the Owner of the property taken any of the following actions relative to the subject site? UNKNOWN

Prepared a Chemical Safety Contingency Plan	Yes	No
Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1986	Yes	No
Filed a Toxic Chemical Release Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1986	Yes	No
Maintained Material Safety Data Sheets (MSDS) on site	Yes	No
Prepared a Spill Prevention Control and Countermeasure (SPCC) plan	Yes	No
Conducted leak testing of storage tank piping and piping systems	Yes	No

If yes, to any of the questions above, please include copies of the applicable documents.

Has the Owner or operator of any facility on the subject site or the subject site itself been the subject of any of the following state or federal governmental actions? Unknown

Written notification regarding known, suspected or alleged contamination on or emanating from the subject site	Yes	No
Environmental enforcement case or lawsuit	Yes	No
Environmental Notice of Violation for any activities	Yes	No
Named as a Potentially Responsible Party (PRP) or Responsible Party in any environmental action	Yes	No

If yes, to any of the questions above, please include documentation of the action and its resolution.

Has any situation occurred at this site or neighboring sites that resulted in a reportable "release" of any hazardous substances or petroleum as required under state or federal laws? Unknown Yes No
If Yes, please describe:

Have any hazardous substances or petroleum come into direct contact with the ground, ground water or surface water at this site? Yes No
If Yes, please describe: Unknown

If the answers to questions above are "Yes" have any of the following actions or events been associated with a release on the subject site or neighboring sites?

Removal or treatment of materials including soils, pavement, or other surficial materials	Yes	No
Designation, by the State or Federal EPA of the release as "significant"	Yes	No
Sampling and analysis of soils, ground water or surface water	Yes	No
Temporary or more long-term monitoring of ground water at or near the site	Yes	No
Impaired usage of an on-site or nearby water well	Yes	No
Fumes from subsurface storm drains, sumps, or inside basements, etc.	Yes	No
Unusual stains, or damaged vegetation, or substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site	Yes	No
Environmental variances granted by a state or federal regulatory agency	Yes	No
Water damage, mold growth, and/or complaints about indoor air quality?	Yes	No

User Declaration in accordance with the *ASTM Standard Practice for Environmental Site Assessments*, E-1527-05

Please answer the following questions that to the best of your knowledge as the User/Owner of the subject property:

I am (aware) (not aware) *[cross out the phrase not applicable]* of any environmental liens currently recorded against this property.
[If there are environmental liens currently recorded against this property, please include the lien documents with this questionnaire.]

I (have) (have no) *[cross out the phrase not applicable]* specialized knowledge or experience relative to the subject property or surrounding properties, with the exception that I have managed the property or the past [7 *[insert number]* years.
[If you have specialized knowledge of the property due to work or other affiliation, please include your role and job title.]

I (have) (have no) *[cross out the phrase not applicable]* no other information regarding past uses, specific chemicals or other reasonably ascertainable information in association with the subject property, other than that indicated in this Site Assessment Questionnaire I have completed.
[If completed by another entity other than the Owner, Property Manager or User, please specify your relationship to the subject property and indicate that, to the best of your knowledge the Owner or User is also not aware of these items.]

I (have) (have no) *[cross out the phrase not applicable]* knowledge or experience regarding obvious indicators or contamination at the subject property.

Please sign, print your name and title, affiliation (company name) and date when completed.

Signed: _____ Date: 3.29.2011

Name: Phil LAMPEN Title: V.P.

Company: Boardwalk Pav. Inc.

When completed, please return the completed questionnaire as soon as possible by facsimile, email or next-day delivery to:

a/e west consultants inc.
25401 Cabot Road
Suite 118
Laguna Hills, CA 92653
fx: 949.582.6252
email: kledermann@ae-west.com

TENANT LIST

ADDRESS	TENANT	SQUARE FEET
25260-A	Kappo Hana	1200
25260-B	Heidelberg Bakery	1800
25260-C	Haircrafters	1200
25260-D	Awakenings	2000
25260-E	Vacant	1140
25260-F	La Paz Acupuncture	1140
25260-G	Curves for Women	1200
25260-H	Prime Spa	1200
25260-I	Package People	1200
25260-J, K	Vacancy	2917 divisible
25260-L	Vacancy	1865
25260-M	OC Cleaners	1918
First Floor totals:		18780
	Common Area & Stairwell	290

ADDRESS	TENANT	SQUARE FEET
25260-Suite 1	La Paz Spa	1000
25260-Suite 2c	La Paz Spa	144
25260-Suite 2a	Vacant	144
25260-Suite 2b	Scott Harvey	144

25260-Suite 2d	Vacant	144
25260-Suite 2e	Richard Garrison	156
25260-Suites 3A & 3B	Vacant	300
25260-3C & rooftop	Nextel of California, Inc.	256
25260-3D	Affordable Plumbing	144
25260-3E	Vacant	144
25260-4A	Doctor's Ambulance Service	500
25260-4B & rooftop	Verizon Wireless	500
Second Floor Totals		2,770
25254-Suite A	Villa Roma Argentinean & Italian Restaurant	3200
25254-Suite B	Argentinean Market & Deli	2800
Across Parking Lot Totals		6,000

TOTALS-P1

ADDRESS	TENANT	SQUARE FEET
25732-25758	7-Eleven #13801	4458

ASBESTOS TEST RESULTS

Qualtest, Inc.
2458 Alton Parkway
Irvine, CA 92606
www.qualtestusa.com

Client: A/E West Constultants Inc.
Project ID: Mission Hills Plaza
Project contact: Ken Ledermann
Date sampled: March 17, 2011
Date received: March 21, 2011
Date characterizations completed: March 25, 2011
Date reported: March 25, 2011
QTI Report No.: 032111-04

Polarized Light Microscopy Asbestos Analysis of Bulk Material - EPA 600/R-93/116(QTI 120)

			Non-Asbestos		Asbestos
Client Sample ID	Location	Description	% Fibrous	% Non-Fibrous	% Type
ACM-14	25260-Suite E	Light brown wavy	75% cellulose	-	None detected
		Beige granular	-	25% granular	
ACM-15	25260-Suite E	Light yellow straight	100% fiberglass	-	None detected
ACM-16	25260-Suite J	Tan wavy	50% cellulose	-	None detected
		Tan granular	-	50% granular	
ACM-17	25260-Suite J	Tan wavy	2% cellulose	-	None detected
		Tan granular	-	98% granular	
ACM18	25260-Suite K	Brown wavy	5% cellulose	-	None detected
		Brown granular	-	95% granular	
ACM-19	25260-Suite K	Light brown wavy	100% vinyl	-	None detected
ACM-20	25260-Suite K	Brown granular	-	100% granular	None detected
ACM-21	25260-Suite L	Brown granular	-	100% granular	None detected

The sample(s) in this report was/were received in acceptable conditions.

Qualtest, Inc.
2458 Alton Parkway
Irvine, CA 92606
www.qualtestusa.com

Client: A/E West Constultants Inc.
Project ID: Mission Hills Plaza
Project contact: Ken Ledermann
Date sampled: March 17, 2011
Date received: March 21, 2011
Date characterizations completed: March 25, 2011
Date reported: March 25, 2011
QTI Report No.: 032111-04

Polarized Light Microscopy Asbestos Analysis of Bulk Material - EPA 600/R-93/116(QTI 120)

			Non-Asbestos		Asbestos
Client Sample ID	Location	Description	% Fibrous	% Non-Fibrous	% Type
ACM-22	25260-south stairway	Light grey wavy	85% cellulose	-	None detected
		Tan granular	-	15% granular	
ACM-23	25260-second story roof	Black wavy	5% cellulose	-	None detected
		Black granular	-	95% granular	
ACM-24	25260-second story roof	Black wavy	5% cellulose	-	None detected
		Black granular	-	95% granular	
ACM-25	25260-first story roof	Black wavy	1% cellulose	-	None detected
		Black granular	-	99% granular	
ACM-26	25260-first story roof	Black wavy	5% cellulose	-	None detected
		Black granular	-	95% granular	
ACM-27	25260-Suite A	Light brown wavy	75% cellulose	-	None detected
		Beige granular	-	25% granular	

The sample(s) in this report was/were received in acceptable conditions.

Qualtest, Inc.
2458 Alton Parkway
Irvine, CA 92606
www.qualtestusa.com

Client: A/E West Constultants Inc.
Project ID: Mission Hills Plaza
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Date sampled: March 17, 2011
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QTI Report No.: 032111-04

Polarized Light Microscopy Asbestos Analysis of Bulk Material - EPA 600/R-93/116(QTI 120)

			Non-Asbestos		Asbestos
Client Sample ID	Location	Description	% Fibrous	% Non-Fibrous	% Type
ACM-28	25260-Suite 3A	Tan wavy	2% cellulose	-	None detected
		Tan granular	-	98% granular	
ACM-29	25260-Suite 2D	Tan wavy	5% cellulose	-	None detected
		Tan granular	-	95% granular	
ACM-30	25260-Suite 2D	Tan wavy	50% cellulose	-	None detected
		Tan granular	-	50% granular	
ACM-31	25260-Suite 2 toilet room	Black wavy	5% cellulose	-	None detected
		Tan granular	-	95% granular	
ACM-32	25260-north stairway	Tan wavy	50% cellulose	-	None detected
		Tan granular	-	50% granular	

The sample(s) in this report was/were received in acceptable conditions.

Report Approved By: _____
Hsiuhui L. Su, M.Sc.
Technical Manager

Qualtest, Inc.
2458 Alton Parkway
Irvine, CA 92606
www.qualtestusa.com

Client: A/E West Constultants Inc.
Project ID: Mission Hills Plaza
Project contact: Ken Ledermann
Date sampled: March 17, 2011
Date received: March 21, 2011
Date characterizations completed: March 25, 2011
Date reported: March 25, 2011
QTI Report No.: 032111-04

Polarized Light Microscopy Asbestos Analysis of Bulk Material - EPA 600/R-93/116(QTI 120)

			Non-Asbestos		Asbestos
Client Sample ID	Location	Description	% Fibrous	% Non-Fibrous	% Type
ACM-33	Villa Roma Restaurant	Black wavy	1% cellulose	-	None detected
		Black granular	-	99% granular	
ACM-34	Villa Roma Restaurant	Black wavy	5% cellulose	-	None detected
		Black granular	-	95% granular	

The sample(s) in this report was/were received in acceptable conditions.

Report Approved By: _____
Hsiuhui L. Su, M.Sc.
Technical Manager

PHOTOGRAPHS

1 View of La Paz Road looking west.

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2 View of La Paz Road looking east.

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3 View of McIntyre Street looking south.

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4 View of the adjoining properties north of the subject site.

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5 View of the adjoining property west of the subject site.

---

6 View of the adjoining property south of the subject site.

---

7 View of the adjoining property east of the subject site.

---

8 View of the 25254 La Paz Road tenant frontage.

---

9 View of an electric transformer at the 25254 La Paz Road building.

10 View of the roof area at the 25254 La Paz Road building.

11 View of the dining area at the 25254 La Paz Road building.

---

12 View of the dining cooking area at the 25254 La Paz building.

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13 View of a toilet room at the dining area of the 25254 La Paz Road building.

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14 View of the deli serving and dining area at the 25254 La Paz Road building.

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15 View of a toilet room at the deli area of the 25254 La Paz Road building.

16 View of the deli storage area at the 25254 La Paz Road building.

17 View of a the tenant frontage at the 25260 La Paz Road building..

---

18 View of an electric transformer at the 25260 La Paz Road building.

---

19 View of the dining area at 21141-21143 Hawthorne Boulevard.

---

20 View of the east roof area at the 25260 La Paz Road building.

---

21 View of the roof drainage at the 25260 La Paz Road building.

---

22 View of the roof area at the second story of the 25260 La Paz Road building.

---

23 View of the roof area at the west portion of the 25260 La Paz Road building.

---

24 View of the condensate roof drain at the 25260 La Paz Road building.

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25 View of the dining area at Hana Sushi, tenant space A, of the 25260 La Paz Road building.

---

26 View of the cooking area at Hana Sushi, tenant space A, of the 25260 La Paz Road building.

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27 View of the serving area at Heidleberg Bakery, tenant space B, of the 25260 La Paz Road building.

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28 View of the baking and food prep area at the Heidleberg Bakery, tenant space B, of the 25260 La Paz Road building

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29 View of a toilet room at the Heidleberg Bakery, tenant space B, of the 25260 La Paz Road building.

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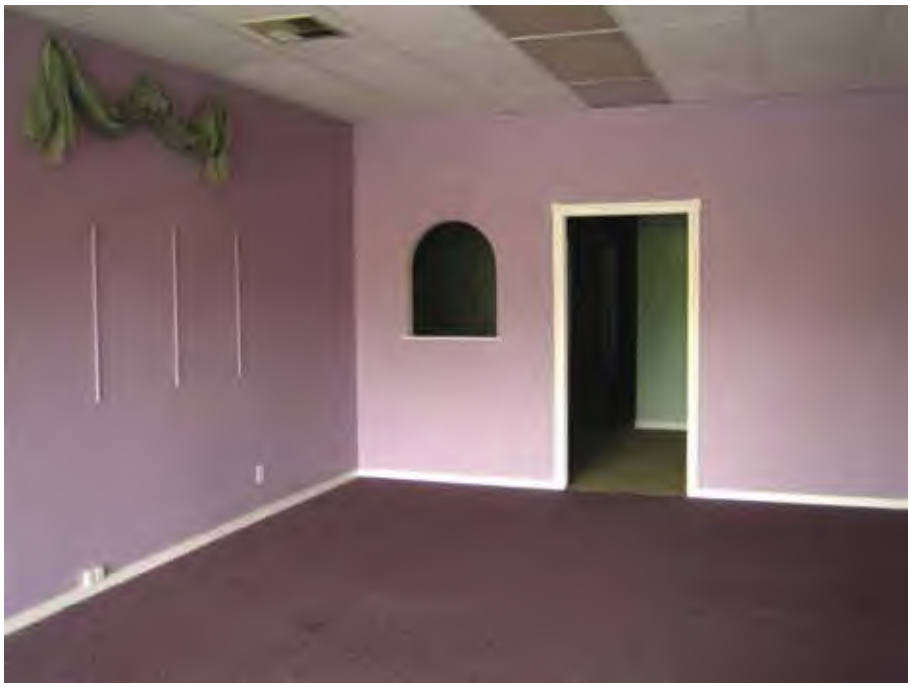
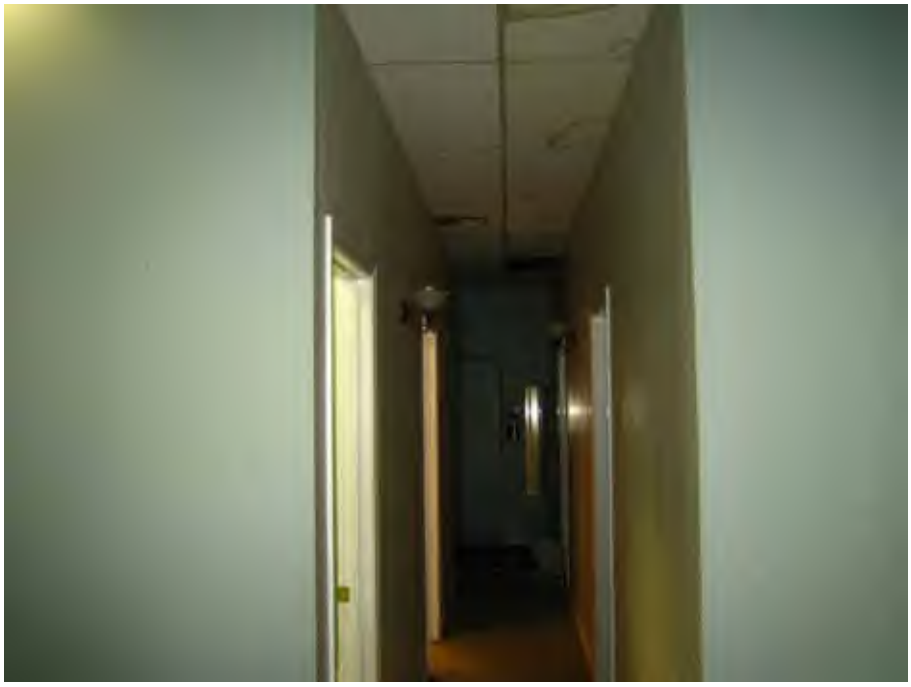
30 View of the customer service area at the Haircutters, tenant space C, of the 25260 La Paz Road building.



31 View of the vacant tenant space E at the 25260 La Paz Road building.



32 View of the vacant tenant space E at the 25260 La Paz Road building.

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33 View of the vacant tenant space J/K at the 25260 La Paz Road building.

---

34 View of a toilet room at the vacant tenant space J/K of the 25260 La Paz Road building.

---

35 View of the vinyl flooring at the janitor's room in the tenant space J/K at the 25260 La Paz Road building.

---

36 View of the vacant tenant space L at the 25260 La Paz Road building.

---

37 View of a toilet room at the vacant tenant space L of the 25260 La Paz Road building.

---

38 View of the OC Cleaners, tenant space M, at the 25260 La Paz Road building.

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39 View of the OC Cleaners clothing prep and storage area, tenant space M, at the 25260 La Paz Road building

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40 View of the OC Cleaners dry cleaning unit, tenant space M, at the 25260 La Paz Road building.

---

41 View of the OC Cleaners clothing boiler, tenant space M, at the 25260 La Paz Road building

---

42 View of the OC Cleaners toilet room, tenant space M, at the 25260 La Paz Road building.

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43 View of the vacant space 2D, at the 25260 La Paz Road building

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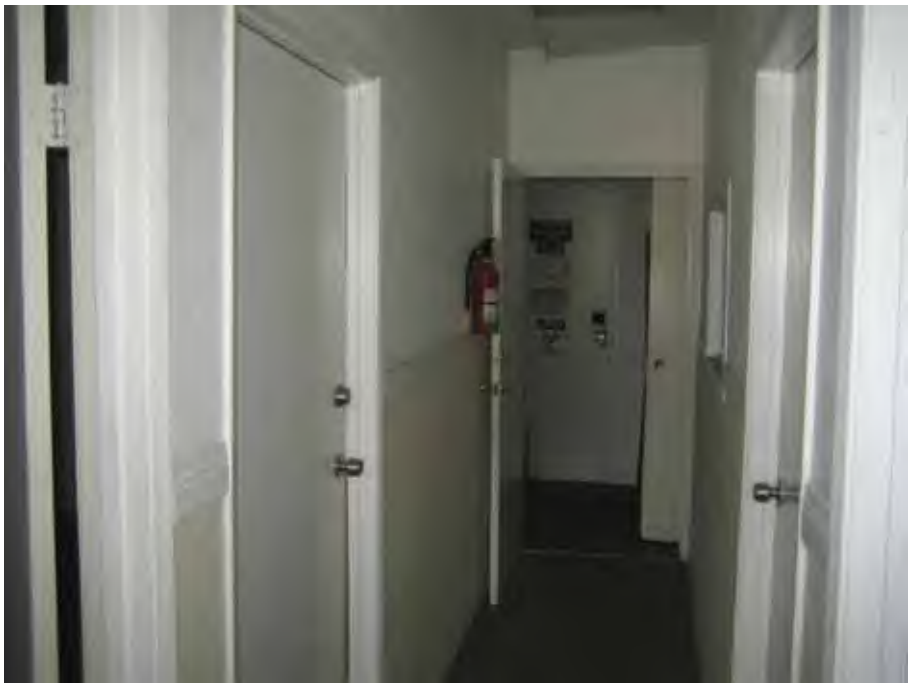
44 View of the toilet room, tenant space 2, at the 25260 La Paz Road building.



45 View of the vacant space 3, at the 25260 La Paz Road building

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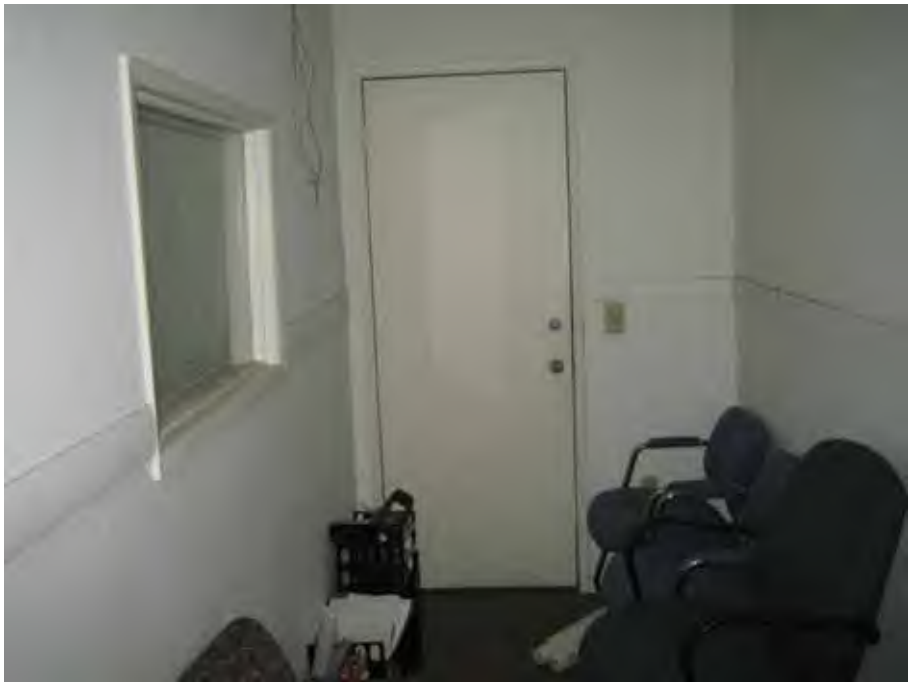
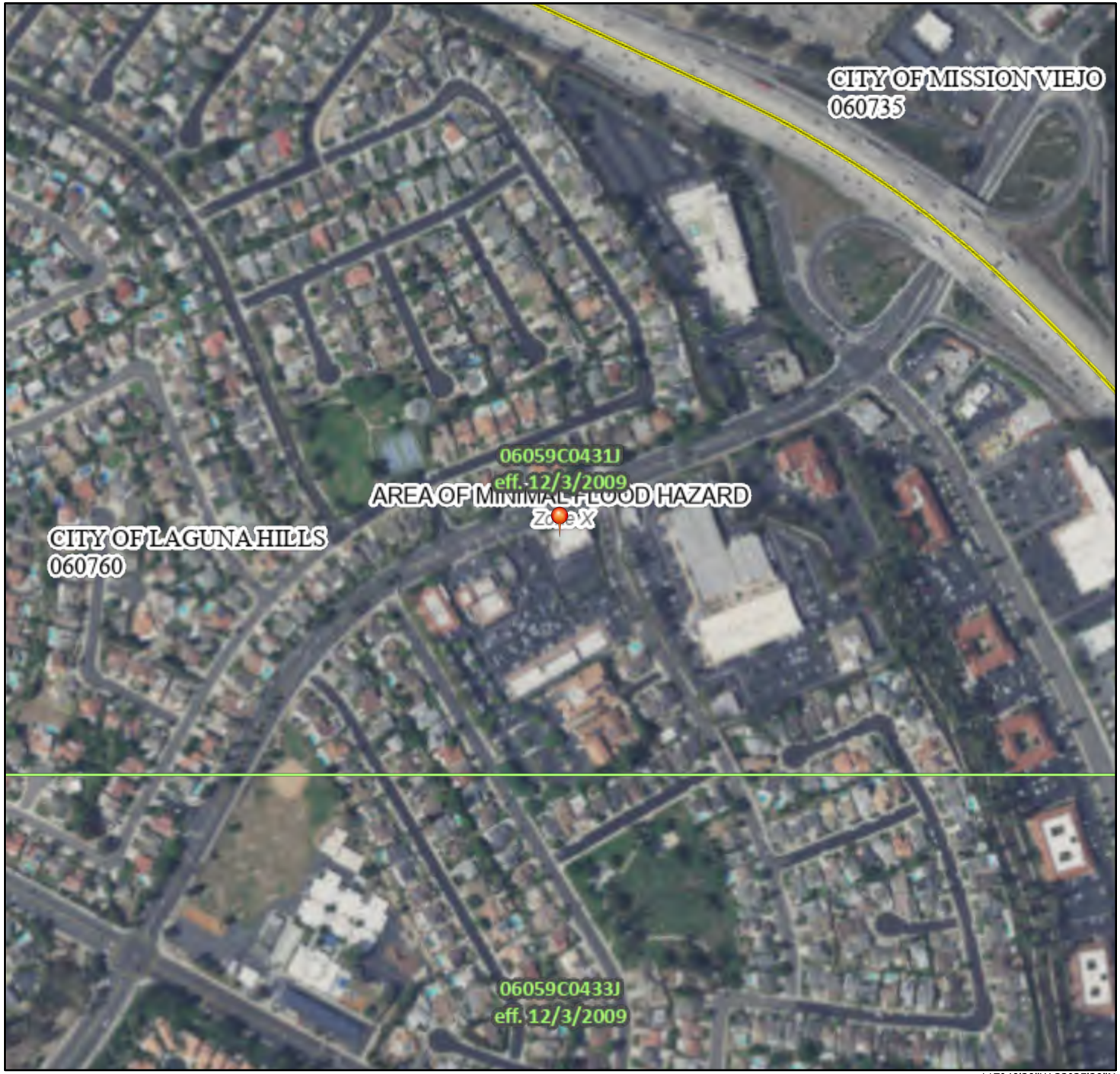


46 View of the vacant tenant space 3A, at the 25260 La Paz Road building.

National Flood Hazard Layer FIRMette

FEMA

117°41'7"W 33°35'59"N



Feet

0 250 500 1,000 1,500 2,000

1:6,000

117°40'30"W 33°35'29"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

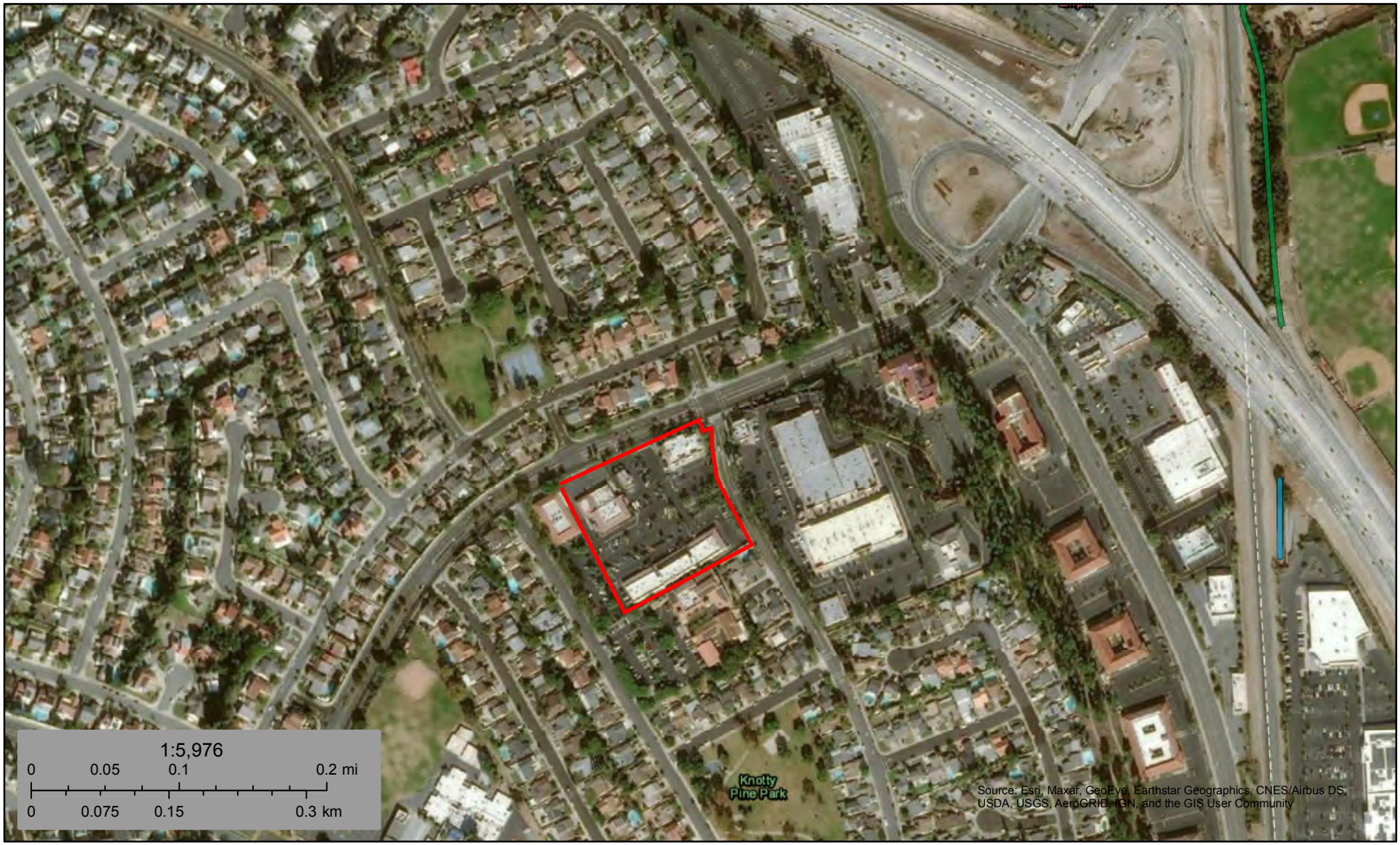
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2021 at 2:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands Map, La Paz Village



December 4, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX 4

Regulatory Database Report

25250 LA Paz Road
25250 LA Paz Road
Laguna Hills, CA 92653

Inquiry Number: 6748531.2s
November 12, 2021

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

FORM-CP6-GXH

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Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	234
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

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Physical Setting Source Summary	A-2
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Physical Setting Source Map Findings	A-16
Physical Setting Source Records Searched	PSGR-1

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 (E 1527-13), 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

25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

COORDINATES

Latitude (North):	33.5954600 - 33° 35' 43.65''
Longitude (West):	117.6799600 - 117° 40' 47.85''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	436909.1
UTM Y (Meters):	3717317.0
Elevation:	472 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5641316 SAN JUAN CAPISTRANO, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140603
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SUPER CLEANERS	25260 LA PAZ RD	DRYCLEANERS	Higher	28, 0.005, SSW
A2	YES CLEANERS	25260 E LAPAZ RD	DRYCLEANERS	Higher	28, 0.005, SSW
A3	LA PAZ CLEANERS	25260 LAPAZ RD	DRYCLEANERS	Higher	28, 0.005, SSW
A4	LA PAZ CLEANERS	25260 LA PAZ RD SUIT	DRYCLEANERS	Higher	28, 0.005, SSW
A5	YES CLEANERS, MAHESH	25260 E LA PAZ RD UN	DRYCLEANERS	Higher	28, 0.005, SSW
A6	LA PAZ CLEANERS	25260 E LA PAZ RD	EDR Hist Cleaner	Higher	28, 0.005, SSW
A7	OC CLEANERS, TATYOS	25260 E LA PAZ RD UN	DRYCLEANERS	Higher	28, 0.005, SSW
A8	BOARDWALK DEVELOPMEN	25260 EAST LA PAZ RO	CPS-SLIC, DRYCLEANERS	Higher	28, 0.005, SSW
A9	OC CLEANERS, BABAK N	25260 E LA PAZ RD UN	DRYCLEANERS	Higher	28, 0.005, SSW
A10	OC CLEANERS, Q CLEAN	25260 E LA PAZ RD UN	DRYCLEANERS	Higher	28, 0.005, SSW
B11	LA PAZ CLEANERS	25265 LA PAZ RD SUIT	DRYCLEANERS	Higher	59, 0.011, WNW
B12	RICHARD SARNER	25216 PIKE RD	RCRA NonGen / NLR	Lower	153, 0.029, NNW
B13	RICHARD SARNER	25216 PIKE RD	RCRA NonGen / NLR	Lower	153, 0.029, NNW
C14	ACE CLEANERS.	25292 MCINTYRE ST	DRYCLEANERS	Lower	301, 0.057, SE
C15	ACE CLEANERS	25292 MCINTYRE ST	DRYCLEANERS	Lower	301, 0.057, SE
C16	TROPICAL DEN CLEANER	25292 MCINTYRE ST	EDR Hist Cleaner	Lower	301, 0.057, SE
C17	ROYALE CLEANERS	25292 MCINTYRE ST SU	DRYCLEANERS	Lower	301, 0.057, SE
C18	ROYALE CLEANERS	25292 MCINTYRE ST ST	DRYCLEANERS	Lower	301, 0.057, SE
D19	RAFAEL ENRIQUEZ	25362 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	339, 0.064, SW
20	AZAM RASHID	25261 PIKE ROAD	RCRA NonGen / NLR	Lower	339, 0.064, West
E21	STANLEY KOMATSU	25412 CHAMPLAIN RD	RCRA NonGen / NLR	Higher	461, 0.087, SSW
D22	DANIEL & LAURA MOORE	25361 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	469, 0.089, SW
D23	JOHN SHADWICK	25371 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	471, 0.089, SW
24	BILL POWER	25152 MODOC DR	RCRA NonGen / NLR	Higher	517, 0.098, North
E25	JORDAN TERRONES	25401 MACKENZIE ST	RCRA NonGen / NLR	Lower	518, 0.098, SSW
F26	JACOB ZIMMERMAN	25761 KNOTTY PINE RD	RCRA NonGen / NLR	Lower	547, 0.104, South
E27	CINDY NEUMANN	25411 CHAMPALIAN ROA	RCRA NonGen / NLR	Higher	556, 0.105, SW
G28	LA PAZ PROFESSIONAL	25200 LA PAZ	LUST, Cortese, HIST CORTESE, CERS	Lower	582, 0.110, ENE
G29	LA PAZ OFFICE PLAZA	25200 LA PAZ RD.	RCRA NonGen / NLR	Lower	582, 0.110, ENE
G30	LA PAZ PROFESSIONAL	25200 LA PAZ RD	UST	Lower	582, 0.110, ENE
G31	ORANGE COUNTY UROLOG	25200 LA PAZ RD STE	LUST, HAZNET, HWTS	Lower	582, 0.110, ENE
G32	LA PAZ OFFICE PLAZA	25200 LA PAZ	RCRA NonGen / NLR	Lower	582, 0.110, ENE
G33	LA PAZ OFFICE PLAZA	25200 LA PAZ RD	RCRA NonGen / NLR	Lower	582, 0.110, ENE
E34	RICHARD EVANS	25452 CHAMPLAIN RD	RCRA NonGen / NLR	Higher	676, 0.128, SSW
F35	SPENCE LEONARDO	25451 MACKENZIE ST	RCRA NonGen / NLR	Lower	711, 0.135, South
H36	BRENT DELINGER	25862 SPRUCE LN	RCRA NonGen / NLR	Lower	719, 0.136, SE
I37	ED HAMADA	25282 ORELLANO WAY	RCRA NonGen / NLR	Lower	725, 0.137, West
I38	ED HAMADA	25282 ORELLANO WAY	RCRA NonGen / NLR	Lower	725, 0.137, West
H39	BRIGID BAPTISTA	25892 SPRUCE LN	RCRA NonGen / NLR	Lower	790, 0.150, SE

MAPPED SITES SUMMARY

Target Property Address:
25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
H40	BRIGID BAPTISTA	25892 SPRUCE LANE	RCRA NonGen / NLR	Lower	790, 0.150, SE
H41	JUAN & ROSA VALENZUE	25902 SPRUCE LN	RCRA NonGen / NLR	Lower	814, 0.154, SE
J42	MICHELLE LYTLE-KNAPP	25382 OAK LEAF RD	RCRA NonGen / NLR	Higher	854, 0.162, ESE
J43	MICHELLE LYTLE-KNAPP	25382 OAK LEAF RD	RCRA NonGen / NLR	Higher	854, 0.162, ESE
44	MATHEW VAUGHAN	25182 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	879, 0.166, WNW
H45	JAVIER SANCHEZ	25891 WHITE ALDER LA	RCRA NonGen / NLR	Lower	905, 0.171, SE
J46	BRIAN GARIA	25392 OAK LEAF RD	RCRA NonGen / NLR	Lower	912, 0.173, ESE
K47	COREY HOWARD	25691 PADUA DRIVE	RCRA NonGen / NLR	Lower	980, 0.186, NNW
K48	COREY HOWARD	25691 PADUA DR	RCRA NonGen / NLR	Lower	980, 0.186, NNW
L49	JOHN SATHER	25522 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	991, 0.188, South
K50	ANTONIO MARTINEZ	25731 PADUA DR	RCRA NonGen / NLR	Lower	993, 0.188, NNW
M51	MANI ZARNEGAR DDS	25255 CABOT RD STE 1	RCRA NonGen / NLR	Lower	1001, 0.190, East
M52	JESUS SALAZAR	25255 CABOT RD	RCRA NonGen / NLR	Lower	1001, 0.190, East
N53	PAUL & GEORGIANA MAZ	25251 ORELLANO WAY	RCRA NonGen / NLR	Lower	1025, 0.194, West
O54	CHEVRON SERVICE STAT	25172 CABOT RD	LUST, Cortese, HIST CORTESE, CERS	Lower	1025, 0.194, ENE
O55	LAGUNA HILLS AUTO SP	25172 CABOT RD	RCRA NonGen / NLR	Lower	1025, 0.194, ENE
O56	PETROLINK INC CABOT	25172 CABOT RD	CERS HAZ WASTE, CA FID UST, CERS TANKS, HAZNET,...	Lower	1025, 0.194, ENE
O57	DICK PRICE CHEVRON	25172 CABOT RD	HIST UST	Lower	1025, 0.194, ENE
O58	CHEVRON NO 90991	25172 CABOT RD	RCRA-SQG	Lower	1025, 0.194, ENE
O59	CHEVRON STATION #909	25172 CABOT RD	SWEEPS UST	Lower	1025, 0.194, ENE
O60	APRO LLC DBA UNITED	25172 CABOT DR	RCRA NonGen / NLR	Lower	1025, 0.194, ENE
O61	UNITED PACIFIC 0676	25172 CABOT RD	UST	Lower	1025, 0.194, ENE
O62	90991	25172 CABOT RD	HIST UST	Lower	1025, 0.194, ENE
P63	MARY BARNASEY	25301 ORRELLANO WAY	RCRA NonGen / NLR	Lower	1029, 0.195, West
P64	ELVIRA CRUZ	25321 ORELLANO WAY	RCRA NonGen / NLR	Lower	1052, 0.199, WSW
M65	TORO JR CLEANERS	25248 CABOT RD	DRYCLEANERS, EMI	Lower	1062, 0.201, East
Q66	PAUL LAPIANA	25512 MACKENZIE ST	RCRA NonGen / NLR	Lower	1079, 0.204, South
Q67	PAUL LAPIANA	25512 MCKENZIE	RCRA NonGen / NLR	Lower	1079, 0.204, South
M68	TORO CLEANERS	25250 CABOT RD	RCRA NonGen / NLR	Lower	1103, 0.209, East
M69	TORO CLEANERS	25250 CABOT RD	DRYCLEANERS, HWTS	Lower	1103, 0.209, East
M70	TORO CLEANERS	25250 CABOT RD	CERS HAZ WASTE, DRYCLEANERS, CERS, HWTS	Lower	1103, 0.209, East
Q71	BRAD BUKANT	25511 FIR LANE	RCRA NonGen / NLR	Lower	1107, 0.210, SSE
R72	SYLVIA AND PAUL RODR	25442 OAK LEAF RD	RCRA NonGen / NLR	Lower	1127, 0.213, ESE
R73	SYLVIA & PAUL RODRIG	25442 OAK LEAF RD	RCRA NonGen / NLR	Lower	1127, 0.213, ESE
R74	SYLVIA RODRIGUEZ	25442 OAK LEAF RD	RCRA NonGen / NLR	Lower	1127, 0.213, ESE
M75	TORO CLEANERS	24248 CABOT RD	DRYCLEANERS	Lower	1132, 0.214, East
L76	MELANIE TRUONG	25542 CHAMPLAIN RD	RCRA NonGen / NLR	Lower	1135, 0.215, South
R77	VIRGIL GRIZZLE	25452 OAK LEAF RD	RCRA NonGen / NLR	Lower	1163, 0.220, SE
N78	RICHARD STONE	25268 DE SALLE ST	RCRA NonGen / NLR	Lower	1165, 0.221, West

MAPPED SITES SUMMARY

Target Property Address:
25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
R79	SHANNON AGUIRRE	25481 OAK LEAF RD	RCRA NonGen / NLR	Lower	1238, 0.234, SE
R80	RYAN MUNOZ	25482 OAK LEAF ROAD	RCRA NonGen / NLR	Lower	1290, 0.244, SE
81	WILSON, MARK	25118 CHAMPLAIN ROAD	RCRA NonGen / NLR	Lower	1296, 0.245, NW
82	GEORGE QUEZAZA	25902 PINEWOOD LANE	RCRA NonGen / NLR	Lower	1316, 0.249, SE
S83	ARCO SERVICE STATION	26001 LA PAZ RD	LUST, CHMIRS, Cortese, HIST CORTESE, CERS	Lower	1640, 0.311, NE
84	LA PAZ STOPPLE T PIP	LA PAZ ROAD ALONG RA	CPS-SLIC, CERS	Lower	1659, 0.314, ENE
S85	MOBIL #18-HL8	26051 LA PAZ	LUST, Cortese, HIST CORTESE, CERS	Lower	1890, 0.358, NE
S86	MOBIL #18-HL8	26051 W LA PAZ RD	LUST	Lower	1890, 0.358, NE
87	ALICIA TOWNE PLAZA	24391-24471 ALICIA P	ENVIROSTOR, VCP	Lower	5147, 0.975, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST Underground Storage Tank Listing
AST Aboveground Petroleum Storage Tank Facilities
INDIAN UST Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP Voluntary Cleanup Priority Listing
VCP Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT Waste Management Unit Database
SWRCY Recycler Database
HAULERS Registered Waste Tire Haulers Listing
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
ODI Open Dump Inventory
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register
HIST Cal-Sites Historical Calsites Database
SCH School Property Evaluation Program

CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
PFAS	PFAS Contamination Site Location Listing

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
Orange Co. Industrial Site	List of Industrial Site Cleanups
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines

FINDS ---- Facility Index System/Facility Registry System
DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
UXO ---- Unexploded Ordnance Sites
ECHO ---- Enforcement & Compliance History Information
FUELS PROGRAM ---- EPA Fuels Program Registered Listing
CA BOND EXP. PLAN ---- Bond Expenditure Plan
CUPA Listings ---- CUPA Resources List
EMI ---- Emissions Inventory Data
ENF ---- Enforcement Action Listing
Financial Assurance ---- Financial Assurance Information Listing
HAZNET ---- Facility and Manifest Data
ICE ---- ICE
HWP ---- EnviroStor Permitted Facilities Listing
HWT ---- Registered Hazardous Waste Transporter Database
MINES ---- Mines Site Location Listing
MWMP ---- Medical Waste Management Program Listing
NPDES ---- NPDES Permits Listing
PEST LIC ---- Pesticide Regulation Licenses Listing
PROC ---- Certified Processors Database
Notify 65 ---- Proposition 65 Records
UIC ---- UIC Listing
UIC GEO ---- UIC GEO (GEOTRACKER)
WASTEWATER PITS ---- Oil Wastewater Pits Listing
WDS ---- Waste Discharge System
WIP ---- Well Investigation Program Case List
MILITARY PRIV SITES ---- MILITARY PRIV SITES (GEOTRACKER)
PROJECT ---- PROJECT (GEOTRACKER)
WDR ---- Waste Discharge Requirements Listing
CIWQS ---- California Integrated Water Quality System
CERS ---- CERS
NON-CASE INFO ---- NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS ---- OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS ---- PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT ---- SAMPLING POINT (GEOTRACKER)
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 Hist Auto ---- EDR Exclusive Historical Auto Stations

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

Federal RCRA generators list

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 09/13/2021 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON NO 90991 EPA ID:: CAP000067504	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O58	142

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 07/22/2021 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ALICIA TOWNE PLAZA Facility Id: 60002864 Status: Active	***24391-24471 ALICIA P***	***NNW 1/2 - 1 (0.975 mi.)***	***87***	***229***

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

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 6 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ PROFESSIONAL	***25200 LA PAZ***	***ENE 0 - 1/8 (0.110 mi.)***	***G28***	***47***
Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: LUST, Date of Government Version: 06/03/2021 Status: Completed - Case Closed Case Number: 9UT2479 Closed Date: 6/16/93 Status: Case Closed Global Id: T0605902485				
ORANGE COUNTY UROLOG	***25200 LA PAZ RD STE***	***ENE 0 - 1/8 (0.110 mi.)***	***G31***	***53***
Database: ORANGE CO. LUST, Date of Government Version: 07/09/2021 Facility Id: 93UT026				
CHEVRON SERVICE STAT	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O54***	***113***
Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: ORANGE CO. LUST, Date of Government Version: 07/09/2021 Database: LUST, Date of Government Version: 06/03/2021 Status: Completed - Case Closed Case Number: 9UT1682 Facility Id: 90UT129 Status: Remediation Plan Global Id: T0605902404				
ARCO SERVICE STATION	***26001 LA PAZ RD***	***NE 1/4 - 1/2 (0.311 mi.)***	***S83***	***210***
Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: ORANGE CO. LUST, Date of Government Version: 07/09/2021 Database: LUST, Date of Government Version: 06/03/2021 Status: Open - Remediation Case Number: 9UT923 Facility Id: 88UT054 Status: Remedial action (cleanup) Underway Global Id: T0605902622				
MOBIL #18-HL8	***26051 LA PAZ***	***NE 1/4 - 1/2 (0.358 mi.)***	***S85***	***221***
Database: LUST REG 9, Date of Government Version: 03/01/2001 Database: LUST, Date of Government Version: 06/03/2021 Status: Open - Remediation Case Number: 9UT824 Status: Remedial action (cleanup) Underway Global Id: T0605902613				
MOBIL #18-HL8	26051 W LA PAZ RD	NE 1/4 - 1/2 (0.358 mi.)	S86	228
Database: ORANGE CO. LUST, Date of Government Version: 07/09/2021 Facility Id: 87UT211				

CPS-SLIC: 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.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 2 CPS-SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOARDWALK DEVELOPMEN	***25260 EAST LA PAZ RO***	***SSW 0 - 1/8 (0.005 mi.)***	***A8***	***13***
Database: SLIC REG 9, Date of Government Version: 09/10/2007 Status: Closed				

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ STOPPLE T PIP	***LA PAZ ROAD ALONG RA***	***ENE 1/4 - 1/2 (0.314 mi.)***	***84***	***221***
Database: CPS-SLIC, Date of Government Version: 06/03/2021 Facility Status: Completed - Case Closed Global Id: SL0607370770				

State and tribal registered storage tank lists

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.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ PROFESSIONAL	25200 LA PAZ RD	ENE 0 - 1/8 (0.110 mi.)	G30	52
Database: UST, Date of Government Version: 06/03/2021 Facility Id: 9687				
UNITED PACIFIC 0676	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O61	153
Database: ORANGE CO. UST, Date of Government Version: 07/09/2021 Database: UST, Date of Government Version: 06/03/2021 Facility Id: FA0059754 Facility Id: 2186				

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 07/15/2021 has revealed that there

are 2 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PETROLINK INC CABOT	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O56***	***120***
TORO CLEANERS	***25250 CABOT RD***	***E 1/8 - 1/4 (0.209 mi.)***	***M70***	***171***

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CHEVRON STATION #909 Status: A Tank Status: A Comp Number: 2186	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O59	145

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 2 HIST UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DICK PRICE CHEVRON Facility Id: 00000017780	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O57	141
90991 Facility Id: 00000061960	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O62	153

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PETROLINK INC CABOT Facility Id: 30001439 Status: A	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O56***	***120***

EXECUTIVE SUMMARY

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 07/15/2021 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PETROLINK INC CABOT	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O56***	***120***

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 09/13/2021 has revealed that there are 52 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
STANLEY KOMATSU	25412 CHAMPLAIN RD	SSW 0 - 1/8 (0.087 mi.)	E21	29
BILL POWER	25152 MODOC DR	N 0 - 1/8 (0.098 mi.)	24	37
CINDY NEUMANN	25411 CHAMPALIAN ROA	SW 0 - 1/8 (0.105 mi.)	E27	44
RICHARD EVANS	25452 CHAMPLAIN RD	SSW 1/8 - 1/4 (0.128 mi.)	E34	63
MICHELLE LYTLE-KNAPP EPA ID:: CAC003032915	25382 OAK LEAF RD	ESE 1/8 - 1/4 (0.162 mi.)	J42	83
MICHELLE LYTLE-KNAPP EPA ID:: CAC003034573	25382 OAK LEAF RD	ESE 1/8 - 1/4 (0.162 mi.)	J43	86

Lower Elevation	Address	Direction / Distance	Map ID	Page
RICHARD SARNER EPA ID:: CAC003027682	25216 PIKE RD	NNW 0 - 1/8 (0.029 mi.)	B12	16
RICHARD SARNER EPA ID:: CAC002965269	25216 PIKE RD	NNW 0 - 1/8 (0.029 mi.)	B13	19
RAFAEL ENRIQUEZ EPA ID:: CAC003011933	25362 CHAMPLAIN RD	SW 0 - 1/8 (0.064 mi.)	D19	24
AZAM RASHID	25261 PIKE ROAD	W 0 - 1/8 (0.064 mi.)	20	27
DANIEL & LAURA MOORE EPA ID:: CAC003055622	25361 CHAMPLAIN RD	SW 0 - 1/8 (0.089 mi.)	D22	32
JOHN SHADWICK	25371 CHAMPLAIN RD	SW 0 - 1/8 (0.089 mi.)	D23	34
JORDAN TERRONES EPA ID:: CAC003006803	25401 MACKENZIE ST	SSW 0 - 1/8 (0.098 mi.)	E25	39
JACOB ZIMMERMAN EPA ID:: CAC003051359	25761 KNOTTY PINE RD	S 0 - 1/8 (0.104 mi.)	F26	42
LA PAZ OFFICE PLAZA	25200 LA PAZ RD.	ENE 0 - 1/8 (0.110 mi.)	G29	50
LA PAZ OFFICE PLAZA	25200 LA PAZ	ENE 0 - 1/8 (0.110 mi.)	G32	58
LA PAZ OFFICE PLAZA EPA ID:: CAC002967507	25200 LA PAZ RD	ENE 0 - 1/8 (0.110 mi.)	G33	61
SPENCE LEONARDO	25451 MACKENZIE ST	S 1/8 - 1/4 (0.135 mi.)	F35	66

EPA ID:: CAC003046562				
BRENT DELINGER	25862 SPRUCE LN	SE 1/8 - 1/4 (0.136 mi.)	H36	68
EPA ID:: CAC002994968				
ED HAMADA	25282 ORELLANO WAY	W 1/8 - 1/4 (0.137 mi.)	I37	71
ED HAMADA	25282 ORELLANO WAY	W 1/8 - 1/4 (0.137 mi.)	I38	73
BRIGID BAPTISTA	25892 SPRUCE LN	SE 1/8 - 1/4 (0.150 mi.)	H39	76
BRIGID BAPTISTA	25892 SPRUCE LANE	SE 1/8 - 1/4 (0.150 mi.)	H40	78
JUAN & ROSA VALENZUE	25902 SPRUCE LN	SE 1/8 - 1/4 (0.154 mi.)	H41	81
MATHEW VAUGHAN	25182 CHAMPLAIN RD	WNW 1/8 - 1/4 (0.166 mi.)	44	88
EPA ID:: CAC003009505				
JAVIER SANCHEZ	25891 WHITE ALDER LA	SE 1/8 - 1/4 (0.171 mi.)	H45	91
BRIAN GARIA	25392 OAK LEAF RD	ESE 1/8 - 1/4 (0.173 mi.)	J46	93
COREY HOWARD	25691 PADUA DRIVE	NNW 1/8 - 1/4 (0.186 mi.)	K47	96
COREY HOWARD	25691 PADUA DR	NNW 1/8 - 1/4 (0.186 mi.)	K48	98
JOHN SATHER	25522 CHAMPLAIN RD	S 1/8 - 1/4 (0.188 mi.)	L49	101
EPA ID:: CAC002985987				
ANTONIO MARTINEZ	25731 PADUA DR	NNW 1/8 - 1/4 (0.188 mi.)	K50	103
MANI ZARNEGAR DDS	25255 CABOT RD STE 1	E 1/8 - 1/4 (0.190 mi.)	M51	106
EPA ID:: CAL000162825				
JESUS SALAZAR	25255 CABOT RD	E 1/8 - 1/4 (0.190 mi.)	M52	108
PAUL & GEORGIANA MAZ	25251 ORELLANO WAY	W 1/8 - 1/4 (0.194 mi.)	N53	111
EPA ID:: CAC003016086				
LAGUNA HILLS AUTO SP	25172 CABOT RD	ENE 1/8 - 1/4 (0.194 mi.)	O55	117
EPA ID:: CAL000376192				
APRO LLC DBA UNITED	25172 CABOT DR	ENE 1/8 - 1/4 (0.194 mi.)	O60	148
MARY BARNASEY	25301 ORRELLANO WAY	W 1/8 - 1/4 (0.195 mi.)	P63	155
EPA ID:: CAC002979193				
ELVIRA CRUZ	25321 ORELLANO WAY	WSW 1/8 - 1/4 (0.199 mi.)	P64	157
PAUL LAPIANA	25512 MACKENZIE ST	S 1/8 - 1/4 (0.204 mi.)	Q66	162
PAUL LAPIANA	25512 MCKENZIE	S 1/8 - 1/4 (0.204 mi.)	Q67	164
TORO CLEANERS	25250 CABOT RD	E 1/8 - 1/4 (0.209 mi.)	M68	167
EPA ID:: CAL000423115				
BRAD BUKANT	25511 FIR LANE	SSE 1/8 - 1/4 (0.210 mi.)	Q71	182
EPA ID:: CAC003012669				
SYLVIA AND PAUL RODR	25442 OAK LEAF RD	ESE 1/8 - 1/4 (0.213 mi.)	R72	184
EPA ID:: CAC003026471				
SYLVIA & PAUL RODRIG	25442 OAK LEAF RD	ESE 1/8 - 1/4 (0.213 mi.)	R73	187
EPA ID:: CAC003035946				
SYLVIA RODRIGUEZ	25442 OAK LEAF RD	ESE 1/8 - 1/4 (0.213 mi.)	R74	189
EPA ID:: CAC003027907				
MELANIE TRUONG	25542 CHAMPLAIN RD	S 1/8 - 1/4 (0.215 mi.)	L76	193
EPA ID:: CAC003031672				
VIRGIL GRIZZLE	25452 OAK LEAF RD	SE 1/8 - 1/4 (0.220 mi.)	R77	195
EPA ID:: CAC003057311				
RICHARD STONE	25268 DE SALLE ST	W 1/8 - 1/4 (0.221 mi.)	N78	198
EPA ID:: CAC003043975				
SHANNON AGUIRRE	25481 OAK LEAF RD	SE 1/8 - 1/4 (0.234 mi.)	R79	200
RYAN MUNOZ	25482 OAK LEAF ROAD	SE 1/8 - 1/4 (0.244 mi.)	R80	203
WILSON, MARK	25118 CHAMPLAIN ROAD	NW 1/8 - 1/4 (0.245 mi.)	81	205

EPA ID:: CAC002970652

GEORGE QUEZAZA	25902 PINEWOOD LANE	SE 1/8 - 1/4 (0.249 mi.)	82	208

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 06/17/2021 has revealed that there are 4 Cortese sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ PROFESSIONAL	***25200 LA PAZ***	***ENE 0 - 1/8 (0.110 mi.)***	***G28***	***47***
Cleanup Status: COMPLETED - CASE CLOSED				
CHEVRON SERVICE STAT	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O54***	***113***
Cleanup Status: COMPLETED - CASE CLOSED				
ARCO SERVICE STATION	***26001 LA PAZ RD***	***NE 1/4 - 1/2 (0.311 mi.)***	***S83***	***210***
Cleanup Status: OPEN - REMEDIATION				
MOBIL #18-HL8	***26051 LA PAZ***	***NE 1/4 - 1/2 (0.358 mi.)***	***S85***	***221***
Cleanup Status: OPEN - REMEDIATION				

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 18 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUPER CLEANERS	25260 LA PAZ RD	SSW 0 - 1/8 (0.005 mi.)	A1	9
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
YES CLEANERS	25260 E LAPAZ RD	SSW 0 - 1/8 (0.005 mi.)	A2	9
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
LA PAZ CLEANERS	25260 LAPAZ RD	SSW 0 - 1/8 (0.005 mi.)	A3	10
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
LA PAZ CLEANERS	25260 LA PAZ RD SUIT	SSW 0 - 1/8 (0.005 mi.)	A4	10
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
YES CLEANERS, MAHESH	25260 E LA PAZ RD UN	SSW 0 - 1/8 (0.005 mi.)	A5	11
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
OC CLEANERS, TATYOS	25260 E LA PAZ RD UN	SSW 0 - 1/8 (0.005 mi.)	A7	12
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
BOARDWALK DEVELOPMEN	***25260 EAST LA PAZ RO***	***SSW 0 - 1/8 (0.005 mi.)***	***A8***	***13***
Database: DRYCLEANERS, Date of Government Version: 05/25/2021				
EPA Id: CAL000282346				
EPA Id: CAL000171493				
OC CLEANERS, BABAK N	25260 E LA PAZ RD UN	SSW 0 - 1/8 (0.005 mi.)	A9	15
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
OC CLEANERS, Q CLEAN	25260 E LA PAZ RD UN	SSW 0 - 1/8 (0.005 mi.)	A10	15
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ CLEANERS	25265 LA PAZ RD SUIT	WNW 0 - 1/8 (0.011 mi.)	B11	16
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				

Lower Elevation	Address	Direction / Distance	Map ID	Page
ACE CLEANERS.	25292 MCINTYRE ST	SE 0 - 1/8 (0.057 mi.)	C14	21
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
ACE CLEANERS	25292 MCINTYRE ST	SE 0 - 1/8 (0.057 mi.)	C15	22
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
ROYALE CLEANERS	25292 MCINTYRE ST SU	SE 0 - 1/8 (0.057 mi.)	C17	23
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
ROYALE CLEANERS	25292 MCINTYRE ST ST	SE 0 - 1/8 (0.057 mi.)	C18	23
Database: DRYCLEANERS, Date of Government Version: 05/25/2021 EPA Id: CAL000255294				
TORO JR CLEANERS	***25248 CABOT RD***	***E 1/8 - 1/4 (0.201 mi.)***	***M65***	***160***
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021				
TORO CLEANERS	***25250 CABOT RD***	***E 1/8 - 1/4 (0.209 mi.)***	***M69***	***169***
Database: DRYCLEANERS, Date of Government Version: 05/25/2021 EPA Id: CAL000423798				
TORO CLEANERS	***25250 CABOT RD***	***E 1/8 - 1/4 (0.209 mi.)***	***M70***	***171***
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 05/18/2021 Database: DRYCLEANERS, Date of Government Version: 05/25/2021 EPA Id: CAL000423115 EPA Id: CAC002954175				
TORO CLEANERS	24248 CABOT RD	E 1/8 - 1/4 (0.214 mi.)	M75	192
Database: DRYCLEANERS, Date of Government Version: 05/25/2021 EPA Id: CAD981968845 EPA Id: CAL000256818				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 4 HIST CORTESE sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ PROFESSIONAL Reg Id: 9UT2479	***25200 LA PAZ***	***ENE 0 - 1/8 (0.110 mi.)***	***G28***	***47***
CHEVRON SERVICE STAT Reg Id: 9UT1682	***25172 CABOT RD***	***ENE 1/8 - 1/4 (0.194 mi.)***	***O54***	***113***
ARCO SERVICE STATION Reg Id: 9UT923	***26001 LA PAZ RD***	***NE 1/4 - 1/2 (0.311 mi.)***	***S83***	***210***
MOBIL #18-HL8 Reg Id: 9UT824	***26051 LA PAZ***	***NE 1/4 - 1/2 (0.358 mi.)***	***S85***	***221***

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LA PAZ CLEANERS	25260 E LA PAZ RD	SSW 0 - 1/8 (0.005 mi.)	A6	11

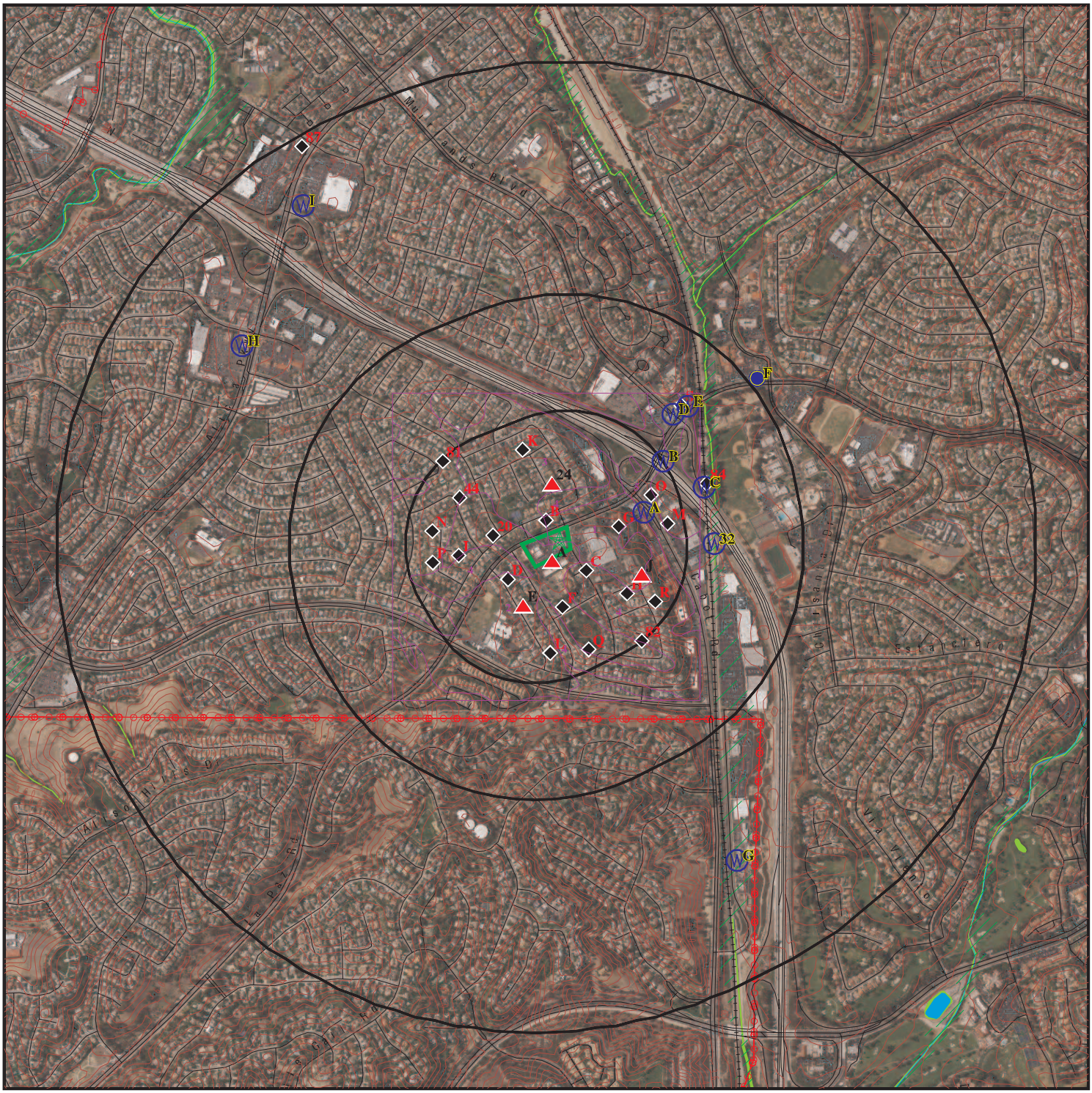
Lower Elevation	Address	Direction / Distance	Map ID	Page
TROPICAL DEN CLEANER	25292 MCINTYRE ST	SE 0 - 1/8 (0.057 mi.)	C16	22

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.

Site Name	Database(s)
LA PAZ SERVICE CENTER	HAZNET, HWTS
LA PAZ OSO VIEJO	NPDES, CIWQS
PARK CLEANERS	DRYCLEANERS
MOBIL	LUST
LA PAZ CENTER	Orange Co. Industrial Site
LA PAZ STOPPLE T PIPELINE RELEASE	CPS-SLIC

OVERVIEW MAP - 6748531.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Areas of Concern

N

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

SITE NAME:	25250 LA Paz Road	CLIENT:	BBG Assessment Inc.
ADDRESS:	25250 LA Paz Road Laguna Hills CA 92653	CONTACT:	Mbouchie@bbgres.com
		INQUIRY #:	6748531.2s
LAT/LONG:	33.59546 / 117.67996	DATE:	November 12, 2021 4:11 pm

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DETAIL MAP - 6748531.2S

Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

100-year flood zone

500-year flood zone

Areas of Concern

N

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

SITE NAME: 25250 LA Paz Road	CLIENT: BBG Assessment Inc.
ADDRESS: 25250 LA Paz Road Laguna Hills CA 92653	CONTACT: Mbouchie@bbgres.com INQUIRY #: 6748531.2s
LAT/LONG: 33.59546 / 117.67996	DATE: November 12, 2021 4:13 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	1	NR	1
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		2	1	3	NR	NR	6

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
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		1	0	1	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	1	NR	NR	NR	2
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	2	NR	NR	NR	2
US CDL	0.001		0	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		0	2	NR	NR	NR	2
CA FID UST	0.250		0	1	NR	NR	NR	1
CERS TANKS	0.250		0	1	NR	NR	NR	1
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
Orange Co. Industrial Site	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		14	38	NR	NR	NR	52
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		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
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	2	NR	NR	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		14	4	NR	NR	NR	18
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	2	NR	NR	4
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		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
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		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
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		0	NR	NR	NR	NR	0
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
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	36	54	8	1	0	99

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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **SUPER CLEANERS** **DRYCLEANERS** **S121693628**
SSW **25260 LA PAZ RD** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 1 of 10 in cluster A**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	SUPER CLEANERS
Address:	25260 LA PAZ RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	105386
Application Number:	308261
Permit Number:	D93989
Status:	O
Representative Name:	HELEN KIM
Representative Telephone:	714 7701437
Permit Status:	INACT_NR
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:	10/12/1995
PO Issue Date:	10/24/1995
NAICS Code:	Not reported
SIC Code:	7216

Actual:
486 ft.

A2 **YES CLEANERS** **DRYCLEANERS** **S121694042**
SSW **25260 E LAPAZ RD** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 2 of 10 in cluster A**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	YES CLEANERS
Address:	25260 E LAPAZ RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	114266
Application Number:	334884
Permit Number:	F12145
Status:	S
Representative Name:	KHALIQ AHMED
Representative Telephone:	949 2060220
Permit Status:	INACTIVE
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	435.51998901
UTM North:	3715.6499023
Application Date:	12/02/1997
PO Issue Date:	02/18/1998
NAICS Code:	Not reported
SIC Code:	Not reported

Actual:
486 ft.

A3 **LA PAZ CLEANERS** **DRYCLEANERS** **S121700269**
SSW **25260 LAPAZ RD** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 3 of 10 in cluster A**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	LA PAZ CLEANERS
Address:	25260 LAPAZ RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	91585
Application Number:	266730
Permit Number:	D52650
Status:	O
Representative Name:	JASON LEE
Representative Telephone:	714 7701437
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:	04/27/1992
PO Issue Date:	04/29/1992
NAICS Code:	Not reported
SIC Code:	7216

Actual:
486 ft.

A4 **LA PAZ CLEANERS** **DRYCLEANERS** **S121698157**
SSW **25260 LA PAZ RD SUITE M** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 4 of 10 in cluster A**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	LA PAZ CLEANERS
Address:	25260 LA PAZ RD SUITE M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	49848
Application Number:	136199
Permit Number:	M45562
Status:	O
Representative Name:	JAMES J KIM
Representative Telephone:	714 7701637
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	435.20001221
UTM North:	3715
Application Date:	08/28/1985
PO Issue Date:	09/05/1985
NAICS Code:	812320
SIC Code:	7216

Actual:
486 ft.

A5 **YES CLEANERS, MAHESH SONI** **DRYCLEANERS** **S121695491**
SSW **25260 E LA PAZ RD UNIT #M** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 5 of 10 in cluster A**

Relative: **Higher**

Actual: **486 ft.**

DRYCLEAN SOUTH COAST:

Name:	YES CLEANERS, MAHESH SONI
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	141161
Application Number:	431610
Permit Number:	F69908
Status:	S
Representative Name:	MAHESH SONI
Representative Telephone:	949 2060220
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:	435.51998901
UTM North:	3715.6499023
Application Date:	06/22/2004
PO Issue Date:	07/27/2004
NAICS Code:	Not reported
SIC Code:	7216

A6 **LA PAZ CLEANERS** **EDR Hist Cleaner** **1018652456**
SSW **25260 E LA PAZ RD** **N/A**
< 1/8 **LAGUNA BEACH, CA 92653**
0.005 mi.
28 ft. **Site 6 of 10 in cluster A**

Relative: **Higher**

Actual: **486 ft.**

EDR Hist Cleaner

Year:	Name:	Type:
1987	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1988	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1989	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1990	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1991	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1992	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1993	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1994	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1995	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1996	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
1998	YES CLEANERS	Garment Pressing And Cleaners' Agents
1999	YES CLEANERS	Garment Pressing And Cleaners' Agents
2000	YES CLEANERS	Garment Pressing And Cleaners' Agents
2001	YES CLEANERS	Garment Pressing And Cleaners' Agents
2002	YES CLEANERS	Garment Pressing And Cleaners' Agents
2002	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2002	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2003	YES CLEANERS	Garment Pressing And Cleaners' Agents
2003	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2003	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2004	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2004	YES CLEANERS	Garment Pressing And Cleaners' Agents
2004	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC

LA PAZ CLEANERS (Continued) **1018652456**

2005	YES CLEANERS	Garment Pressing And Cleaners' Agents
2005	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2005	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2006	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2006	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2007	ACE 1 HOUR CLEANERS	Drycleaning Plants, Except Rugs, NEC
2008	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2008	NADPRISE INC	Drycleaning Plants, Except Rugs
2009	NADPRISE INC	Drycleaning Plants, Except Rugs
2009	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2010	NADPRISE INC	Drycleaning Plants, Except Rugs
2010	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2011	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2011	NADPRISE INC	Drycleaning Plants, Except Rugs
2012	NADPRISE INC	Drycleaning Plants, Except Rugs
2012	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2013	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs
2013	NADPRISE INC	Drycleaning Plants, Except Rugs
2014	NADPRISE INC	Drycleaning Plants, Except Rugs
2014	LA PAZ CLEANERS	Drycleaning Plants, Except Rugs

A7 **OC CLEANERS, TATYOS TED DEMIRCIAN** **DRYCLEANERS** **S121695835**
SSW **25260 E LA PAZ RD UNIT #M** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 7 of 10 in cluster A**

Relative:
Higher

Actual:
486 ft.

DRYCLEAN SOUTH COAST:

Name:	OC CLEANERS, TATYOS TED DEMIRCIAN
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	146972
Application Number:	452508
Permit Number:	F80561
Status:	S
Representative Name:	TATYOS TED DEMIRCIAN
Representative Telephone:	949 5006770
Permit Status:	ACTIVE
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	435.51998901
UTM North:	3715.6499023
Application Date:	01/18/2006
PO Issue Date:	02/07/2006
NAICS Code:	424990
SIC Code:	7216

Name:	OC CLEANERS, TATYOS TED DEMIRCIAN
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	146972
Application Number:	475155
Permit Number:	F93773
Status:	S
Representative Name:	TATYOS TED DEMIRCIAN
Representative Telephone:	949 5006770

OC CLEANERS, TATYOS TED DEMIRCIAN (Continued) **S121695835**

Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	435.51998901
UTM North:	3715.6499023
Application Date:	11/02/2007
PO Issue Date:	11/14/2007
NAICS Code:	424990
SIC Code:	7216

A8 **BOARDWALK DEVELOPMENT INC** **CPS-SLIC S106905762**
SSW **25260 EAST LA PAZ ROAD** **DRYCLEANERS N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.005 mi.
28 ft. **Site 8 of 10 in cluster A**

Relative:
Higher

Actual:
486 ft.

SLIC REG 9:

Name:	BOARDWALK DEVELOPMENT INC
Address:	25260 EAST LA PAZ ROAD
City:	LAGUNA HILLS
Region:	9
Facilty Type:	Not reported
Status:	Closed
Sort Code:	20-0029.051
Waste Discharger Id:	Not reported
Local Case Num:	Not reported
Responsible Party:	SUPER CLEANERS/MISSION HILLS PLAZA
Category:	ENF. REPORT
Class:	SLIC
Order Number:	Not reported
File Number:	1
Date Entered:	10/1996
End Date:	12/1996
Archive Box #:	0
Archive Box Storage:	Not reported
Archive Box Storage Location:	PHASE II
Remarks:	Not reported

DRYCLEANERS:

Name:	YES CLEANERS
Address:	25260 LA PAZ RD
City,State,Zip:	LAGUNA HILLS, CA 926530000
EPA Id:	CAL000282346
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	05/19/2004
Facility Active:	No
Inactive Date:	06/30/2005
Facility Addr2:	Not reported
Owner Name:	MAHESH SONI
Owner Address:	25260 LA PAZ RD STE M
Owner Address 2:	Not reported
Owner Telephone:	9492060220

BOARDWALK DEVELOPMENT INC (Continued) **S106905762**

Contact Name:	MAHESH SONI
Contact Address:	25260 LA PAZ RD STE M
Contact Address 2:	Not reported
Contact Telephone:	9492060220
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25260 LA PAZ RD STE M
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	926530000
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.595893
Longitude:	-117.679792

Name:	YES CLEANERS
Address:	25260 LA PAZ RD
City,State,Zip:	LAGUNA HILLS, CA 926530000
EPA Id:	CAL000171493
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	02/14/2000
Facility Active:	No
Inactive Date:	05/19/2004
Facility Addr2:	Not reported
Owner Name:	KHALIQ AHMED
Owner Address:	25260 LA PAZ RD STE M
Owner Address 2:	Not reported
Owner Telephone:	9492060220
Contact Name:	KHALIQ AHMED-OWNER
Contact Address:	25260 LA PAZ RD STE M
Contact Address 2:	Not reported
Contact Telephone:	9492060220
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25260 LA PAZ RD STE M
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	926530000
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.595908
Longitude:	-117.679828

A9
SSW
< 1/8
0.005 mi.
28 ft.

OC CLEANERS, BABAK NADERI
25260 E LA PAZ RD UNIT #M
LAGUNA HILLS, CA 92653

DRYCLEANERS

S121696249
N/A

Site 9 of 10 in cluster A

Relative:
Higher

Actual:
486 ft.

DRYCLEAN SOUTH COAST:

Name:	OC CLEANERS, BABAK NADERI
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	154216
Application Number:	477504
Permit Number:	F95146
Status:	S
Representative Name:	BABAK NADERI
Representative Telephone:	714 7215706
Permit Status:	INACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	436.92001343
UTM North:	3717.3701172
Application Date:	01/24/2008
PO Issue Date:	02/01/2008
NAICS Code:	Not reported
SIC Code:	7216

A10
SSW
< 1/8
0.005 mi.
28 ft.

OC CLEANERS, Q CLEANERS INC.
25260 E LA PAZ RD UNIT #M
LAGUNA HILLS, CA 92653

DRYCLEANERS

S121696450
N/A

Site 10 of 10 in cluster A

Relative:
Higher

Actual:
486 ft.

DRYCLEAN SOUTH COAST:

Name:	OC CLEANERS, Q CLEANERS INC.
Address:	25260 E LA PAZ RD UNIT #M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	161752
Application Number:	503087
Permit Number:	G5177
Status:	A
Representative Name:	FRANK KANG
Representative Telephone:	714 7972181
Permit Status:	INACT_NR
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	435.51998901
UTM North:	3715.6499023
Application Date:	10/15/2009
PO Issue Date:	12/03/2009
NAICS Code:	812320
SIC Code:	7216

B11 **LA PAZ CLEANERS** **DRYCLEANERS** **S121696564**
WNW **25265 LA PAZ RD SUITE M** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.011 mi.
59 ft. **Site 1 of 3 in cluster B**

Relative: **Higher**
Actual: **478 ft.**

DRYCLEAN SOUTH COAST:

Name:	LA PAZ CLEANERS
Address:	25265 LA PAZ RD SUITE M
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	16834
Application Number:	11171A
Permit Number:	M27621
Status:	S
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:	02/17/1982
PO Issue Date:	10/01/1982
NAICS Code:	812320
SIC Code:	7216

B12 **RICHARD SARNER** **RCRA NonGen / NLR** **1025847664**
NNW **25216 PIKE RD** **CAC003027682**
< 1/8 **LAGUNA HILLS, CA 92653**
0.029 mi.
153 ft. **Site 2 of 3 in cluster B**

Relative: **Lower**
Actual: **461 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20190805
Handler Name:	RICHARD SARNER	
Handler Address:		25216 PIKE RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5142
EPA ID:		CAC003027682
Contact Name:		RICHARD SARNER
Contact Address:		25216 PIKE RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5142
Contact Telephone:		949-330-0918
Contact Fax:		Not reported
Contact Email:		NANCYRUIZ@ALLIANCE-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:		25216 PIKE RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5142
Owner Name:		RICHARD SARNER
Owner Type:		Other

RICHARD SARNER (Continued) **1025847664**

Operator Name:	RICHARD SARNER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190910
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

RICHARD SARNER (Continued) **1025847664**

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RICHARD SARNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25216 PIKE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5142
Owner/Operator Telephone:	949-330-0918
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RICHARD SARNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25216 PIKE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5142
Owner/Operator Telephone:	949-330-0918
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190805
Handler Name: RICHARD SARNER	
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

B13 **RICHARD SARNER** **RCRA NonGen / NLR** **1024745499**
NNW **25216 PIKE RD** **CAC002965269**
< 1/8 **LAGUNA HILLS, CA 92653**
0.029 mi.
153 ft. **Site 3 of 3 in cluster B**

Relative: **Lower**

Actual: **461 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20180607
Handler Name:	RICHARD SARNER	
Handler Address:		25216 PIKE RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC002965269
Contact Name:		RICHARD SARNER
Contact Address:		25216 PIKE RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-597-4783
Contact Fax:		Not reported
Contact Email:		BRYAN@ALLAMERICANAGI.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:		25216 PIKE RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		RICHARD SARNER
Owner Type:		Other
Operator Name:		RICHARD SARNER
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

RICHARD SARNER (Continued) **1024745499**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180831
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:	RICHARD SARNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25216 PIKE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-597-4783
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RICHARD SARNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25216 PIKE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-597-4783
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

RICHARD SARNER (Continued) **1024745499**

Historic Generators:
Receive Date: 20180607
Handler Name: RICHARD SARNER
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

C14 **ACE CLEANERS.** **DRYCLEANERS** **S121698518**
SE **25292 MCINTYRE ST** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.057 mi.
301 ft. **Site 1 of 5 in cluster C**

Relative:
Lower

Actual:
465 ft.

DRYCLEAN SOUTH COAST:
Name: ACE CLEANERS.
Address: 25292 MCINTYRE ST
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: 55929
Application Number: 152865
Permit Number: M57310
Status: A
Representative Name: CHUN WOO CHUNG
Representative Telephone: 714 8375676
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 02
CCAT Description: ADSORBER (DRY CLEANING) REGENERATIVE
UTM East: 437
UTM North: 3717.3999023
Application Date: 02/02/1987
PO Issue Date: 06/23/1987
NAICS Code: 812320
SIC Code: 7216

C15 **ACE CLEANERS** **DRYCLEANERS** **S121693272**
SE **25292 MCINTYRE ST** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.057 mi.
301 ft. **Site 2 of 5 in cluster C**

Relative: **Lower**

Actual: **465 ft.**

DRYCLEAN SOUTH COAST:

Name:	ACE CLEANERS
Address:	25292 MCINTYRE ST
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	100559
Application Number:	290613
Permit Number:	D81256
Status:	O
Representative Name:	INCHUL BYUN
Representative Telephone:	714 8375676
Permit Status:	INACT_NR
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	02
CCAT Description:	ADSORBER (DRY CLEANING) REGENERATIVE
UTM East:	437
UTM North:	3717.3999023
Application Date:	03/11/1994
PO Issue Date:	03/14/1994
NAICS Code:	Not reported
SIC Code:	7216

C16 **TROPICAL DEN CLEANERS** **EDR Hist Cleaner** **1019920676**
SE **25292 MCINTYRE ST** **N/A**
< 1/8 **ALISO VIEJO, CA 92653**
0.057 mi.
301 ft. **Site 3 of 5 in cluster C**

Relative: **Lower**

Actual: **465 ft.**

EDR Hist Cleaner

Year:	Name:	Type:
1992	ACE CLEANERS	Drycleaning Plants, Except Rugs
1993	ACE CLEANERS	Drycleaning Plants, Except Rugs
1994	ACE CLEANERS	Drycleaning Plants, Except Rugs
1995	ACE CLEANERS	Drycleaning Plants, Except Rugs
2001	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2002	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2003	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2003	ACE CLEANERS	Drycleaning Plants, Except Rugs
2004	ACE CLEANERS	Drycleaning Plants, Except Rugs
2004	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs
2004	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2005	ACE CLEANERS	Drycleaning Plants, Except Rugs
2005	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs
2005	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2006	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2006	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs
2006	ACE CLEANERS	Drycleaning Plants, Except Rugs
2007	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2007	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs
2007	ACE CLEANERS	Drycleaning Plants, Except Rugs
2008	ROYALE DRY CLEANERS	Drycleaning Plants, Except Rugs, NEC
2008	ACE CLEANERS	Drycleaning Plants, Except Rugs
2008	TROPICAL DEN CLEANERS	Drycleaning Plants, Except Rugs

C17 **ROYALE CLEANERS** **DRYCLEANERS** **S121694834**
SE **25292 MCINTYRE ST SUITE W** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.057 mi.
301 ft. **Site 4 of 5 in cluster C**

Relative: DRYCLEAN SOUTH COAST:
Lower

Name:	ROYALE CLEANERS
Address:	25292 MCINTYRE ST SUITE W
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	128636
Application Number:	387466
Permit Number:	F41027
Status:	A
Representative Name:	RIAZ MUKADAN
Representative Telephone:	949 5971157
Permit Status:	INACT_NR
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	0
UTM North:	0
Application Date:	06/08/2001
PO Issue Date:	06/21/2001
NAICS Code:	812320
SIC Code:	7216

Actual:
465 ft.

Name:	ROYALE CLEANERS
Address:	25292 MCINTYRE ST SUITE W
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	128636
Application Number:	417361
Permit Number:	F62619
Status:	A
Representative Name:	RIAZ MUKADAN
Representative Telephone:	949 5971157
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:	0
UTM North:	0
Application Date:	07/08/2003
PO Issue Date:	08/13/2003
NAICS Code:	812320
SIC Code:	7216

C18 **ROYALE CLEANERS** **DRYCLEANERS** **S105807918**
SE **25292 MCINTYRE ST STE W** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.057 mi.
301 ft. **Site 5 of 5 in cluster C**

Relative: DRYCLEANERS:
Lower

Name:	ROYALE CLEANERS
Address:	25292 MCINTYRE ST STE W
City,State,Zip:	LAGUNA HILLS, CA 926535434
EPA Id:	CAL000255294

Actual:
465 ft.

ROYALE CLEANERS (Continued) **S105807918**

NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	07/09/2002
Facility Active:	No
Inactive Date:	06/30/2005
Facility Addr2:	Not reported
Owner Name:	ROYALE CLEANERS
Owner Address:	25292 MCINTYRE ST
Owner Address 2:	Not reported
Owner Telephone:	9495971157
Contact Name:	RIAZ NUKADAM
Contact Address:	25292 MCINTYRE STE W
Contact Address 2:	Not reported
Contact Telephone:	9595971157
Contact Fax:	Not reported
Mailing Name:	RIAZ MUKADAM
Mailing Address 1:	25292 MCINTYRE STE W
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	926530000
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.595332
Longitude:	-117.67955

D19 **RAFAEL ENRIQUEZ** **RCRA NonGen / NLR** **1025832368**
SW **25362 CHAMPLAIN RD** **CAC003011933**
< 1/8 **LAGUNA HILLS, CA 92653**
0.064 mi.
339 ft. **Site 1 of 3 in cluster D**

Relative: **Lower**
Actual: **464 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20190425
Handler Name:	RAFAEL ENRIQUEZ	
Handler Address:		25362 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003011933
Contact Name:		RAFAEL ENRIQUEZ
Contact Address:		25362 CHAMPLAIN RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-945-4563
Contact Fax:		Not reported
Contact Email:		NANCYRUIZ@ALLIANCE-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:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		25362 CHAMPLAIN RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653

RAFAEL ENRIQUEZ (Continued) **1025832368**

Owner Name:	RAFAEL ENRIQUEZ
Owner Type:	Other
Operator Name:	RAFAEL ENRIQUEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	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

RAFAEL ENRIQUEZ (Continued) **1025832368**

Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: RAFAEL ENRIQUEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25362 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-945-4563
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: RAFAEL ENRIQUEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25362 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-945-4563
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190425
Handler Name: RAFAEL ENRIQUEZ
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

20
West
< 1/8
0.064 mi.
339 ft.

AZAM RASHID
25261 PIKE ROAD
LAGUNA HILLS, CA 92653

RCRA NonGen / NLR | **1026800127** | **CAC003111997**

Relative:
Lower

Actual:
466 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20210326
Handler Name:	AZAM RASHID	
Handler Address:		25261 PIKE ROAD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003111997
Contact Name:		AZAM RASHID
Contact Address:		25261 PIKE ROAD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		239-588-1008
Contact Fax:		Not reported
Contact Email:		DONNAC@PWSEI.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:		25261 PIKE ROAD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		AZAM RASHID
Owner Type:		Other
Operator Name:		AZAM RASHID
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

AZAM RASHID (Continued) **1026800127**

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:	20210326
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:	AZAM RASHID
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25261 PIKE ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	239-588-1008
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	AZAM RASHID
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25261 PIKE ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	239-588-1008
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

AZAM RASHID (Continued) **1026800127**

Historic Generators:
Receive Date: 20210326
Handler Name: AZAM RASHID
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

E21 **STANLEY KOMATSU** **RCRA NonGen / NLR** **1026824009**
SSW **25412 CHAMPLAIN RD** **CAC003137025**
< 1/8 **LAGUNA HILLS, CA 92653**
0.087 mi.
461 ft. **Site 1 of 4 in cluster E**

Relative: **Higher**
Actual: **492 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210831
Handler Name: STANLEY KOMATSU
Handler Address: 25412 CHAMPLAIN RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003137025
Contact Name: STANLEY KOMATSU
Contact Address: 25412 CHAMPLAIN RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-837-3258
Contact Fax: Not reported
Contact Email: SCHEDULING@PWSEI.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: 25412 CHAMPLAIN RD
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: STANLEY KOMATSU

STANLEY KOMATSU (Continued) **1026824009**

Owner Type:	Other
Operator Name:	STANLEY KOMATSU
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210901
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

STANLEY KOMATSU (Continued) **1026824009**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: STANLEY KOMATSU
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25412 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-837-3258
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: STANLEY KOMATSU
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25412 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-837-3258
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210831
Handler Name: STANLEY KOMATSU
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

D22 **DANIEL & LAURA MOORE** **RCRA NonGen / NLR** **1026048928**
SW **25361 CHAMPLAIN RD** **CAC003055622**
< 1/8 **LAGUNA HILLS, CA 92653**
0.089 mi.
469 ft. **Site 2 of 3 in cluster D**

Relative: **Lower**

Actual: **455 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200212
Handler Name:	DANIEL & LAURA MOORE	
Handler Address:		25361 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003055622
Contact Name:		DANIEL & LAURA MOORE
Contact Address:		25361 CHAMPLAIN RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-290-5361
Contact Fax:		Not reported
Contact Email:		LHERNANDEZ@VIKINGENVIRO.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:		25361 CHAMPLAIN RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		DANIEL & LAURA MOORE
Owner Type:		Other
Operator Name:		DANIEL & LAURA MOORE
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

DANIEL & LAURA MOORE (Continued) **1026048928**

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:	20200306
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:	DANIEL & LAURA MOORE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25361 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-290-5361
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	DANIEL & LAURA MOORE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25361 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-290-5361
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

DANIEL & LAURA MOORE (Continued) **1026048928**

Historic Generators:
Receive Date: 20200212
Handler Name: DANIEL & LAURA MOORE
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

D23 **JOHN SHADWICK** **RCRA NonGen / NLR** **1026486836**
SW **25371 CHAMPLAIN RD** **CAC003093001**
< 1/8 **LAGUNA HILLS, CA 92653**
0.089 mi.
471 ft. **Site 3 of 3 in cluster D**

Relative: **Lower**

Actual: **460 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20201116
Handler Name: JOHN SHADWICK
Handler Address: 25371 CHAMPLAIN RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003093001
Contact Name: JOHN SHADWICK
Contact Address: 25371 CHAMPLAIN RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 714-309-4133
Contact Fax: Not reported
Contact Email: SCHEDULING@PWSEI.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: 25371 CHAMPLAIN RD
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: JOHN SHADWICK

JOHN SHADWICK (Continued) **1026486836**

Owner Type:	Other
Operator Name:	JOHN SHADWICK
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20201117
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No

JOHN SHADWICK (Continued) **1026486836**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: JOHN SHADWICK
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25371 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 714-309-4133
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JOHN SHADWICK
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25371 CHAMPLAIN RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 714-309-4133
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20201116
Handler Name: JOHN SHADWICK
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

24
North
< 1/8
0.098 mi.
517 ft.

BILL POWER
25152 MODOC DR
LAGUNA HILLS, CA 92653

RCRA NonGen / NLR

1026482315
CAC003088352

Relative:
Higher

Actual:
474 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20201014
Handler Name:	BILL POWER	
Handler Address:		25152 MODOC DR
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003088352
Contact Name:		BILL POWER
Contact Address:		25152 MODOC DR
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		310-467-7211
Contact Fax:		Not reported
Contact Email:		SCHEDULING@PWSEI.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:		25152 MODOC DR
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		BILL POWER
Owner Type:		Other
Operator Name:		BILL POWER
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

BILL POWER (Continued) **1026482315**

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:	20201026
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:	BILL POWER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25152 MODOC DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	310-467-7211
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BILL POWER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25152 MODOC DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	310-467-7211
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

BILL POWER (Continued) **1026482315**

Historic Generators:
Receive Date: 20201014
Handler Name: BILL POWER
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

E25 **JORDAN TERRONES** **RCRA NonGen / NLR** **1025827255**
SSW **25401 MACKENZIE ST** **CAC003006803**
< 1/8 **LAGUNA HILLS, CA 92653**
0.098 mi.
518 ft. **Site 2 of 4 in cluster E**

Relative: **Lower**

Actual: **466 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20190322
Handler Name: JORDAN TERRONES
Handler Address: 25401 MACKENZIE ST
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003006803
Contact Name: JORDAN TERRONES
Contact Address: 25401 MACKENZIE ST
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 760-481-8178
Contact Fax: Not reported
Contact Email: SARAH@PWSEI.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: 25401 MACKENZIE ST
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: JORDAN TERRONES

JORDAN TERRONES (Continued) **1025827255**

Owner Type:	Other
Operator Name:	JORDAN TERRONES
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190626
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

JORDAN TERRONES (Continued) **1025827255**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JORDAN TERRONES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25401 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	760-481-8178
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JORDAN TERRONES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25401 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	760-481-8178
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190322
Handler Name: JORDAN TERRONES	
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

F26
South
< 1/8
0.104 mi.
547 ft.

JACOB ZIMMERMAN
25761 KNOTTY PINE RD
LAGUNA HILLS, CA 92653

Site 1 of 2 in cluster F

RCRA NonGen / NLR **1026044996**
CAC003051359

Relative:
Lower

Actual:
466 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20200116
Handler Name:	JACOB ZIMMERMAN	
Handler Address:		25761 KNOTTY PINE RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003051359
Contact Name:		JACOB ZIMMERMAN
Contact Address:		25761 KNOTTY PINE RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		717-649-9648
Contact Fax:		Not reported
Contact Email:		ANAB@PWSEI.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:		25761 KNOTTY PINE RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		JACOB ZIMMERMAN
Owner Type:		Other
Operator Name:		JACOB ZIMMERMAN
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

JACOB ZIMMERMAN (Continued) **1026044996**

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:	20200210
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:	JACOB ZIMMERMAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25761 KNOTTY PINE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	717-649-9648
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JACOB ZIMMERMAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25761 KNOTTY PINE RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	717-649-9648
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

JACOB ZIMMERMAN (Continued) **1026044996**

Historic Generators:
Receive Date: 20200116
Handler Name: JACOB ZIMMERMAN
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

E27 **CINDY NEUMANN** **RCRA NonGen / NLR** **1026814601**
SW **25411 CHAMPALIAN ROAD** **CAC003127232**
< 1/8 **LAGUNA HILLS, CA 92653**
0.105 mi.
556 ft. **Site 3 of 4 in cluster E**

Relative: **Higher**

Actual: **485 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210630
Handler Name: CINDY NEUMANN
Handler Address: 25411 CHAMPALIAN ROAD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003127232
Contact Name: CINDY NEUMANN
Contact Address: 25411 CHAMPALIAN ROAD
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-233-7445
Contact Fax: Not reported
Contact Email: AD.AQHIINC@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: Not reported
State District Owner: Not reported
State District: Not reported
Mailing Address: 25411 CHAMPALIAN ROAD
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: CINDY NEUMANN

CINDY NEUMANN (Continued) **1026814601**

Owner Type:	Other
Operator Name:	CINDY NEUMANN
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210630
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

CINDY NEUMANN (Continued) **1026814601**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: CINDY NEUMANN
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25411 CHAMPALIAN ROAD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-233-7445
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: CINDY NEUMANN
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25411 CHAMPALIAN ROAD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-233-7445
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210630
Handler Name: CINDY NEUMANN
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

G28 **LA PAZ PROFESSIONAL BLDG** **LUST** **S102432426**
ENE **25200 LA PAZ** **Cortese** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653** **HIST CORTESE**
0.110 mi. **CERS**
582 ft. **Site 1 of 6 in cluster G**

Relative:
Lower

Actual:
432 ft.

LUST:

Name:	LA PAZ PROFESSIONAL BLDG
Address:	25200 LA PAZ
City,State,Zip:	LAGUNA HILLS, CA 92653
Lead Agency:	ORANGE COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902485
Global Id:	T0605902485
Latitude:	33.5784291
Longitude:	-117.6972312
Status:	Completed - Case Closed
Status Date:	06/16/1993
Case Worker:	KL
RB Case Number:	9UT2479
Local Agency:	ORANGE COUNTY LOP
File Location:	Local Agency
Local Case Number:	93UT026
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel, Gasoline
Site History:	Not reported

LUST:

Global Id:	T0605902485
Contact Type:	Local Agency Caseworker
Contact Name:	GENIECE HIGGINS
Organization Name:	ORANGE COUNTY LOP
Address:	1241 EAST DYER ROAD SUITE 120
City:	SANTA ANA
Email:	ghiggins@ochca.com
Phone Number:	7144336260

Global Id:	T0605902485
Contact Type:	Local Agency Caseworker
Contact Name:	KEVIN LAMBERT
Organization Name:	ORANGE COUNTY LOP
Address:	1241 E DYER ROAD SUITE 120
City:	SANTA ANA
Email:	klambert@ochca.com
Phone Number:	7144336261

LUST:

Global Id:	T0605902485
Action Type:	Other
Date:	03/29/1993
Action:	Leak Discovery

Global Id:	T0605902485
Action Type:	ENFORCEMENT
Date:	06/16/1993
Action:	Closure/No Further Action Letter

Global Id:	T0605902485
Action Type:	Other

LA PAZ PROFESSIONAL BLDG (Continued) **S102432426**

Date: 03/29/1993
Action: Leak Reported

LUST:
Global Id: T0605902485
Status: Open - Case Begin Date
Status Date: 03/29/1993

Global Id: T0605902485
Status: Completed - Case Closed
Status Date: 06/16/1993

LUST REG 9:
Region: 9
Status: Case Closed
Case Number: 9UT2479
Local Case: 93UT26
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Not reported
Local Agency: Orange
How Found: Tank Closure
How Stopped: Close Tank
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Soil only
Date Found: 03/29/1993
Date Stopped: 03/29/1993
Confirm Date: / /
Submit Workplan: Not reported
Prelim Assess: 03/29/1993
Desc Pollution: Not reported
Remed Plan: / /
Remed Action: Not reported
Began Monitor: Not reported
Release Date: 04/19/1993
Enforce Date: Not reported
Closed Date: 6/16/93
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.20
GW Depth: 25'
Beneficial Use: Municipal groundwater use
NPDES Number: Not reported
Priority: Not reported
File Dispn: File discarded, case closed
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

CORTESE:
Name: LA PAZ PROFESSIONAL BLDG
Address: 25200 LA PAZ
City,State,Zip: LAGUNA HILLS, CA 92653

LA PAZ PROFESSIONAL BLDG (Continued) **S102432426**

Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0605902485
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

HIST CORTESE:

edr_fname:	LA PAZ PROFESSIONAL BUILD
edr_fadd1:	25200 LA PAZ
City,State,Zip:	LAGUNA HILLS, CA
Region:	CORTESE
Facility County Code:	30
Reg By:	LTNKA
Reg Id:	9UT2479

CERS:

Name:	LA PAZ PROFESSIONAL BLDG
Address:	25200 LA PAZ
City,State,Zip:	LAGUNA HILLS, CA 92653
Site ID:	206869
CERS ID:	T0605902485
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	JAMES STROZIER - ORANGE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	1241 E. DYER ROAD SUITE 120
Affiliation City:	SANTA ANA
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	7144336273

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	KEVIN LAMBERT - ORANGE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	1241 E DYER ROAD SUITE 120
Affiliation City:	SANTA ANA
Affiliation State:	CA
Affiliation Country:	Not reported

LA PAZ PROFESSIONAL BLDG (Continued) **S102432426**

Affiliation Zip: Not reported
Affiliation Phone: 7144336261

G29 **LA PAZ OFFICE PLAZA LLC** **RCRA NonGen / NLR** **1026466130**
ENE **25200 LA PAZ RD.** **CAC003071398**
< 1/8 **LAGUNA HILLS, CA 92653**
0.110 mi.
582 ft. **Site 2 of 6 in cluster G**

Relative: **Lower**
Actual: **432 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200618
Handler Name:	LA PAZ OFFICE PLAZA LLC	
Handler Address:		25200 LA PAZ RD.
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003071398
Contact Name:		LA PAZ OFFICE PLAZA LLC
Contact Address:		259 RANDOLPH AVE SUITE 140
Contact City,State,Zip:		BREA, CA 92821
Contact Telephone:		949-837-3450
Contact Fax:		Not reported
Contact Email:		SKYBLUEGABY1@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:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		259 RANDOLPH AVE SUITE 140
Mailing City,State,Zip:		BREA, CA 92821
Owner Name:		LA PAZ OFFICE PLAZA LLC
Owner Type:		Other
Operator Name:		LA PAZ OFFICE PLAZA LLC
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

LA PAZ OFFICE PLAZA LLC (Continued) **1026466130**

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:	20200710
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:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	259 RANDOLPH AVE SUITE 140
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	949-837-3450
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	259 RANDOLPH AVE SUITE 140
Owner/Operator City,State,Zip:	BREA, CA 92821

LA PAZ OFFICE PLAZA LLC (Continued) **1026466130**

Owner/Operator Telephone: 949-837-3450
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20200618
Handler Name: LA PAZ OFFICE PLAZA LLC
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

G30 **LA PAZ PROFESSIONAL BLDG** **UST** **U003785411**
ENE **25200 LA PAZ RD** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653**
0.110 mi.
582 ft. **Site 3 of 6 in cluster G**

Relative: **Lower**
Actual: **432 ft.**

UST:
Name: LA PAZ PROFESSIONAL BLDG
Address: 25200 LA PAZ RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: 9687
Permitting Agency: ORANGE COUNTY
Latitude: 33.5975518
Longitude: -117.6764195

G31 **ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GRO** **LUST** **S113473537**
ENE **25200 LA PAZ RD STE 107** **HAZNET** **N/A**
< 1/8 **LAGUNA HILLS, CA 92653** **HWTS**
0.110 mi.
582 ft. **Site 4 of 6 in cluster G**

Relative:
Lower

Actual:
432 ft.

ORANGE CO. LUST:

Name:	LA PAZ PROFESSIONAL BLDG
Address:	25200 LA PAZ RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Region:	ORANGE
Facility Id:	93UT026
Released Substance:	Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4; Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed:	06/16/1993
Record ID:	RO0001551

HAZNET:

Name:	ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP
Address:	25200 LA PAZ RD STE 107
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653
Contact:	TRANG PHAM
Telephone:	9498551101
Mailing Name:	Not reported
Mailing Address:	23961 CALLE DE LA MAGDALENA #500
Year:	2018
Gepaid:	CAL000427369
TSD EPA ID:	CAD008252405
CA Waste Code:	551 - Laboratory waste chemicals
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.40032
Year:	2017
Gepaid:	CAL000427369
TSD EPA ID:	CAD008252405
CA Waste Code:	551 - Laboratory waste chemicals
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.37947
Year:	2017
Gepaid:	CAL000427369
TSD EPA ID:	TXD982560294
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H040 - Incineration--Thermal Destruction Other Than Use As A Fuel
Tons:	0.0126

Additional Info:

Year:	2017
Gen EPA ID:	CAL000427369
Shipment Date:	20171218
Creation Date:	10/16/2018 18:30:53
Receipt Date:	20171219
Manifest ID:	017652375JJK

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03753
Waste Quantity:	9
Quantity Unit:	G
Additional 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:	20171204
Creation Date:	12/5/2018 18:30:10
Receipt Date:	20171205
Manifest ID:	017652359JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional 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:	20171120
Creation Date:	10/16/2018 18:31:07
Receipt Date:	20171121
Manifest ID:	017652288JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional 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:	20171106
Creation Date:	7/28/2018 18:34:05
Receipt Date:	20171114
Manifest ID:	017652330JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.02085
Waste Quantity:	5
Quantity Unit:	G
Additional 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:	20171023
Creation Date:	7/10/2018 18:30:24
Receipt Date:	20171024
Manifest ID:	017652020JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03753
Waste Quantity:	9
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

Additional Code 5:	Not reported
Shipment Date:	20171013
Creation Date:	8/1/2018 18:30:51
Receipt Date:	20171017
Manifest ID:	017652191JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.05004
Waste Quantity:	12
Quantity Unit:	G
Additional 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:	20170925
Creation Date:	7/17/2018 18:30:34
Receipt Date:	20170926
Manifest ID:	015734384JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03753
Waste Quantity:	9
Quantity Unit:	G
Additional 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:	20170911
Creation Date:	7/18/2018 18:30:10
Receipt Date:	20170912
Manifest ID:	017652218JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional 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:	20170818
Creation Date:	8/2/2018 18:30:29
Receipt Date:	20170822
Manifest ID:	017651984JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03336
Waste Quantity:	8
Quantity Unit:	G
Additional 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:	20170803
Creation Date:	8/1/2018 18:31:20
Receipt Date:	20170808
Manifest ID:	017652111JJK
Trans EPA ID:	CAR000206086
Trans Name:	NORTH STATE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	551 - Laboratory waste chemicals 561 Detergent and soap
RCRA Code:	D001
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.03336

ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP (Continued) **S113473537**

Waste Quantity:	8
Quantity Unit:	G
Additional 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:	ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP
Address:	25200 LA PAZ RD STE 107
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAL000427369
Inactive Date:	06/30/2017
Create Date:	05/03/2017
Last Act Date:	11/06/2019
Mailing Name:	Not reported
Mailing Address:	23961 CALLE DE LA MAGDALENA #500
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	PAUL A BROWER
Owner Address:	23961 CALLE DE LA MAGDALENA #500
Owner Address 2:	Not reported
Owner City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Name:	TRANG PHAM
Contact Address:	25200 LA PAZ RD STE 200
Contact Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653

NAICS:

EPA ID:	CAL000427369
Create Date:	2017-05-03 10:14:17.420
NAICS Code:	62211
NAICS Description:	General Medical and Surgical Hospitals
Issued EPA ID Date:	2017-05-03 10:14:17.38700
Inactive Date:	2017-06-30 00:00:00
Facility Name:	ORANGE COUNTY UROLOGY ASSOCIATES INC A MEDICAL GROUP
Facility Address:	25200 LA PAZ RD STE 107
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92653

G32 **LA PAZ OFFICE PLAZA** **RCRA NonGen / NLR** **1026466070**
ENE **25200 LA PAZ** **CAC003071338**
< 1/8 **LAGUNA HILLS, CA 92653**
0.110 mi.
582 ft. **Site 5 of 6 in cluster G**

Relative:
Lower

Actual:
432 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20200617
Handler Name:	LA PAZ OFFICE PLAZA	
Handler Address:		25200 LA PAZ
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003071338

LA PAZ OFFICE PLAZA (Continued) **1026466070**

Contact Name:	LA PAZ OFFICE PLAZA LLC
Contact Address:	LA PAZ OFFICE PLAZA LLC
Contact City,State,Zip:	BREA, CA 92821
Contact Telephone:	949-285-1047
Contact Fax:	Not reported
Contact Email:	JESUS@SEBUILDERS.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:	LA PAZ OFFICE PLAZA LLC
Mailing City,State,Zip:	BREA, CA 92821
Owner Name:	LA PAZ OFFICE PLAZA LLC
Owner Type:	Other
Operator Name:	LA PAZ OFFICE PLAZA LLC
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

LA PAZ OFFICE PLAZA (Continued) **1026466070**

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:	20200710
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:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	LA PAZ OFFICE PLAZA LLC
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	949-285-1047
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	LA PAZ OFFICE PLAZA LLC
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	949-285-1047
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200617
Handler Name: LA PAZ OFFICE PLAZA	
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

LA PAZ OFFICE PLAZA (Continued) **1026466070**

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: 336350
NAICS Description: MOTOR VEHICLE TRANSMISSION AND POWER TRAIN PARTS MANUFACTURING

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

G33 **LA PAZ OFFICE PLAZA** **RCRA NonGen / NLR** **1024747730**
ENE **25200 LA PAZ RD** **CAC002967507**
< 1/8 **LAGUNA HILLS, CA 92653**
0.110 mi.
582 ft. **Site 6 of 6 in cluster G**

Relative: **Lower**
Actual: **432 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20180621
Handler Name:	LA PAZ OFFICE PLAZA	
Handler Address:		25200 LA PAZ RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC002967507
Contact Name:		LA PAZ OFFICE PLAZA
Contact Address:		259 SOUTH RANDOLPH AVE C40
Contact City,State,Zip:		BREA, CA 92821
Contact Telephone:		714-529-1335
Contact Fax:		Not reported
Contact Email:		SARAH@PWSEI.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:		LA PAZ OFFICE PLAZA, LLC
Mailing City,State,Zip:		BREA, CA 92821
Owner Name:		LA PAZ OFFICE PLAZA
Owner Type:		Other
Operator Name:		LA PAZ OFFICE PLAZA
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

LA PAZ OFFICE PLAZA (Continued) **1024747730**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180831
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:	LA PAZ OFFICE PLAZA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

LA PAZ OFFICE PLAZA (Continued) **1024747730**

Owner/Operator Address:	259 SOUTH RANDOLPH AVE C40
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	714-529-1335
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	LA PAZ OFFICE PLAZA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	259 SOUTH RANDOLPH AVE C40
Owner/Operator City,State,Zip:	BREA, CA 92821
Owner/Operator Telephone:	714-529-1335
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180621
Handler Name: LA PAZ OFFICE PLAZA	
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

E34 **RICHARD EVANS** **RCRA NonGen / NLR** **1026167637**
SSW **25452 CHAMPLAIN RD** **CAC003067681**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.128 mi.
676 ft. **Site 4 of 4 in cluster E**

Relative: **Higher**
Actual: **478 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200520
Handler Name:	RICHARD EVANS	
Handler Address:		25452 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003067681

RICHARD EVANS (Continued) **1026167637**

Contact Name:	RICHARD EVANS
Contact Address:	25452 CHAMPLAIN RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-290-3858
Contact Fax:	Not reported
Contact Email:	GENEVADEGUIRE@ALLIANCE-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:	25452 CHAMPLAIN RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	RICHARD EVANS
Owner Type:	Other
Operator Name:	RICHARD EVANS
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

RICHARD EVANS (Continued) **1026167637**

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:	20200608
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:	RICHARD EVANS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25452 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-290-3858
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RICHARD EVANS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25452 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-290-3858
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200520
Handler Name: RICHARD EVANS	
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

RICHARD EVANS (Continued) **1026167637**

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

F35 **SPENCE LEONARDO** **RCRA NonGen / NLR** **1026040460**
South **25451 MACKENZIE ST** **CAC003046562**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.135 mi.
711 ft. **Site 2 of 2 in cluster F**

Relative: **Lower**
Actual: **434 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20191210
Handler Name:	SPENCE LEONARDO	
Handler Address:		25451 MACKENZIE ST
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5437
EPA ID:		CAC003046562
Contact Name:		SPENCE LEONARDO
Contact Address:		25451 MACKENZIE ST
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5437
Contact Telephone:		949-615-6082
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:		25451 MACKENZIE ST
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5437
Owner Name:		SPENCE LEONARDO
Owner Type:		Other
Operator Name:		SPENCE LEONARDO
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

SPENCE LEONARDO (Continued) **1026040460**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200210
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:	SPENCE LEONARDO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

SPENCE LEONARDO (Continued) **1026040460**

Owner/Operator Address:	25451 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5437
Owner/Operator Telephone:	949-615-6082
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	SPENCE LEONARDO
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25451 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5437
Owner/Operator Telephone:	949-615-6082
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20191210
Handler Name: SPENCE LEONARDO	
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

H36 **BRENT DELINGER** **RCRA NonGen / NLR** **1024775041**
SE **25862 SPRUCE LN** **CAC002994968**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.136 mi.
719 ft. **Site 1 of 5 in cluster H**

Relative: **Lower**
Actual: **410 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	20190103
Handler Name: BRENT DELINGER	
Handler Address:	25862 SPRUCE LN
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC002994968

BRENT DELINGER (Continued) **1024775041**

Contact Name:	BRENT DELINGER
Contact Address:	25862 SPRUCE LN
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	714-403-3271
Contact Fax:	Not reported
Contact Email:	CHRIS@JCENVIRONMENTALINC.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:	25862 SPRUCE LN
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	BRENT DELINGER
Owner Type:	Other
Operator Name:	BRENT DELINGER
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

BRENT DELINGER (Continued) **1024775041**

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:	20190222
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:	BRENT DELINGER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25862 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-403-3271
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	BRENT DELINGER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25862 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-403-3271
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190103
Handler Name: BRENT DELINGER	
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

BRENT DELINGER (Continued) **1024775041**

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

I37 **ED HAMADA** **RCRA NonGen / NLR** **1026719424**
West **25282 ORELLANO WAY** **CAC003108068**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.137 mi.
725 ft. **Site 1 of 2 in cluster I**

Relative: **Lower**

Actual: **445 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210302
Handler Name:	ED HAMADA	
Handler Address:		25282 ORELLANO WAY
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003108068
Contact Name:		ED HAMADA
Contact Address:		25282 ORELLANO WAY
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-859-7373
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:		25282 ORELLANO WAY
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		ED HAMADA
Owner Type:		Other
Operator Name:		ED HAMADA
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

ED HAMADA (Continued) **1026719424**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210312
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:	ED HAMADA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

ED HAMADA (Continued) **1026719424**

Owner/Operator Address: 25282 ORELLANO WAY
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-859-7373
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ED HAMADA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25282 ORELLANO WAY
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-859-7373
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210302
Handler Name: ED HAMADA
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

I38 **ED HAMADA** **RCRA NonGen / NLR** **1026719415**
West **25282 ORELLANO WAY** **CAC003108058**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.137 mi.
725 ft. **Site 2 of 2 in cluster I**

Relative: **Lower**
Actual: **445 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210302
Handler Name: ED HAMADA
Handler Address: 25282 ORELLANO WAY
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003108058

ED HAMADA (Continued) **1026719415**

Contact Name:	ED HAMADA
Contact Address:	25282 ORELLANO WAY
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-859-7373
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:	25282 ORELLANO WAY
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	ED HAMADA
Owner Type:	Other
Operator Name:	ED HAMADA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

ED HAMADA (Continued) **1026719415**

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:	20210312
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:	ED HAMADA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25282 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-859-7373
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ED HAMADA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25282 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-859-7373
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210302
Handler Name: ED HAMADA	
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

ED HAMADA (Continued) **1026719415**

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

H39 **BRIGID BAPTISTA** **RCRA NonGen / NLR** **1026813016**
SE **25892 SPRUCE LN** **CAC003125565**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.150 mi.
790 ft. **Site 2 of 5 in cluster H**

Relative: **Lower**
Actual: **434 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	20210621
Handler Name:	BRIGID BAPTISTA
Handler Address:	25892 SPRUCE LN
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC003125565
Contact Name:	BRIGID BAPTISTA
Contact Address:	25892 SPRUCE LN
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-533-9103
Contact Fax:	Not reported
Contact Email:	SCHEDULING@PWSEI.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:	25892 SPRUCE LN
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	BRIGID BAPTISTA
Owner Type:	Other
Operator Name:	BRIGID BAPTISTA
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

BRIGID BAPTISTA (Continued) **1026813016**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210630
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:	BRIGID BAPTISTA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

BRIGID BAPTISTA (Continued) **1026813016**

Owner/Operator Address:	25892 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-533-9103
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRIGID BAPTISTA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25892 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-533-9103
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210621
Handler Name: BRIGID BAPTISTA	
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

H40 **BRIGID BAPTISTA** **RCRA NonGen / NLR** **1026711358**
SE **25892 SPRUCE LANE** **CAC003099528**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.150 mi.
790 ft. **Site 3 of 5 in cluster H**

Relative: **Lower**
Actual: **434 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210105
Handler Name:	BRIGID BAPTISTA	
Handler Address:		25892 SPRUCE LANE
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003099528

BRIGID BAPTISTA (Continued) **1026711358**

Contact Name:	BRIGID BAPTISTA
Contact Address:	25892 SPRUCE LANE
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-533-9103
Contact Fax:	Not reported
Contact Email:	SCHEDULING@PWSEI.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:	25892 SPRUCE LANE
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	BRIGID BAPTISTA
Owner Type:	Other
Operator Name:	BRIGID BAPTISTA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

BRIGID BAPTISTA (Continued) **1026711358**

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:	20210226
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:	BRIGID BAPTISTA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25892 SPRUCE LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-533-9103
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRIGID BAPTISTA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25892 SPRUCE LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-533-9103
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210105
Handler Name: BRIGID BAPTISTA	
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

BRIGID BAPTISTA (Continued) **1026711358**

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

H41 **JUAN & ROSA VALENZUELA** **RCRA NonGen / NLR** **1026167190**
SE **25902 SPRUCE LN** **CAC003067228**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.154 mi.
814 ft. **Site 4 of 5 in cluster H**

Relative: **Lower**
Actual: **443 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200518
Handler Name:	JUAN & ROSA VALENZUELA	
Handler Address:		25902 SPRUCE LN
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003067228
Contact Name:		JUAN & ROSA VALENZUELA
Contact Address:		25902 SPRUCE LN
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-614-3303
Contact Fax:		Not reported
Contact Email:		ANAB@PWSEI.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:		25902 SPRUCE LN
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		JUAN & ROSA VALENZUELA
Owner Type:		Other
Operator Name:		JUAN & ROSA VALENZUELA
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

JUAN & ROSA VALENZUELA (Continued) **1026167190**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200608
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:	JUAN & ROSA VALENZUELA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

JUAN & ROSA VALENZUELA (Continued) **1026167190**

Owner/Operator Address:	25902 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-614-3303
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	JUAN & ROSA VALENZUELA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25902 SPRUCE LN
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-614-3303
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200518
Handler Name: JUAN & ROSA VALENZUELA	
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

J42 **MICHELLE LYTLE-KNAPPER** **RCRA NonGen / NLR** **1025852734**
ESE **25382 OAK LEAF RD** **CAC003032915**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.162 mi.
854 ft. **Site 1 of 3 in cluster J**

Relative:
Higher

Actual:
476 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:	20190909
Handler Name: MICHELLE LYTLE-KNAPPER	
Handler Address:	25382 OAK LEAF RD
Handler City,State,Zip:	LAGUNA HILLS, CA 92653-5413
EPA ID:	CAC003032915

MICHELLE LYTLE-KNAPPER (Continued) **1025852734**

Contact Name:	MICHELLE LYTLE-KNAPPER
Contact Address:	25382 OAK LEAF RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653-5413
Contact Telephone:	949-201-8774
Contact Fax:	Not reported
Contact Email:	NANCYRUIZ@ALLIANCE-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:	25382 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653-5413
Owner Name:	MICHELLE LYTLE-KNAPPER
Owner Type:	Other
Operator Name:	MICHELLE LYTLE-KNAPPER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

MICHELLE LYTLE-KNAPPER (Continued) **1025852734**

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:	20190910
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:	MICHELLE LYTLE-KNAPPER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25382 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5413
Owner/Operator Telephone:	949-201-8774
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MICHELLE LYTLE-KNAPPER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25382 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5413
Owner/Operator Telephone:	949-201-8774
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190909
Handler Name: MICHELLE LYTLE-KNAPPER	
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

MICHELLE LYTLE-KNAPPER (Continued) **1025852734**

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

J43 **MICHELLE LYTLE-KNAPPER** **RCRA NonGen / NLR** **1025854345**
ESE **25382 OAK LEAF RD** **CAC003034573**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.162 mi.
854 ft. **Site 2 of 3 in cluster J**

Relative:
Higher

Actual:
476 ft.

RCRA NonGen / NLR:
Date Form Received by Agency: 20190918
Handler Name: MICHELLE LYTLE-KNAPPER
Handler Address: 25382 OAK LEAF RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653-5413
EPA ID: CAC003034573
Contact Name: MICHELLE LYTLE-KNAPPER
Contact Address: 25382 OAK LEAF RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653-5413
Contact Telephone: 949-201-8774
Contact Fax: Not reported
Contact Email: TAMMYHURLEY@ALLIANCE-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: 25382 OAK LEAF RD
Mailing City,State,Zip: LAGUNA HILLS, CA 92653-5413
Owner Name: MICHELLE LYTLE-KNAPPER
Owner Type: Other
Operator Name: MICHELLE LYTLE-KNAPPER
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

MICHELLE LYTLE-KNAPPER (Continued) **1025854345**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190927
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:	MICHELLE LYTLE-KNAPPER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

MICHELLE LYTLE-KNAPPER (Continued) **1025854345**

Owner/Operator Address: 25382 OAK LEAF RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5413
Owner/Operator Telephone: 949-201-8774
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: MICHELLE LYTLE-KNAPPER
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25382 OAK LEAF RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5413
Owner/Operator Telephone: 949-201-8774
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190918
Handler Name: MICHELLE LYTLE-KNAPPER
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

44
WNW
1/8-1/4
0.166 mi.
879 ft.

MATHEW VAUGHAN
25182 CHAMPLAIN RD
LAGUNA HILLS, CA 92653

RCRA NonGen / NLR **1025829951**
CAC003009505

Relative:
Lower

Actual:
439 ft.

RCRA NonGen / NLR:
Date Form Received by Agency: 20190409
Handler Name: MATHEW VAUGHAN
Handler Address: 25182 CHAMPLAIN RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003009505

MATHEW VAUGHAN (Continued) **1025829951**

Contact Name:	MATHEW VAUGHAN
Contact Address:	25182 CHAMPLAIN RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	714-366-8898
Contact Fax:	Not reported
Contact Email:	AMARTINO@VIKINGENVIRO.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:	25182 CHAMPLAIN RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	MATHEW VAUGHAN
Owner Type:	Other
Operator Name:	MATHEW VAUGHAN
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

MATHEW VAUGHAN (Continued) **1025829951**

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:	20190626
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:	MATHEW VAUGHAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25182 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-366-8898
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MATHEW VAUGHAN
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25182 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-366-8898
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190409
Handler Name: MATHEW VAUGHAN	
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

MATHEW VAUGHAN (Continued) **1025829951**

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

H45 **JAVIER SANCHEZ** **RCRA NonGen / NLR** **1026808318**
SE **25891 WHITE ALDER LANE** **CAC003120633**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.171 mi.
905 ft. **Site 5 of 5 in cluster H**

Relative: **Lower**
Actual: **416 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210520
Handler Name: JAVIER SANCHEZ
Handler Address: 25891 WHITE ALDER LANE
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003120633
Contact Name: JAVIER SANCHEZ
Contact Address: 25891 WHITE ALDER LANE
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 626-636-6874
Contact Fax: Not reported
Contact Email: KIZQUIERDO@JJANDSCONSTRUCTION.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: 25891 WHITE ALDER LANE
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: JAVIER SANCHEZ
Owner Type: Other
Operator Name: JAVIER SANCHEZ
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

JAVIER SANCHEZ (Continued) **1026808318**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210521
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:	JAVIER SANCHEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

JAVIER SANCHEZ (Continued) **1026808318**

Owner/Operator Address:	25891 WHITE ALDER LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	626-636-6874
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	JAVIER SANCHEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25891 WHITE ALDER LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	626-636-6874
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210520
Handler Name: JAVIER SANCHEZ	
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

J46 **BRIAN GARIA** **RCRA NonGen / NLR** **1026475043**
ESE **25392 OAK LEAF RD** **CAC003080773**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.173 mi.
912 ft. **Site 3 of 3 in cluster J**

Relative: **Lower**

Actual: **467 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200825
Handler Name:	BRIAN GARIA	
Handler Address:		25392 OAK LEAF RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003080773

BRIAN GARIA (Continued) **1026475043**

Contact Name:	BRIAN GARCIA
Contact Address:	25392 OAK LEAF RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-412-4017
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:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	25392 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	BRIAN GARCIA
Owner Type:	Other
Operator Name:	BRIAN GARCIA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

BRIAN GARIA (Continued) **1026475043**

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:	20200904
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:	BRIAN GARCIA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25392 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-412-4017
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRIAN GARCIA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25392 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-412-4017
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200825
Handler Name: BRIAN GARIA	
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

BRIAN GARIA (Continued) **1026475043**

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

K47 **COREY HOWARD** **RCRA NonGen / NLR** **1026488700**
NNW **25691 PADUA DRIVE** **CAC003094931**
1/8-1/4 **IRVINE, CA 92653**
0.186 mi.
980 ft. **Site 1 of 3 in cluster K**

Relative: **Lower**
Actual: **448 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20201130
Handler Name:	COREY HOWARD	
Handler Address:		25691 PADUA DRIVE
Handler City,State,Zip:		IRVINE, CA 92653
EPA ID:		CAC003094931
Contact Name:		COREY HOWARD
Contact Address:		25691 PADUA DRIVE
Contact City,State,Zip:		IRVINE, CA 92653
Contact Telephone:		714-585-9731
Contact Fax:		Not reported
Contact Email:		BTRIPLETT@VIKINGENVIRO.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:		25691 PADUA DRIVE
Mailing City,State,Zip:		IRVINE, CA 92653
Owner Name:		COREY HOWARD
Owner Type:		Other
Operator Name:		COREY HOWARD
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

COREY HOWARD (Continued) **1026488700**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20201130
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:	COREY HOWARD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

COREY HOWARD (Continued) **1026488700**

Owner/Operator Address:	25691 PADUA DRIVE
Owner/Operator City,State,Zip:	IRVINE, CA 92653
Owner/Operator Telephone:	714-585-9731
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	COREY HOWARD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25691 PADUA DRIVE
Owner/Operator City,State,Zip:	IRVINE, CA 92653
Owner/Operator Telephone:	714-585-9731
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20201130
Handler Name: COREY HOWARD	
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

K48 **COREY HOWARD** **RCRA NonGen / NLR** **1026709242**
NNW **25691 PADUA DR** **CAC003097311**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.186 mi.
980 ft. **Site 2 of 3 in cluster K**

Relative: **Lower**

Actual: **448 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	20201215
Handler Name: COREY HOWARD	
Handler Address:	25691 PADUA DR
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC003097311

COREY HOWARD (Continued) **1026709242**

Contact Name:	COREY HOWARD
Contact Address:	25691 PADUA DR
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	714-585-9731
Contact Fax:	Not reported
Contact Email:	CHOWARD@AMPCOCONTRACTING.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:	25691 PADUA DR
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	COREY HOWARD
Owner Type:	Other
Operator Name:	COREY HOWARD
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

COREY HOWARD (Continued) **1026709242**

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:	20201218
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:	COREY HOWARD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25691 PADUA DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-585-9731
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	COREY HOWARD
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25691 PADUA DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-585-9731
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20201215
Handler Name: COREY HOWARD	
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

COREY HOWARD (Continued) **1026709242**

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

L49 **JOHN SATHER** **RCRA NonGen / NLR** **1024766118**
South **25522 CHAMPLAIN RD** **CAC002985987**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.188 mi.
991 ft. **Site 1 of 2 in cluster L**

Relative: **Lower**
Actual: **437 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20181022
Handler Name:	JOHN SATHER	
Handler Address:		25522 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5442
EPA ID:		CAC002985987
Contact Name:		JOHN SATHER
Contact Address:		25522 CHAMPLAIN RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5442
Contact Telephone:		949-294-2124
Contact Fax:		Not reported
Contact Email:		GENEVADEGUIRE@ALLIANCE-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:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		25522 CHAMPLAIN RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5442
Owner Name:		JOHN SATHER
Owner Type:		Other
Operator Name:		JOHN SATHER
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

JOHN SATHER (Continued) **1024766118**

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:	20181120
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:	JOHN SATHER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

JOHN SATHER (Continued) **1024766118**

Owner/Operator Address:	25522 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5442
Owner/Operator Telephone:	949-294-2124
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	JOHN SATHER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25522 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5442
Owner/Operator Telephone:	949-294-2124
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20181022
Handler Name: JOHN SATHER	
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

K50 **ANTONIO MARTINEZ** **RCRA NonGen / NLR** **1026803908**
NNW **25731 PADUA DR** **CAC003116001**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.188 mi.
993 ft. **Site 3 of 3 in cluster K**

Relative: **Lower**

Actual: **450 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210421
Handler Name:	ANTONIO MARTINEZ	
Handler Address:		25731 PADUA DR
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5120
EPA ID:		CAC003116001

ANTONIO MARTINEZ (Continued) **1026803908**

Contact Name:	ANTONIO MARTINEZ
Contact Address:	25731 PADUA DR
Contact City,State,Zip:	LAGUNA HILLS, CA 92653-5120
Contact Telephone:	949-325-9418
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:	25731 PADUA DR
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653-5120
Owner Name:	ANTONIO MARTINEZ
Owner Type:	Other
Operator Name:	ANTONIO MARTINEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

ANTONIO MARTINEZ (Continued) **1026803908**

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:	20210422
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:	ANTONIO MARTINEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25731 PADUA DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5120
Owner/Operator Telephone:	949-325-9418
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ANTONIO MARTINEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25731 PADUA DR
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5120
Owner/Operator Telephone:	949-325-9418
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210421
Handler Name: ANTONIO MARTINEZ	
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

ANTONIO MARTINEZ (Continued) **1026803908**

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

M51 **MANI ZARNEGAR DDS** **RCRA NonGen / NLR** **1024795404**
East **25255 CABOT RD STE 107** **CAL000162825**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.190 mi.
1001 ft. **Site 1 of 7 in cluster M**

Relative: **Lower**
Actual: **379 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		19950517
Handler Name:	MANI ZARNEGAR DDS	
Handler Address:		25255 CABOT RD STE 107
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-0000
EPA ID:		CAL000162825
Contact Name:		MANI ZARNEGAR, DDS
Contact Address:		25255 CABOT ROAD SUITE 107
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-581-5055
Contact Fax:		949-581-5046
Contact Email:		MANIZARNEGAR@COX.NET
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:		25255 CABOT RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5507
Owner Name:		MANI ZARNEGAR DDS
Owner Type:		Other
Operator Name:		MANI ZARNEGAR, DDS
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

MANI ZARNEGAR DDS (Continued) **1024795404**

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:	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:	MANI ZARNEGAR, DDS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

MANI ZARNEGAR DDS (Continued) **1024795404**

Owner/Operator Address: 25255 CABOT ROAD SUITE 107
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-581-5055
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: MANI ZARNEGAR DDS
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25255 CABOT RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5507
Owner/Operator Telephone: 949-581-5055
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19950517
Handler Name: MANI ZARNEGAR DDS
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

M52 **JESUS SALAZAR** **RCRA NonGen / NLR** **1026466405**
East **25255 CABOT RD** **CAC003071687**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.190 mi.
1001 ft. **Site 2 of 7 in cluster M**

Relative: RCRA NonGen / NLR:
Lower
Date Form Received by Agency: 20200619
Actual: Handler Name: JESUS SALAZAR
379 ft. Handler Address: 25255 CABOT RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003071687

JESUS SALAZAR (Continued) **1026466405**

Contact Name:	JESUS SALAZAR
Contact Address:	25255 CABOT RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-285-1047
Contact Fax:	Not reported
Contact Email:	ANAB@PWSEI.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:	25255 CABOT RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	LA PAZ OFFICE PLAZA LLC
Owner Type:	Other
Operator Name:	JESUS SALAZAR
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No

JESUS SALAZAR (Continued) **1026466405**

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:	20200710
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:	JESUS SALAZAR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25255 CABOT RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-285-1047
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	LA PAZ OFFICE PLAZA LLC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25255 CABOT RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-285-1047
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200619
Handler Name: JESUS SALAZAR	
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

JESUS SALAZAR (Continued) **1026466405**

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

N53 **PAUL & GEORGIANA MAZUR** **RCRA NonGen / NLR** **1025836498**
West **25251 ORELLANO WAY** **CAC003016086**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 1 of 2 in cluster N**

Relative: **Lower**
Actual: **443 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20190521
Handler Name: PAUL & GEORGIANA MAZUR
Handler Address: 25251 ORELLANO WAY
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003016086
Contact Name: PAUL & GEORGIANA MAZUR
Contact Address: 25251 ORELLANO WAY
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-306-4376
Contact Fax: Not reported
Contact Email: NANCYRUIZ@ALLIANCE-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: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: 25251 ORELLANO WAY
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: PAUL & GEORGIANA MAZUR
Owner Type: Other
Operator Name: PAUL & GEORGIANA MAZUR
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

PAUL & GEORGIANA MAZUR (Continued) **1025836498**

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:	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:	Owner
Owner/Operator Name:	PAUL & GEORGIANA MAZUR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported

PAUL & GEORGIANA MAZUR (Continued) **1025836498**

Owner/Operator Address:	25251 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-306-4376
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	PAUL & GEORGIANA MAZUR
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25251 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-306-4376
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190521
Handler Name:	PAUL & GEORGIANA MAZUR
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

O54 **CHEVRON SERVICE STATION** **LUST** **S101307810**
ENE **25172 CABOT RD** **Cortese** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653** **HIST CORTESE**
0.194 mi. **CERS**
1025 ft. **Site 1 of 9 in cluster O**

Relative: **Lower**
Actual: **383 ft.**

LUST:

Name:	CHEVRON
Address:	25172 CABOT
City,State,Zip:	LAGUNA HILLS, CA 92653
Lead Agency:	ORANGE COUNTY LOP
Case Type:	LUST Cleanup Site

CHEVRON SERVICE STATION (Continued) **S101307810**

Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902404
Global Id:	T0605902404
Latitude:	33.596914078
Longitude:	-117.6768434
Status:	Completed - Case Closed
Status Date:	04/15/2004
Case Worker:	KL
RB Case Number:	9UT1682
Local Agency:	ORANGE COUNTY LOP
File Location:	Local Agency Warehouse
Local Case Number:	90UT129
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0605902404
Contact Type:	Local Agency Caseworker
Contact Name:	GENIECE HIGGINS
Organization Name:	ORANGE COUNTY LOP
Address:	1241 EAST DYER ROAD SUITE 120
City:	SANTA ANA
Email:	ghiggins@ochca.com
Phone Number:	7144336260

Global Id:	T0605902404
Contact Type:	Local Agency Caseworker
Contact Name:	KEVIN LAMBERT
Organization Name:	ORANGE COUNTY LOP
Address:	1241 E DYER ROAD SUITE 120
City:	SANTA ANA
Email:	klambert@ochca.com
Phone Number:	7144336261

LUST:

Global Id:	T0605902404
Action Type:	Other
Date:	01/16/1990
Action:	Leak Discovery

Global Id:	T0605902404
Action Type:	ENFORCEMENT
Date:	04/15/2004
Action:	Closure/No Further Action Letter

Global Id:	T0605902404
Action Type:	REMEDIATION
Date:	01/16/1990
Action:	Excavation

Global Id:	T0605902404
Action Type:	REMEDIATION
Date:	11/13/1994
Action:	Soil Vapor Extraction (SVE)

Global Id:	T0605902404
Action Type:	REMEDIATION

CHEVRON SERVICE STATION (Continued) **S101307810**

Date: 10/18/1999
Action: Excavation

Global Id: T0605902404
Action Type: Other
Date: 01/24/1990
Action: Leak Reported

LUST:
Global Id: T0605902404
Status: Open - Case Begin Date
Status Date: 01/16/1990

Global Id: T0605902404
Status: Open - Verification Monitoring
Status Date: 11/19/1999

Global Id: T0605902404
Status: Completed - Case Closed
Status Date: 04/15/2004

LUST REG 9:
Region: 9
Status: Remediation Plan
Case Number: 9UT1682
Local Case: 90UT129
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Local Agency: Orange
How Found: Not reported
How Stopped: Not reported
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Aquifer affected
Date Found: 01/24/1990
Date Stopped: / /
Confirm Date: / /
Submit Workplan: 5/15/90
Prelim Assess: / /
Desc Pollution: Not reported
Remed Plan: 08/27/1992
Remed Action: Not reported
Began Monitor: Not reported
Release Date: 01/24/1990
Enforce Date: Not reported
Closed Date: Not reported
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.21
GW Depth: Not reported
Beneficial Use: Municipal groundwater use
NPDES Number: 96-41

CHEVRON SERVICE STATION (Continued) **S101307810**

Priority: Not reported
File Dispn: Not reported
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

ORANGE CO. LUST:
Name: CHEVRON
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Region: ORANGE
Facility Id: 90UT129
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 04/15/2004
Record ID: RO0002480

CORTESE:
Name: CHEVRON
Address: 25172 CABOT
City,State,Zip: LAGUNA HILLS, CA 92653
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0605902404
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

HIST CORTESE:
edr_fname: CHEVRON SERVICE STATION #
edr_fadd1: 25172 CABOT
City,State,Zip: LAGUNA HILLS, CA 92656
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 9UT1682

CERS:
Name: CHEVRON
Address: 25172 CABOT
City,State,Zip: LAGUNA HILLS, CA 92653

CHEVRON SERVICE STATION (Continued) **S101307810**

Site ID: 213786
CERS ID: T0605902404
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: KEVIN LAMBERT - ORANGE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1241 E DYER ROAD SUITE 120
Affiliation City: SANTA ANA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 7144336261

Affiliation Type Desc: Local Agency Caseworker
Entity Name: JAMES STROZIER - ORANGE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1241 E. DYER ROAD SUITE 120
Affiliation City: SANTA ANA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 7144336273

O55 **LAGUNA HILLS AUTO SPA** **RCRA NonGen / NLR** **1024834944**
ENE **25172 CABOT RD** **CAL000376192**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 2 of 9 in cluster O**

Relative: **Lower**

Actual: **383 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20120711
Handler Name: LAGUNA HILLS AUTO SPA
Handler Address: 25172 CABOT RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653-5502
EPA ID: CAL000376192
Contact Name: LISA THOMPSON
Contact Address: 29501 CANWOOD ST STE 200
Contact City,State,Zip: AGOURA HILLS, CA 91301
Contact Telephone: 818-336-8984
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: PETROLINK SUPERIOR INC
Owner Type: Other

LAGUNA HILLS AUTO SPA (Continued) **1024834944**

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
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

LAGUNA HILLS AUTO SPA (Continued) **1024834944**

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	PETROLINK SUPERIOR INC
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 91301-1570
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:	818-336-8984
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20120711
Handler Name: LAGUNA HILLS AUTO SPA	
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:	44719
NAICS Description:	OTHER GASOLINE STATIONS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

O56 **PETROLINK INC CABOT 2634408** **CERS HAZ WASTE** **S101631403**
ENE **25172 CABOT RD** **CA FID UST** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653** **CERS TANKS**
0.194 mi. **HAZNET**
1025 ft. **Site 3 of 9 in cluster O** **CERS**
HWTS

Relative:
Lower

Actual:
383 ft.

CERS HAZ WASTE:

Name:	UNITED PACIFIC 0676
Address:	25172 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Site ID:	43093
CERS ID:	10419571
CERS Description:	Hazardous Waste Generator

CA FID UST:

Facility ID:	30001439
Regulated By:	UTNKA
Regulated ID:	Not reported
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7148305814
Mail To:	Not reported
Mailing Address:	1300 S BCH BLVD / P O BOX 2
Mailing Address 2:	Not reported
Mailing City,St,Zip:	LAGUNA HILLS 92653
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

CERS TANKS:

Name:	UNITED PACIFIC 0676
Address:	25172 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Site ID:	43093
CERS ID:	10419571
CERS Description:	Underground Storage Tank

HAZNET:

Name:	PETROLINK INC CABOT 2634408
Address:	25172 CABOT RD
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 91301
Contact:	LISA THOMPSON
Telephone:	8182065700
Mailing Name:	Not reported
Mailing Address:	29501 CANWOOD ST STE 200
Year:	2018
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
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)

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Tons:	0.25000
Year:	2018
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.27000
Year:	2017
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.15
Year:	2016
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
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:	0.08
Year:	2016
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.075
Year:	2015
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.09
Year:	2015
Gepaid:	CAL000408890
TSD EPA ID:	CAD044429835
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:	0.1

Additional Info:

Year:	2016

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Gen EPA ID:	CAL000408890
Shipment Date:	20150904
Creation Date:	11/4/2015 22:15:36
Receipt Date:	20150904
Manifest ID:	008817249FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
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:	0.1
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:	20150904
Creation Date:	11/4/2015 22:15:36
Receipt Date:	20150904
Manifest ID:	008817249FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.09
Waste Quantity:	180
Quantity Unit:	P
Additional 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:	CAL000408890
Shipment Date:	20150904

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Creation Date:	11/4/2015 22:15:36
Receipt Date:	20150904
Manifest ID:	008817249FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
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:	0.1
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:	20150904
Creation Date:	11/4/2015 22:15:36
Receipt Date:	20150904
Manifest ID:	008817249FLE
Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICE INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS WILMINGTON LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.09
Waste Quantity:	180
Quantity Unit:	P
Additional 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:	CAL000408890

Shipment Date:	20170210
Creation Date:	5/16/2017 18:30:23
Receipt Date:	20170210
Manifest ID:	010338195FLE

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Trans EPA ID:	MAD039322250
Trans Name:	CLEAN HARBORS ENVIRONMENTAL SERVICES, INC.
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS OF WILMINGTON, LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	UNITED PACIFIC 0676
Address:	25172 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Site ID:	43093
CERS ID:	10419571
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	05-10-2019
Citation:	23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description:	Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1,- 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

	engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes:	Returned to compliance on 06/13/2019. Overfill Prevention Equipment Inspection was not conducted by October 13, 2018. This inspection must be conducted and test results be submitted to this agency within 30 days of this inspection report.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-18-2018
Citation:	23 CCR 16 2715(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(i)
Violation Description:	Failure to have a properly qualified service technician test leak detection equipment as required every 12 months (vapor, pressure, hydrostatic (VPH) system, sensors, line-leak detectors (LLD), automatic tank gauge (ATG), etc.).
Violation Notes:	Returned to compliance on 06/18/2018.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-07-2016
Citation:	23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description:	Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes:	Returned to compliance on 01/20/2017. Latest designated operator training was performed on 5-29-15. This is an annual requirement. Provide and document training for all UST operators.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-07-2016
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 07/05/2016. Latest submittal in CERS has expired. Submit current Certification of Financial Responsibility.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-09-2014
Citation:	22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Violation Description:	Failure to properly close hazardous waste containers when not in active use.
Violation Notes:	Currently there are several one gallon paint and solvent cans stored behind the car wash building and back fence. The cans are rusting and appear to be no longer in use. Properly store the contents in these cans. Determine if it is usable product or waste. Identify it as such. If it is waste, properly manage it and provide disposal documentation to Health Care Agency.
Violation Division:	Orange County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	06-07-2016
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 01/20/2017. The accumulation date is missing on the hazardous waste label for the used absorbent/filter drum. Post this date on the label (should be sometime after 9-4-15).
Violation Division:	Orange County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	43093
Site Name:	United Pacific 0676
Violation Date:	05-21-2015
Citation:	HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Description:	Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.
Violation Notes:	Returned to compliance on 06/17/2015. 87 & 91 product failed SB 989 testing. UDCs 3/4 & 7/8 were not tested. Submit results for the failed and non tested components.
Violation Division:	Orange County Environmental Health
Violation Program:	UST
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	01-11-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Review of CERS accepted for 2017
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-10-2019
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval Notes:	Please be advised that this facility is not in compliance with Underground Storage Tank Regulations since Overfill Prevention Equipment Inspection was not conducted by October 13, 2018. Overfill Prevention Equipment Inspection must be conducted and results be submitted to this agency within 30 days of this inspection report.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-15-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Monitor cert notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-09-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On site for initial hazardous materials and business emergency plan audit. Observed the facility and inspected hazardous materials storage. The following hazardous materials were observed in amounts that exceed the required disclosure quantities: - One 55 gallon drum of waste sump testing water - One UST of gasoline - One UST of gasoline/diesel - One CO2 compressed gas cannister - Various car wash chemicals Business has submitted on CERS. Disclosure to be reviewed.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-09-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Laguna Hills Auto Spa 25172 Cabot Road Laguna Hills, CA 92653 Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Luis Basilio. Hazardous waste properly stored, labeled and dated. Manifests for hazardous waste pickup reviewed on site (200 pounds of solid & 40 gallons of liquid on 5-7-14 by Able Environmental Services). Training provided to 20 employees on 2-22-14. Business emergency plan available for review.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	04-28-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB 989 test notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval General Type:	Other/Unknown
Eval Date:	05-04-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Monitor cert notification for 6-5
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-07-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Monitor cert notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-03-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to witness monitoring system certification activities and to conduct routine UST inspection. Annular and turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Fill sump sensors are not programmed to shut down turbines and alarmed properly, both visual and audible, when submerged in water. UDC sensors are G stand alonesG and shut down all each dispenser when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detector were tested and passed. Spill buckets were tested visually without any changes in water level. Valid permit, designated operator documentation, monthly inspection reports, responses to alarms, monitoring plan, response plan, employee training records, tank pages, certification of financial responsibility, copies of monitoring system certification, Overfill Prevention Equipment Inspection Report Form (last conducted on [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-05-2020
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	I received a copy of Monitoring System Certification Form and Spill Container Testing Report Form for activities conducted on 6/3/20. All components passed test.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-22-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Recieved and reviewed monitoring certification test report from

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

	testing done on 6/18/2018. All components passed at that time.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-02-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	United Pacific 0676 25172 Cabot Rd Laguna Hills, CA 92653 (949) 770-0240 On site to conduct new hazardous waste generator inspection due to change in ownership that occurred in 6/2020. . Berenice Andolon granted consent to conduct inspection. EPA ID# for this business is CAL000453897. I walked the perimeter, detailing area and inspected waste storage area between store and car was tunnel. I did not observe any hazardous waste in municipal trash. Fuel waste solids (1) and liquid (1) drums are stored closed and labeled. A copy of emergency plan is available (inside 2020 Compliance Binder) on site . An Emergency Response Notification & Contingency Plan card was provided to be filled out and posted.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	12-29-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Review of CERS, declined emergency response plan, hazardous materials .
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-20-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Training records up to date. Violation I651 abated.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-21-2015
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received results for secondary containment testing performed on 5-6-15. Address and correct the failures. Submit modification plans if necessary. Provide test results after modifications have been performed.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-05-2017

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Bernice Andalon granted consent to conduct inspection. I walked the perimeter and inspected waste storage area behind the car wash. I did not observe any hazardous waste in municipal trash. Fuel waste solids (1) and liquid (1) drums are stored closed and labeled. Both drums are currently empty. Manifests were reviewed. Business emergency plan is available on site. Emergency numbers are posted in cashier area.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-07-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site for a compliance inspection. Jimmy Quintanilla of JQ Engineering performing a UST tank system monitoring certification. Current ICC, Veeder-Root, Franklin Fueling & VMI certifications provided. Tank system consists of two tanks and four UDCs. One of the tanks is compartmental. The compartmental tank contains gasoline (91) and diesel. UDCs 1/2 & 7/8 have Beaudreau optical sensors for leak detection. UDCs 3/4 & 5/6 have Franklin S404 float sensors for leak detection. Tanks have 420s and sumps have 208s. The three fill sumps have small amounts of liquid in them . Jimmy Quintanilla said he would remove all liquid before leaving the facility. All other secondary containment was free of liquid. Sensors were located at the low area of secondary containment. Sensors in the fill sumps were not set totally vertical. These sensors need to be set at 90 degrees to ensure they will be operable. * The 87 fill sump in particular had approximately 3 to 4 inches of [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-08-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Bernice Andalon Hazardous waste properly stored, labeled and dated. No hazardous waste pickup in the last 12 months. Latest hazardous waste pickup was for 200 pounds of solid & 40 gallons of liquid on 5-7-14 by Able Environmental Services. Currently there is approximately 15 gallons of sump water and 75 pounds of solid waste stored on site. Hazardous waste emergency response sticker completed and posted on site.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-08-2015
Violations Found:	No
Eval Type:	Routine done by local agency

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval Notes:	On site for a compliance inspection. Jimmy Quintanilla of JQ Engineering performing a UST tank system monitoring certification. Current ICC, Veeder-Root, Franklin Fueling & VMI certifications provided. Tank system consists of two tanks and four UDCs. One of the tanks is compartmental. The compartmental tank contains gasoline (91) and diesel. UDCs 1/2 & 7/8 have Beaudreau optical sensors for leak detection. UDCs 3/4 & 5/6 have Franklin S404 float sensors for leak detection. Tanks have 420s and sumps have 208s. The three fill sumps have a small amount of liquid in them (< one gallon). Jimmy Quintanilla said he would remove all liquid before leaving the facility. All other secondary containment was free of liquid. Sensors were located at the low area of secondary containment. * Sensors in the fill sumps were not set totally vertical. These sensors need to be set at 90 degrees to ensure they will be operable. Sensor sleeves are strongly recommended to ensure proper [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-18-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	emailed copy to site and to Lisa Thompson
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	07-05-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received report for a UST monitoring system certification performed on 6-7-16. All monitoring equipment operational per manufacturer's specifications. Current CFR submitted. Certification valid through 1-1-17. Abated violation I583. Still need to provide current employee training log/documentation provided by the designated operator.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-12-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received and reviewed monitoring certification results from testing done on 6/5/2017, all components passed.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-13-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Annular sensors alarmed

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

properly (visual and audible) and shut down respective turbine when submerged in water. 87 sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Diesel and 91 turbine sump sensors alarmed properly (visual and audible) and shut down turbine when submerged in water. Diesel and 91 fill sump sensors are not programmed to shut down turbine and alarmed properly, both visual and audible, when submerged in water. UDC sensors are G stand alonesG and shut down all each dispenser when submerged in water. Fail-safe and sensor out were tested and passed. Site has flappers for overfill prevention. Overfill Equipment Inspection was being conducted this date and ball floats were removed during inspection. Outstanding violation I101 regarding failure to inspect overfill prevention [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-18-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: emailed copy to site and to Lisa Thompson
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-18-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Onsite for UST inspection. Cal Maintenance and Environmental Jose Rodriguez onsite for testing ICC-5254964 exp 3/18/19 VR- expires 1/11/2020 VMI- expires 8/20/18 3 DW tanks sensors beudreau and 208, 420 emailed copy to site and to Lisa Thompson
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-02-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: United Pacific 0676 25172 Cabot Rd Laguna Hills, CA 92653 (949) 770-0240 On site to conduct new underground storage inspection due to change in ownership that occurred in 6/2020. Berenice Andolon granted consent to conduct inspection. The following documents were printed and placed in 2020 Compliance Binder during inspection: - UST Facility Operating Permit Application - UST Tank Information/Monitoring Plans - UST Monitoring Site Plan - UST Response Plan - UST Certification of Financial Responsibility - Owner Statements of Designated Underground Storage Tank (UST) Operator (DO) form - Underground Storage Tank Statement of Understanding and Compliance Form Designated operator reports for this business and employee training records are also available on site. Please be advised that a Permit to Operate Tanks will be issued by this agency.
Eval Division: Orange County Environmental Health
Eval Program: UST

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-12-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted submittal. CFR updated (valid through 1-1-17). Updated DO statement.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	11-30-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted CERS submittal. Change of EPA ID #. New number is CAL000408890. Changed in EC.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-23-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Monitor cert notification
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-29-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Review of SB989 training done on 5/04/2018 testing of 87 and 91/diesel annualar, STP and Fill and sumps and 4 UDC passed testing this date.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-05-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to witness monitoring system certification testing activities and to conduct routine UST inspection. Bernice Andalon granted consent to conduct inspection. Annular sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. Fill sump sensors are programmed to go into alarm only and do not shut down turbines. All fill sump sensors alarmed properly (visual and audible) when submerged in water. Turbine sump sensors alarmed properly (visual and audible) and shut down respective turbine when submerged in water. UDC sensors are G stand alonesG and shut down all each dispenser when submerged in water. Fail-safe, sensor out and emergency shut off were tested and passed. Line leak detectors were tested and passed. Site has flappers for overfill prevention. Spill

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

buckets were tested visually without any changes in water level. Valid permit is posted in cashier area and a copy is in the Environmental [Truncated]

Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-07-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine hazardous materials inspection. Walked facility with the latest disclosed chemical inventory and site map submitted in CERS. Did not observe any additional hazardous materials stored at or above disclose threshold (propane is retail). Reviewed and declined submittal. Please address the following: Site map is missing locations for the water/gasoline drum (sump test water) and the absorbent container. Both are located at grid G-4 on the site map. The sewer is listed at grid B-10 on the map. The actual location is at grid F-11. Make these modifications to the map and resubmit.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-07-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspected perimeter of facility including the dumpster area. Permission to inspect and take necessary photos granted by Bernice Andalon No hazardous waste liquid stored on site on this date. Latest hazardous waste pickup on 9-4-15. Manifest available for review (180 pounds of water/fuel & 200 pounds absorbent/filters). Hazardous waste emergency response/contingency plan kept on site and available for review (7-14-15).
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-08-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for a routine hazardous materials inspection. Walked facility with the latest disclosed site map submitted in CERS. Did not observe any additional hazardous materials stored at or above disclose threshold (propane is retail). Reviewed and declined inventory and site map. Please address the following: Car soap, pink solution, yellow solution and Vivid dry are disclosed as 30 gallons for maximum daily amount. These volumes are below disclosure threshold. Delete these four materials from the disclosure if the amounts are accurate. If the amounts are 55 gallons or greater, adjust the maximum daily amount for the corresponding disclosures. The mixture components box for the waste flammable liquid disclosure is not completed correctly. There should be two lines filled out in the box [(gasoline 86290-81-5 1%) (diesel 68476-34-6 1%)]. Site map is missing locations for fire hydrant (grid K-11), sewer (grid B-10), storm drain (grid K-11),

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

	emergency response [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-09-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Laguna Hills Auto Spa 25172 Cabot Road Laguna Hills, CA 92653 On site for a compliance inspection. Jimmy Quintanilla of JQ Engineering performing a UST tank system monitoring certification. Current ICC, Veeder-Root, Franklin Fueling & VMI certifications provided. Tank system consists of two tanks and four UDCs. One of the tanks is compartmental. The compartmental tank contains gasoline (91) and diesel. UDCs 1/2 & 7/8 have Beaudreau optical sensors for leak detection. UDCs 3/4 & 5/6 have Franklin S404 float sensors for leak detection. The three fill sumps had a small amount of liquid in them (< one gallon). Jimmy Quintanilla said he would vacuum them out before leaving the facility. All other secondary containment was free of liquid. All sensors were located at the low area of secondary containment. Reviewed designated operator inspection reports for the past 12 months. All alarms were followed up on (corrective action documentation attached). UST training [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-10-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed UST submittal in CERS. Submission was not accepted for the following: An on site inspection was performed on 6-9-14. There are four UDCs at this facility. UDCs 1/2 & 7/8 have Beaudreau 406 sensors. UDCs 3/4 & 5/6 have Franklin S404 sensors. Please include this information in the UDC monitoring box within each of the three monitoring plans for this disclosure. Make the modifications to the disclosure and resubmit.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-13-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Berenice Andolon granted consent to conduct inspection. I walked the perimeter and inspected waste storage area between store and car was tunnel. I did not observe any hazardous waste in municipal trash. Fuel waste solids (1) and liquid (1) drums are stored closed and labeled. Manifests were reviewed. Copy of emergency plan is available on site. Emergency numbers are posted in cashier area.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval General Type:	Other/Unknown
Eval Date:	06-16-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Received results for a UST system monitoring certification performed on 6-8-15. All monitoring equipment operational per manufacturer's specifications. Also received results for SB 989 re testing performed on 6-8-15 regarding the components that failed or were not tested on 5-6-15. 87 & 91 product lines and UDCs 1/2 & 5/6 passed testing. Deleted violation I382 * The 5-6-15 report indicated incorrect UDC failures. The correct UDCs were retested. This was confirmed by Jimmy Quintanilla.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-21-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	I received and reviewed copies of Monitoring System Certification Form, Spill Container Testing Report Form and Overfill Prevention Equipment Inspection Report Form for activities conducted on 6/13/19. All components passed test. Overfill prevention at this facility in Fill Tube Shut-Off Valves which are activated at 94% and 95%.
Eval Division:	Orange County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-02-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	United Pacific 0676 25172 Cabot Rd Laguna Hills, CA 92653 (949) 770-0240 On site to conduct new hazardous materials chemical inventory and business emergency plan inspection due to change in ownership that occurred in 6/2020. Berenice Andolon granted consent to conduct inspection. I walked the perimeter, detailing area and inspected hazardous materials storage areas inside building, between store and car was tunnel. Facility stores the following hazardous materials at disclosure threshold: - 48 gallons liquid Carbon Dioxide - 5000 gallons Diesel - 35000 gallons Gasoline Hazardous materials management training is provided annually and records are available. A copy of emergency plan is available (inside 2020 Compliance Binder) on site . An Emergency Response Notification & Contingency Plan card was provided to be filled out and posted.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-12-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted submittal. Requested site map modifications performed.
Eval Division:	Orange County Environmental Health

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-29-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: review of CERS accepted DO George Zoumalan 6/8/18 FR exp 1/1/2018
Eval Division: Orange County Environmental Health
Eval Program: UST
Eval Source: CERS

Coordinates:
Site ID: 43093
Facility Name: United Pacific 0676
Env Int Type Code: HWG
Program ID: 10419571
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.596920
Longitude: -117.676540

Affiliation:
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: Not reported

Affiliation Type Desc: UST Permit Applicant
Entity Name: LISA THOMPSON
Entity Title: COMPLIANCE MANAGER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (818) 336-8984

Affiliation Type Desc: UST Tank Owner
Entity Name: APRO, LLC
Entity Title: Not reported

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

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:	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:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	SOUTHLAND PROPERTY INVESTMENTS
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:	(818) 206-5700
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:	CUPA District
Entity Name:	Orange County Env Health
Entity Title:	Not reported
Affiliation Address:	1241 East Dyer RoadSuite 120
Affiliation City:	Santa Ana
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92705-5611
Affiliation Phone:	(714) 433-6406
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:	Not reported

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

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:	Not reported

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:	Not reported

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

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	SOUTHLAND PROPERTY INVESTMENTS
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:	(818) 206-5700

HWTS:

Name:	PETROLINK INC CABOT 2634408
Address:	25172 CABOT RD
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 926535502
EPA ID:	CAL000408890
Inactive Date:	06/30/2016
Create Date:	07/31/2015
Last Act Date:	01/12/2017
Mailing Name:	Not reported
Mailing Address:	29501 CANWOOD ST STE 200
Mailing Address 2:	Not reported
Mailing City,State,Zip:	AGOURA HILLS, CA 91301
Owner Name:	PETROLINK INC
Owner Address:	29501 CANWOOD ST STE 200
Owner Address 2:	Not reported

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

Owner City,State,Zip: AGOURA HILLS, CA 91301
Contact Name: LISA THOMPSON
Contact Address: 29501 CANWOOD ST STE 200
Contact Address 2: Not reported
City,State,Zip: AGOURA HILLS, CA 91301

NAICS:
EPA ID: CAL000408890
Create Date: 2015-07-31 09:44:15.560
NAICS Code: 44719
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2015-07-31 09:44:15.55700
Inactive Date: 2016-06-30 00:00:00
Facility Name: PETROLINK INC CABOT 2634408
Facility Address: 25172 CABOT RD
Facility Address 2: Not reported
Facility City: LAGUNA HILLS
Facility County: Not reported
Facility State: CA
Facility Zip: 926535502

Name: PETROLINK INC LAGUNA HILLS AUTO SPA
Address: 25172 CABOT RD
Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 926535502
EPA ID: CAL000376192
Inactive Date: 07/17/2020
Create Date: 07/11/2012
Last Act Date: 07/17/2020
Mailing Name: Not reported
Mailing Address: 29501 CANWOOD ST STE 200
Mailing Address 2: Not reported
Mailing City,State,Zip: AGOURA HILLS, CA 913011570
Owner Name: PETROLINK INC
Owner Address: 29501 CANWOOD ST STE 200
Owner Address 2: Not reported
Owner City,State,Zip: AGOURA HILLS, CA 913011570
Contact Name: LISA THOMPSON
Contact Address: 29501 CANWOOD ST STE 200
Contact Address 2: Not reported
City,State,Zip: AGOURA HILLS, CA 91301

NAICS:
EPA ID: CAL000376192
Create Date: 2012-07-11 13:01:46.420
NAICS Code: 44719
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2012-07-11 13:01:46.42000
Inactive Date: 2020-07-17 00:00:00
Facility Name: PETROLINK INC LAGUNA HILLS AUTO SPA
Facility Address: 25172 CABOT RD
Facility Address 2: Not reported
Facility City: LAGUNA HILLS
Facility County: Not reported
Facility State: CA
Facility Zip: 926535502

PETROLINK INC CABOT 2634408 (Continued) **S101631403**

EPA ID:	CAL000376192
Create Date:	2020-07-17 13:26:25.930
NAICS Code:	447190
NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	2012-07-11 13:01:46.42000
Inactive Date:	2020-07-17 00:00:00
Facility Name:	PETROLINK INC LAGUNA HILLS AUTO SPA
Facility Address:	25172 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA
Facility Zip:	926535502

O57 **DICK PRICE CHEVRON** **HIST UST** **U001577371**
ENE **25172 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92651**
0.194 mi.
1025 ft. **Site 4 of 9 in cluster O**

Relative: **Lower**

Actual: **383 ft.**

HIST UST:

Name:	DICK PRICE CHEVRON
Address:	25172 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92651
File Number:	0002ED32
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002ED32.pdf
Region:	STATE
Facility ID:	00000017780
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	DICK PRICE
Telephone:	7148305814
Owner Name:	RICHARD W. PRICE
Owner Address:	25172 CABOT RD.
Owner City,St,Zip:	LAGUNA HILLS, CA 92653
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	1970
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor, Pressure Test
Tank Num:	002
Container Num:	2
Year Installed:	1970
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor, Pressure Test
Tank Num:	003
Container Num:	3

DICK PRICE CHEVRON (Continued) **U001577371**

Year Installed:	1970
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Visual, Stock Inventor, Pressure Test
Tank Num:	004
Container Num:	4
Year Installed:	1970
Tank Capacity:	00000500
Tank Used for:	WASTE
Type of Fuel:	WASTE OIL
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Click here for Geo Tracker PDF:

O58 **CHEVRON NO 90991** **RCRA-SQG** **1007200519**
ENE **25172 CABOT RD** **CAP000067504**
1/8-1/4 **LAGUNA, CA 92653**
0.194 mi.
1025 ft. **Site 5 of 9 in cluster O**

Relative: RCRA-SQG:
Lower

Date Form Received by Agency:		20000309
Actual: Handler Name:	CHEVRON NO 90991	
383 ft. Handler Address:		25172 CABOT RD
Handler City,State,Zip:		LAGUNA, CA 92653
EPA ID:		CAP000067504
Contact Name:		KATHY NORRIS
Contact Address:		P O BOX 6004
Contact City,State,Zip:		SAN RAMON, CA 94583
Contact Telephone:		925-842-5931
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
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:		P O BOX 6004
Mailing City,State,Zip:		SAN RAMON, CA 94583
Owner Name:		CHEVRON PRODUCTS CO
Owner Type:		Private
Operator Name:		Not reported
Operator Type:		Not reported
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No

CHEVRON NO 90991 (Continued) **1007200519**

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20060905
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

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D008
Waste Description:	LEAD

CHEVRON NO 90991 (Continued) **1007200519**

Waste Code: D018
Waste Description: BENZENE

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: CHEVRON PRODUCTS CO
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: P O BOX 6004
Owner/Operator City,State,Zip: SAN RAMON, CA 94583
Owner/Operator Telephone: 925-842-9500
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: CHEVRON PRODUCTS CO
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: P O BOX 6004
Owner/Operator City,State,Zip: SAN RAMON, CA 94583
Owner/Operator Telephone: 925-842-9500
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20000309
Handler Name: CHEVRON NO 90991
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: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20000309
Handler Name: CHEVRON NO 90991
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: 20001012

CHEVRON NO 90991 (Continued) **1007200519**

Handler Name: CHEVRON 90991
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

List of NAICS Codes and Descriptions:
NAICS Code: 4471
NAICS Description: GASOLINE STATIONS

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

O59 **CHEVRON STATION #90991** **SWEEPS UST** **U003982000**
ENE **25172 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 6 of 9 in cluster O**

Relative: SWEEPS UST:
Lower
Name: CHEVRON STATION #90991
Actual: Address: 25172 CABOT RD
383 ft. City: LAGUNA HILLS
Status: Not reported
Comp Number: 2186
Number: Not reported
Board Of Equalization: 44-015927
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002186-000001
Tank Status: Not reported
Capacity: 1000
Active Date: Not reported
Tank Use: UNKNOWN
STG: PRODUCT
Content: Not reported
Number Of Tanks: 4

Name: CHEVRON STATION #90991
Address: 25172 CABOT RD
City: LAGUNA HILLS
Status: Not reported
Comp Number: 2186
Number: Not reported

CHEVRON STATION #90991 (Continued) **U003982000**

Board Of Equalization:	44-015927
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002186-000003
Tank Status:	Not reported
Capacity:	5000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	PRODUCT
Content:	Not reported
Number Of Tanks:	Not reported

Name:	CHEVRON STATION #90991
Address:	25172 CABOT RD
City:	LAGUNA HILLS
Status:	Not reported
Comp Number:	2186
Number:	Not reported
Board Of Equalization:	44-015927
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002186-000004
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	PRODUCT
Content:	Not reported
Number Of Tanks:	Not reported

Name:	CHEVRON STATION #90991
Address:	25172 CABOT RD
City:	LAGUNA HILLS
Status:	Not reported
Comp Number:	2186
Number:	Not reported
Board Of Equalization:	44-015927
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002186-000005
Tank Status:	Not reported
Capacity:	10000
Active Date:	Not reported
Tank Use:	UNKNOWN
STG:	PRODUCT
Content:	Not reported
Number Of Tanks:	Not reported

Name:	CHEVRON STATION #90991
Address:	25172 CABOT RD
City:	LAGUNA HILLS

CHEVRON STATION #90991 (Continued) **U003982000**

Status: Active
Comp Number: 2186
Number: 9
Board Of Equalization: 44-015927
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002186-000008
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 4

Name: CHEVRON STATION #90991
Address: 25172 CABOT RD
City: LAGUNA HILLS
Status: Active
Comp Number: 2186
Number: 9
Board Of Equalization: 44-015927
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002186-000009
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: CHEVRON STATION #90991
Address: 25172 CABOT RD
City: LAGUNA HILLS
Status: Active
Comp Number: 2186
Number: 9
Board Of Equalization: 44-015927
Referral Date: 09-30-92
Action Date: 09-15-92
Created Date: 02-29-88
Owner Tank Id: Not reported
SWRCB Tank Id: 30-000-002186-000010
Tank Status: A
Capacity: 10000
Active Date: Not reported
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: Not reported

CHEVRON STATION #90991 (Continued) **U003982000**

Name:	CHEVRON STATION #90991
Address:	25172 CABOT RD
City:	LAGUNA HILLS
Status:	Active
Comp Number:	2186
Number:	9
Board Of Equalization:	44-015927
Referral Date:	09-30-92
Action Date:	09-15-92
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	30-000-002186-000011
Tank Status:	A
Capacity:	1000
Active Date:	Not reported
Tank Use:	PETROLEUM
STG:	P
Content:	Not reported
Number Of Tanks:	Not reported

O60 **APRO LLC DBA UNITED PACIFIC 0676** **RCRA NonGen / NLR** **1026170339**
ENE **25172 CABOT DR** **CAL000453897**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 7 of 9 in cluster O**

Relative: RCRA NonGen / NLR:
Lower

Date Form Received by Agency:	20210211
Handler Name:	APRO LLC DBA UNITED PACIFIC 0676
Handler Address:	25172 CABOT DR
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAL000460044
Contact Name:	TOM ROBINS
Contact Address:	4130 COVER ST
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 ST
Mailing City,State,Zip:	LONG BEACH, CA 90808
Owner Name:	APRO LLC DBA UNITED PACIFIC
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

Actual:
383 ft.

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210226
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:	APRO LLC DBA UNITED PACIFIC
Legal Status:	Other

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4130 COVER ST
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 ST
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:	20210211
Handler Name:	APRO LLC DBA UNITED PACIFIC 0676
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:	447190
NAICS Description:	OTHER GASOLINE STATIONS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

Date Form Received by Agency:	20200326
Handler Name:	APRO LLC DBA UNITED PACIFIC 0676
Handler Address:	25172 CABOT DR
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAL000453897
Contact Name:	TOM ROBINS
Contact Address:	4130 COVER ST
Contact City,State,Zip:	LONG BEACH, CA 90808
Contact Telephone:	310-323-3992

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

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 ST
Mailing City,State,Zip:	LONG BEACH, CA 90808
Owner Name:	APRO LLC DBA UNITED PACIFIC
Owner Type:	Other
Operator Name:	TOM ROBINS
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200408
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

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 ST
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:	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 ST
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 0676
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

APRO LLC DBA UNITED PACIFIC 0676 (Continued) **1026170339**

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

O61 **UNITED PACIFIC 0676** **UST** **U003913405**
ENE **25172 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 8 of 9 in cluster O**

Relative: **Lower**
Actual: **383 ft.**

ORANGE CO. UST:
Name: UNITED PACIFIC 0676
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: FA0059754
Notes: Not reported

UST:
Name: CHEVRON STATION #90991
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: 2186
Permitting Agency: ORANGE COUNTY
Latitude: 33.5983142
Longitude: -117.6750285

Name: UNITED PACIFIC 0676
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: FA0059754
Permitting Agency: Orange County Environmental Health
Latitude: 33.59692
Longitude: -117.67654

O62 **90991** **HIST UST** **U001577396**
ENE **25172 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.194 mi.
1025 ft. **Site 9 of 9 in cluster O**

Relative: **Lower**
Actual: **383 ft.**

HIST UST:
Name: 90991
Address: 25172 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
File Number: 0002E6E4
URL: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002E6E4.pdf
Region: STATE

90991 (Continued) **U001577396**

Facility ID:	00000061960
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	PRICE,RICHARD W
Telephone:	7148305814
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105
Total Tanks:	0004
Tank Num:	001
Container Num:	1
Year Installed:	1969
Tank Capacity:	00005000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	002
Container Num:	2
Year Installed:	1969
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	1969
Tank Capacity:	00010000
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	0000250
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	1969
Tank Capacity:	00001000
Tank Used for:	WASTE
Type of Fuel:	Not reported
Container Construction Thickness:	0000130
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

P63 **MARY BARNASEY** **RCRA NonGen / NLR** **1024759346**
West **25301 ORRELLANO WAY** **CAC002979193**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.195 mi.
1029 ft. **Site 1 of 2 in cluster P**

Relative: **Lower**

Actual: **429 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20180906
Handler Name:	MARY BARNASEY	
Handler Address:		25301 ORRELLANO WAY
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC002979193
Contact Name:		MARY BARNASEY
Contact Address:		25301 ORRELLANO WAY
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-830-3805
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:		25301 ORRELLANO WAY
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		MARY BARNASEY
Owner Type:		Other
Operator Name:		MARY BARNASEY
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

MARY BARNASEY (Continued) **1024759346**

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:	20180907
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:	MARY BARNASEY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25301 ORRELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-830-3805
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MARY BARNASEY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25301 ORRELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-830-3805
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

MARY BARNASEY (Continued) **1024759346**

Historic Generators:
Receive Date: 20180906
Handler Name: MARY BARNASEY
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

P64 **ELVIRA CRUZ** **RCRA NonGen / NLR** **1026468230**
WSW **25321 ORELLANO WAY** **CAC003073632**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.199 mi.
1052 ft. **Site 2 of 2 in cluster P**

Relative: **Lower**
Actual: **428 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20200706
Handler Name: ELVIRA CRUZ
Handler Address: 25321 ORELLANO WAY
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003073632
Contact Name: ELVIRA CRUZ
Contact Address: 25321 ORELLANO WAY
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-500-9547
Contact Fax: Not reported
Contact Email: GENEVADEGUIRE@ALLIANCE-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: 25321 ORELLANO WAY
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: ELVIRA CRUZ

ELVIRA CRUZ (Continued) **1026468230**

Owner Type:	Other
Operator Name:	ELVIRA CRUZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200710
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

ELVIRA CRUZ (Continued) **1026468230**

Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ELVIRA CRUZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25321 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-500-9547
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	ELVIRA CRUZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25321 ORELLANO WAY
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-500-9547
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200706
Handler Name: ELVIRA CRUZ	
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

M65 **TORO JR CLEANERS** **DRYCLEANERS** **S106841239**
East **25248 CABOT RD** **EMI** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.201 mi.
1062 ft. **Site 3 of 7 in cluster M**

Relative: DRYCLEAN SOUTH COAST:
Lower

Actual: Name: TORO JR CLEANERS
377 ft. Address: 25248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: 24676
Application Number: 140560
Permit Number: M48968
Status: S
Representative Name: Not reported
Representative Telephone: Not reported
Permit Status: INACTIVE
BCAT Number: 000236
BCAT Description: DRY CLEANING EQUIP FLUOROCARBON
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 437.3380127
UTM North: 3717.1818848
Application Date: 01/16/1986
PO Issue Date: 03/31/1986
NAICS Code: 812320
SIC Code: 7216

Name: TORO JR CLEANERS
Address: 25248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: 24676
Application Number: 212437
Permit Number: D13877
Status: S
Representative Name: Not reported
Representative Telephone: Not reported
Permit Status: INACTIVE
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 437.3380127
UTM North: 3717.1818848
Application Date: 09/05/1989
PO Issue Date: 01/09/1990
NAICS Code: 812320
SIC Code: 7216

Name: TORO JR CLEANERS
Address: 25248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Facility ID: 24676
Application Number: 10676A
Permit Number: S08072
Status: S
Representative Name: Not reported
Representative Telephone: Not reported
Permit Status: INACTIVE

TORO JR CLEANERS (Continued) **S106841239**

BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	437.3380127
UTM North:	3717.1818848
Application Date:	12/31/9999
PO Issue Date:	07/01/1982
NAICS Code:	812320
SIC Code:	7216

EMI:

Name:	TORO JR CLEANERS, KEUN YOUNG Y
Address:	25248 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Year:	1987
County Code:	30
Air Basin:	SC
Facility ID:	24676
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:	2
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	TORO JR CLEANERS, KEUN YOUNG Y
Address:	25248 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Year:	1990
County Code:	30
Air Basin:	SC
Facility ID:	24676
Air District Name:	SC
SIC Code:	7216
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	TORO JR CLEANERS
Address:	25248 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Year:	1995
County Code:	30

TORO JR CLEANERS (Continued) **S106841239**

Air Basin:	SC
Facility ID:	24676
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

Q66 **PAUL LAPIANA** **RCRA NonGen / NLR** **1026809813**
South **25512 MACKENZIE ST** **CAC003122206**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.204 mi.
1079 ft. **Site 1 of 3 in cluster Q**

Relative: **Lower**
Actual: **438 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210601
Handler Name:	PAUL LAPIANA	
Handler Address:		25512 MACKENZIE ST
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003122206
Contact Name:		PAUL LAPIANA
Contact Address:		25512 MACKENZIE ST
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-413-5978
Contact Fax:		Not reported
Contact Email:		ERNIE@SIRRIS.BIZ
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:		25512 MACKENZIE ST
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		PAUL LAPIANA
Owner Type:		Other
Operator Name:		PAUL LAPIANA
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

PAUL LAPIANA (Continued) **1026809813**

Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20210601
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:	PAUL LAPIANA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25512 MACKENZIE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-413-5978

PAUL LAPIANA (Continued) **1026809813**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: PAUL LAPIANA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25512 MACKENZIE ST
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653
Owner/Operator Telephone: 949-413-5978
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20210601
Handler Name: PAUL LAPIANA
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

Q67 **PAUL LAPIANA** **RCRA NonGen / NLR** **1026807666**
South **25512 MCKENZIE** **CAC003119956**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.204 mi.
1079 ft. **Site 2 of 3 in cluster Q**

Relative: **Lower**
Actual: **438 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20210517
Handler Name: PAUL LAPIANA
Handler Address: 25512 MCKENZIE
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003119956
Contact Name: PAUL LAPIANA
Contact Address: 25512 MCKENZIE
Contact City,State,Zip: LAGUNA HILLS, CA 92653

PAUL LAPIANA (Continued) **1026807666**

Contact Telephone:	949-413-5978
Contact Fax:	Not reported
Contact Email:	MANIFEST.SIRRIS@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:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	25512 MCKENZIE
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	PAUL LAPIANA
Owner Type:	Other
Operator Name:	PAUL LAPIANA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

PAUL LAPIANA (Continued) **1026807666**

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:	20210521
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:	PAUL LAPIANA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25512 MCKENZIE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-413-5978
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	PAUL LAPIANA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25512 MCKENZIE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-413-5978
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210517
Handler Name: PAUL LAPIANA	
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

PAUL LAPIANA (Continued) **1026807666**

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

M68 **TORO CLEANERS** **RCRA NonGen / NLR** **1025870279**
East **25250 CABOT RD** **CAL000423115**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.209 mi.
1103 ft. **Site 4 of 7 in cluster M**

Relative: **Lower**
Actual: **378 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20161222
Handler Name:	TORO CLEANERS	
Handler Address:		25250 CABOT RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAL000423115
Contact Name:		JUSTINE SEONG
Contact Address:		24162 FORD VIEW ST
Contact City,State,Zip:		LAKE FOREST, CA 92630
Contact Telephone:		949-293-4599
Contact Fax:		Not reported
Contact Email:		JUSTINE.SEONG@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:		25250 CABOT RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		TORO CLEANERS
Owner Type:		Other
Operator Name:		JUSTINE SEONG
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

TORO CLEANERS (Continued) **1025870279**

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:	20190628
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:	TORO CLEANERS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	24162 FORD VIEW ST
Owner/Operator City,State,Zip:	LAKE FOREST, CA 92630
Owner/Operator Telephone:	949-293-4599

TORO CLEANERS (Continued) **1025870279**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: JUSTINE SEONG
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 24162 FORD VIEW ST
Owner/Operator City,State,Zip: LAKE FOREST, CA 92630
Owner/Operator Telephone: 949-293-4599
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20161222
Handler Name: TORO CLEANERS
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: 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

M69 **TORO CLEANERS** **DRYCLEANERS** **S120052827**
East **25250 CABOT RD** **HWTS** **N/A**
1/8-1/4 **LAGUNA BEACH, CA 92653**
0.209 mi.
1103 ft. **Site 5 of 7 in cluster M**

Relative: **Lower**
Actual: **378 ft.**

DRYCLEANERS:
Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA BEACH, CA 92653
EPA Id: CAL000423798
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial

TORO CLEANERS (Continued) **S120052827**

Create Date:	01/03/2017
Facility Active:	No
Inactive Date:	06/30/2017
Facility Addr2:	Not reported
Owner Name:	JUSTINE SEONG
Owner Address:	24102 FORD VIEW ST
Owner Address 2:	Not reported
Owner Telephone:	9492934599
Contact Name:	JUSTINE SEONG
Contact Address:	24102 FORD VIEW ST
Contact Address 2:	Not reported
Contact Telephone:	9492934599
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City:	LAGUNA BEACH
Mailing State:	CA
Mailing Zip:	92653
Owner Fax:	Not reported
Region Code:	4
Latitude:	0
Longitude:	0

HWTS:

Name:	TORO CLEANERS
Address:	25250 CABOT RD
Address 2:	Not reported
City,State,Zip:	LAGUNA BEACH, CA 92653
EPA ID:	CAL000423798
Inactive Date:	06/30/2017
Create Date:	01/03/2017
Last Act Date:	01/03/2017
Mailing Name:	Not reported
Mailing Address:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LAGUNA BEACH, CA 92653
Owner Name:	JUSTINE SEONG
Owner Address:	24102 FORD VIEW ST
Owner Address 2:	Not reported
Owner City,State,Zip:	LAKE FOREST, CA 92630
Contact Name:	JUSTINE SEONG
Contact Address:	24102 FORD VIEW ST
Contact Address 2:	Not reported
City,State,Zip:	LAKE FOREST, CA 92630

NAICS:

EPA ID:	CAL000423798
Create Date:	2017-01-03 12:15:07.207
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2017-01-03 12:15:07.14000
Inactive Date:	2017-06-30 00:00:00
Facility Name:	TORO CLEANERS
Facility Address:	25250 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA BEACH

TORO CLEANERS (Continued) **S120052827**

Facility County: Not reported
Facility State: CA
Facility Zip: 92653

M70 **TORO CLEANERS** **CERS HAZ WASTE** **S120052824**
East **25250 CABOT RD** **DRYCLEANERS** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653** **CERS**
0.209 mi. **HWTS**
1103 ft. **Site 6 of 7 in cluster M**

Relative: **Lower**

Actual: **378 ft.**

CERS HAZ WASTE:
Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Site ID: 412527
CERS ID: 10550485
CERS Description: Hazardous Waste Generator

DRYCLEANERS:
Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
EPA Id: CAL000423115
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 12/22/2016
Facility Active: No
Inactive Date: 06/30/2020
Facility Addr2: Not reported
Owner Name: TORO CLEANERS
Owner Address: 24162 FORD VIEW ST
Owner Address 2: Not reported
Owner Telephone: 9492934599
Contact Name: JUSTINE SEONG
Contact Address: 24162 FORD VIEW ST
Contact Address 2: Not reported
Contact Telephone: 9492934599
Contact Fax: Not reported
Mailing Name: Not reported
Mailing Address 1: 25250 CABOT RD
Mailing Address 2: Not reported
Mailing City: LAGUNA HILLS
Mailing State: CA
Mailing Zip: 92653
Owner Fax: Not reported
Region Code: 4
Latitude: 0
Longitude: 0

Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
EPA Id: CAC002954175
NAICS Code: 812320

TORO CLEANERS (Continued) **S120052824**

NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	03/23/2018
Facility Active:	No
Inactive Date:	06/23/2018
Facility Addr2:	Not reported
Owner Name:	JUSTINE SEONG
Owner Address:	25250 CABOT RD
Owner Address 2:	Not reported
Owner Telephone:	9492934599
Contact Name:	JUSTINE SEONG
Contact Address:	25250 CABOT RD
Contact Address 2:	Not reported
Contact Telephone:	9495813900
Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	92653
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.595388
Longitude:	-117.67588

DRYCLEAN SOUTH COAST:

Name:	TORO CLEANERS
Address:	25250 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	132709
Application Number:	431944
Permit Number:	F70639
Status:	A
Representative Name:	JUSTINE KEON SEONG
Representative Telephone:	949 5813900
Permit Status:	ACTIVE
BCAT Number:	000233
BCAT Description:	DRY CLEANING EQUIP PETROLEUM SOLVENT
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	437.32998657
UTM North:	3717.2099609
Application Date:	06/29/2004
PO Issue Date:	09/10/2004
NAICS Code:	812320
SIC Code:	7216

Name:	TORO CLEANERS
Address:	25250 CABOT RD
City,State,Zip:	LAGUNA HILLS, CA 92653
Facility ID:	132709
Application Number:	401801
Permit Number:	F52634
Status:	A
Representative Name:	JUSTINE KEON SEONG

TORO CLEANERS (Continued) **S120052824**

Representative Telephone: 949 5813900
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: 437.32998657
UTM North: 3717.2099609
Application Date: 05/23/2002
PO Issue Date: 06/06/2002
NAICS Code: 812320
SIC Code: 7216

CERS:
Name: TORO CLEANERS
Address: 25250 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 92653
Site ID: 412527
CERS ID: 10550485
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 412527
Site Name: TORO CLEANERS
Violation Date: 09-16-2020
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 09/28/2020. This business has not reviewed Hazardous Materials Business Plan (HMBP) annually and electronically certified that they are complete, accurate since 2/15/18. HMBP documents must be electronically certified within 30 days of this inspection by going to California Environmental Reporting System (CERS) at http//cers.calepa.ca.gov
Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 412527
Site Name: TORO CLEANERS
Violation Date: 09-16-2020
Citation: HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
Violation Description: Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met: (1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms. (2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f). (3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.
Violation Notes: Returned to compliance on 10/16/2020. Waste drum is currently full and accumulation time has been exceeded. Waste dry cleaning solution must be disposed of properly within 30 days of this inspection and copy of

TORO CLEANERS (Continued) **S120052824**

manifest be submitted to this agency.
Violation Division: Orange County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 412527
Site Name: TORO CLEANERS
Violation Date: 10-08-2014
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 01/08/2015.
Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 412527
Site Name: TORO CLEANERS
Violation Date: 10-08-2014
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 01/08/2015.
Violation Division: Orange County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-27-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. I walked through the facility, perimeter and inspected hazardous material storage area. There has been changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Facility has the following hazardous materials that meet the required disclosure quantities: - 107 gallons of new DF-2000 solution (largest container - 55 gallons) - 55 gallons of waste DF-2000 solution (largest container - 55 gallons) Employee only presses clothes. All dry cleaning is conducted by owner. Fire hydrant on La Paz Rd., fire extinguisher in back of the shop and evacuation staging area must be added to site map. New emergency plan which includes phone numbers for reporting spills/emergencies to state and local agencies (including this agency/CUPA) must be submitted.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-27-2018
Violations Found: No

TORO CLEANERS (Continued) **S120052824**

Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. I walked through the facility and inspected waste storage area. Waste hydrocarbon liquid drum is stored closed and labeled. Manifests were reviewed. Emergency card is posted on the bulletin board in front of the shop by desk.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-16-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct routine hazardous waste inspection. Jennifer Seong granted consent to conduct inspection. I walked through the facility and inspected waste storage area. Waste hydrocarbon liquid drum is stored closed and labeled. Manifests were reviewed. Last waste pick up occurred on 5/23/19. Waste drum is currently full and accumulation time has been exceeded. Waste dry cleaning solution must be disposed of properly within 30 days of this inspection and copy of manifest be submitted to this agency. Emergency card is posted on the bulletin board in front of the shop by desk.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-21-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	On site for a routine inspection. Walked facility with the latest disclosed inventory and site map. There currently is a 55 gallon waste hydrocarbon (still bottom, filters & lint) drum stored on site. This will need to be added to the chemical inventory for the the hazardous material disclosure. The following needs to be modified or added to the facility site map: > North arrow is pointing west (per the cross streets on the map). > Add the location of the 55 gallon waste hydrocarbon drum (southwest wall). > Adjust location of back door exit. > Add location of water shut off (back wall). > Add location of emergency response equipment (absorbent material/spill kit). Re submit disclosure after additions/modifications have been completed.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	01-08-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and accepted disclosure in e submit. Deleted existing violations.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection

TORO CLEANERS (Continued) **S120052824**

Eval Date:	09-16-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Jennifer Seong granted consent to conduct inspection. I walked through the facility, perimeter and inspected hazardous material storage area. There has been no changes in hazardous material stored on site since last inspection or previous reporting period. Facility stores the following hazardous materials at disclosure threshold: - 67 gallons of new DF-2000 solution - 55 gallons of waste DF-2000 solution This business has not reviewed Hazardous Materials Business Plan (HMBP) annually and electronically certified that they are complete, accurate since 2/15/18. HMBP documents must be electronically certified within 30 days of this inspection by going to California Environmental Reporting System (CERS) at http//cers.calepa.ca.gov As requested previously, in the inspection report dated 9/27/18, the following must be addressed in CERS: - Fire hydrant on La [Truncated]
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-23-2020
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On site to assist business owner, Justine Seong, with resetting password, correcting inventory forms, updating site map, preparing new emergency plan and submitting annual certification documents. Document will be submitted after new site map has been scanned and uploaded.
Eval Division:	Orange County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	10-21-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Inspected perimeter of facility including the dumpster area. Permission to inspect granted by Justine Seong. Hazardous waste properly stored, labeled and dated. Documentation for hazardous waste pickup kept on site and available for review. Veolia Environmental Services is the current hazardous waste hauler. Hazardous waste emergency response sticker completed and posted on site. No violations noted at this time.
Eval Division:	Orange County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	11-21-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reviewed and declined disclosure in e submit. Please address the following: Use the correct CAS number for your particular dry cleaning hydrocarbon solvent. If you can’t find it use 64742-48-9 (it will suffice). Add location of fire extinguishers within your facility and

TORO CLEANERS (Continued) **S120052824**

location of the storm drain outside your facility on the site map. Re submit disclosure after modifications have been performed.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-12-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and declined disclosure in e submit. The only item missing is the CAS number for the hydrocarbon submittal. Place number "64742-48-9" in the CAS # box just below the common name box. Resubmit disclosure after making this addition.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-12-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reviewed and accepted re submittal in e submit
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-28-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Annual certification documents submitted to CERS this date were accepted. Violation I463 regarding failure to annually review and electronically certify that the HMBP is complete, accurate and up-to-dated cited during inspection conducted on 9/16/20, has been corrected.
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-08-2014
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Orange County Environmental Health as the Certified Unified Program Agency (OC CUPA) is the administrating agency for the Hazardous Materials Disclosure and Business Emergency Plan programs (HMD/BEP) previously administered by the Orange County Fire Authority. During the months of August and December of 2013, the OC CUPA sent out letters to regulated businesses requesting them to electronically submit their HMD/BEP forms. Electronic submission of these forms is a legal requirement. Failure to submit HMD/BEP forms is in violation of the California Health & Safety Code Chapter 6.95. According to our records there is no electronic submission for this facility. Please go to www.esubmit.ocgov.com to request a user name and password and submit your HMD/BEP forms within the next 30 days. Businesses may also submit forms via the California Environmental Reporting System. Please

TORO CLEANERS (Continued) **S120052824**

verify that all owner information that is pre populated on the E-Submit Portal is still [Truncated]
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-16-2020
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site for follow up inspection to correct outstanding violation, I053, regarding waste accumulation time being exceeded, cited during the routine inspection conducted on 9/16/20. Waste dry cleaning solution was picked up from facility on 10/13/20 and manifest is available for review. Violation has been corrected.
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS

Coordinates:
Site ID: 412527
Facility Name: TORO CLEANERS
Env Int Type Code: HMBP
Program ID: 10550485
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.595450
Longitude: -117.675930

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 25250 CABOT RD
Affiliation City: LAGUNA HILLS
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92653
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: justin seong
Entity Title: owner
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title: Not reported
Affiliation Address: 1241 East Dyer RoadSuite 120
Affiliation City: Santa Ana
Affiliation State: CA

TORO CLEANERS (Continued) **S120052824**

Affiliation Country: Not reported
Affiliation Zip: 92705-5611
Affiliation Phone: (714) 433-6406

Affiliation Type Desc: Document Preparer
Entity Name: JUSTINE SEONG
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: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: JUSTINE SEONG
Entity Title: Not reported
Affiliation Address: 25250 CABOT RD
Affiliation City: LAGUNA HILLS
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92653
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: JUSTINE SEONG
Entity Title: Not reported
Affiliation Address: 25250 CABOT RD
Affiliation City: LAGUNA HILLS
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92653
Affiliation Phone: (949) 293-4599

Affiliation Type Desc: Parent Corporation
Entity Name: TORO 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: Not reported

Affiliation Type Desc: Property Owner
Entity Name: D.w.A. SMITH &CO,INC.
Entity Title: Not reported
Affiliation Address: 25250 CABOT RD
Affiliation City: LAGUNA HILLS
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92653
Affiliation Phone: (949) 851-1244

Affiliation Type Desc: Operator
Entity Name: JUSTINE SEONG
Entity Title: Not reported

TORO CLEANERS (Continued) **S120052824**

Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (949) 293-4599

HWTS:
Name: TORO CLEANERS
Address: 25250 CABOT RD
Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 926535504
EPA ID: CAC002806985
Inactive Date: 06/11/2015
Create Date: 03/12/2015
Last Act Date: 06/12/2015
Mailing Name: Not reported
Mailing Address: 25250 CABOT RD
Mailing Address 2: Not reported
Mailing City,State,Zip: LAGUNA HILLS, CA 926535504
Owner Name: JUSTINE SEONG
Owner Address: 25250 CABOT RD
Owner Address 2: Not reported
Owner City,State,Zip: LAGUNA HILLS, CA 926535504
Contact Name: JUSTINE SEONG
Contact Address: 25250 CABOT RD
Contact Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 926535504

Name: TORO CLEANERS
Address: 25250 CABOT RD
Address 2: Not reported
City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAL000423115
Inactive Date: 06/30/2020
Create Date: 12/22/2016
Last Act Date: 01/04/2021
Mailing Name: Not reported
Mailing Address: 25250 CABOT RD
Mailing Address 2: Not reported
Mailing City,State,Zip: LAGUNA HILLS, CA 92653
Owner Name: TORO CLEANERS
Owner Address: 24162 FORD VIEW ST
Owner Address 2: Not reported
Owner City,State,Zip: LAKE FOREST, CA 92630
Contact Name: JUSTINE SEONG
Contact Address: 24162 FORD VIEW ST
Contact Address 2: Not reported
City,State,Zip: LAKE FOREST, CA 92630

NAICS:
EPA ID: CAL000423115
Create Date: 2016-12-22 11:17:12.713
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date: 2016-12-22 11:17:12.66300

TORO CLEANERS (Continued) **S120052824**

Inactive Date:	2020-06-30 00:00:00
Facility Name:	TORO CLEANERS
Facility Address:	25250 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92653

Name:	TORO CLEANERS
Address:	25250 CABOT RD
Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC002954175
Inactive Date:	06/23/2018
Create Date:	03/23/2018
Last Act Date:	06/23/2018
Mailing Name:	Not reported
Mailing Address:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	JUSTINE SEONG
Owner Address:	25250 CABOT RD
Owner Address 2:	Not reported
Owner City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Name:	JUSTINE SEONG
Contact Address:	25250 CABOT RD
Contact Address 2:	Not reported
City,State,Zip:	LAGUNA HILLS, CA 92653

NAICS:

EPA ID:	CAC002954175
Create Date:	2018-03-23 09:33:28.180
NAICS Code:	812320
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2018-03-23 09:33:28.18000
Inactive Date:	2018-06-23 03:00:33.35700
Facility Name:	TORO CLEANERS
Facility Address:	25250 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92653

EPA ID:	CAC002954175
Create Date:	2018-03-23 09:33:28.180
NAICS Code:	812320
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
Issued EPA ID Date:	2018-03-23 09:33:28.18000
Inactive Date:	2018-06-23 03:00:33.35700
Facility Name:	TORO CLEANERS
Facility Address:	25250 CABOT RD
Facility Address 2:	Not reported
Facility City:	LAGUNA HILLS
Facility County:	Not reported
Facility State:	CA

TORO CLEANERS (Continued) **S120052824**

Facility Zip: 92653

Q71 **BRAD BUKANT** **RCRA NonGen / NLR** **1025833095**
SSE **25511 FIR LANE** **CAC003012669**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.210 mi.
1107 ft. **Site 3 of 3 in cluster Q**

Relative: **Lower**
Actual: **458 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20190430
Handler Name:	BRAD BUKANT	
Handler Address:		25511 FIR LANE
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003012669
Contact Name:		BRAD BUKANT
Contact Address:		25511 FIR LANE
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		858-353-0877
Contact Fax:		Not reported
Contact Email:		ERNIE@SIRRIS.BIZ
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:		25511 FIR LANE
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		BRAD BUKANT
Owner Type:		Other
Operator Name:		BRAD BUKANT
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

BRAD BUKANT (Continued) **1025833095**

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:	Owner
Owner/Operator Name:	BRAD BUKANT
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25511 FIR LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	858-353-0877
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRAD BUKANT
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25511 FIR LANE
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	858-353-0877

BRAD BUKANT (Continued) **1025833095**

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190430
Handler Name: BRAD BUKANT
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

R72 **SYLVIA AND PAUL RODRIGUEZ** **RCRA NonGen / NLR** **1025846574**
ESE **25442 OAK LEAF RD** **CAC003026471**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.213 mi.
1127 ft. **Site 1 of 6 in cluster R**

Relative: **Lower**

Actual: **437 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20190729
Handler Name: SYLVIA AND PAUL RODRIGUEZ
Handler Address: 25442 OAK LEAF RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653-5429
EPA ID: CAC003026471
Contact Name: SYLVIA AND PAUL RODRIGUEZ
Contact Address: 25442 OAK LEAF RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653-5429
Contact Telephone: 949-354-9732
Contact Fax: Not reported
Contact Email: NANCYRUIZ@ALLIANCE-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

SYLVIA AND PAUL RODRIGUEZ (Continued) **1025846574**

State District:	Not reported
Mailing Address:	25442 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner Name:	SYLVIA AND PAUL RODRIGUEZ
Owner Type:	Other
Operator Name:	SYLVIA AND PAUL RODRIGUEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190910
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No

SYLVIA AND PAUL RODRIGUEZ (Continued) **1025846574**

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:	SYLVIA AND PAUL RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SYLVIA AND PAUL RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190729
Handler Name:	SYLVIA AND PAUL RODRIGUEZ
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

R73
ESE
1/8-1/4
0.213 mi.
1127 ft.

SYLVIA & PAUL RODRIGUEZ
25442 OAK LEAF RD
LAGUNA HILLS, CA 92653

Site 2 of 6 in cluster R

RCRA NonGen / NLR | **1025855666** | **CAC003035946**

Relative:
Lower

Actual:
437 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20190926
Handler Name:	SYLVIA & PAUL RODRIGUEZ	
Handler Address:		25442 OAK LEAF RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5429
EPA ID:		CAC003035946
Contact Name:		SYLVIA & PAUL RODRIGUEZ
Contact Address:		25442 OAK LEAF RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5429
Contact Telephone:		949-354-9732
Contact Fax:		Not reported
Contact Email:		NANCYRUIZ@ALLIANCE-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:		25442 OAK LEAF RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5429
Owner Name:		SYLVIA & PAUL RODRIGUEZ
Owner Type:		Other
Operator Name:		SYLVIA & PAUL RODRIGUEZ
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

SYLVIA & PAUL RODRIGUEZ (Continued) **1025855666**

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:	20190927
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:	SYLVIA & PAUL RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	SYLVIA & PAUL RODRIGUEZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25442 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone:	949-354-9732
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

SYLVIA & PAUL RODRIGUEZ (Continued) **1025855666**

Historic Generators:
Receive Date: 20190926
Handler Name: SYLVIA & PAUL RODRIGUEZ
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

R74 **SYLVIA RODRIGUEZ** **RCRA NonGen / NLR** **1025847888**
ESE **25442 OAK LEAF RD** **CAC003027907**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.213 mi.
1127 ft. **Site 3 of 6 in cluster R**

Relative: **Lower**
Actual: **437 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20190806
Handler Name: SYLVIA RODRIGUEZ
Handler Address: 25442 OAK LEAF RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653-5429
EPA ID: CAC003027907
Contact Name: SYLVIA RODRIGUEZ
Contact Address: 25442 OAK LEAF RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653-5429
Contact Telephone: 949-354-9732
Contact Fax: Not reported
Contact Email: NANCYRUIZ@ALLIANCE-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: 25442 OAK LEAF RD
Mailing City,State,Zip: LAGUNA HILLS, CA 92653-5429
Owner Name: SYLVIA RODRIGUEZ

SYLVIA RODRIGUEZ (Continued) **1025847888**

Owner Type:	Other
Operator Name:	SYLVIA RODRIGUEZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20190910
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

SYLVIA RODRIGUEZ (Continued) **1025847888**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: SYLVIA RODRIGUEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25442 OAK LEAF RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone: 949-354-9732
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: SYLVIA RODRIGUEZ
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25442 OAK LEAF RD
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5429
Owner/Operator Telephone: 949-354-9732
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20190806
Handler Name: SYLVIA RODRIGUEZ
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

M75 **TORO CLEANERS** **DRYCLEANERS** **1000325612**
East **24248 CABOT RD** **N/A**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.214 mi.
1132 ft. **Site 7 of 7 in cluster M**

Relative: DRYCLEANERS:
Lower

Actual: Name: TORO JR CLEANERS
384 ft. Address: 24248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 926530000
EPA Id: CAD981968845
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 06/17/1988
Facility Active: No
Inactive Date: 06/30/2004
Facility Addr2: Not reported
Owner Name: KEUN YOUNG YU
Owner Address: 25248 CABOT RD
Owner Address 2: Not reported
Owner Telephone: 9495813900
Contact Name: KEYN YOUNG YU
Contact Address: 24248 CABOT RD
Contact Address 2: Not reported
Contact Telephone: 9495813900
Contact Fax: Not reported
Mailing Name: Not reported
Mailing Address 1: 24248 CABOT RD
Mailing Address 2: Not reported
Mailing City: LAGUNA HILLS
Mailing State: CA
Mailing Zip: 926530000
Owner Fax: Not reported
Region Code: 4
Latitude: 33.596969
Longitude: -117.677205

Name: TORO CLEANERS
Address: 24248 CABOT RD
City,State,Zip: LAGUNA HILLS, CA 926530000
EPA Id: CAL000256818
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 07/31/2002
Facility Active: No
Inactive Date: 06/30/2008
Facility Addr2: Not reported
Owner Name: JUSTINE KEON SEONG
Owner Address: 24248 CABOT RD
Owner Address 2: Not reported
Owner Telephone: 9495813900
Contact Name: JUSTINE KEON SEONG/OENER
Contact Address: 24162 FORD VIEW ST
Contact Address 2: Not reported
Contact Telephone: 9492934599

TORO CLEANERS (Continued) **1000325612**

Contact Fax:	Not reported
Mailing Name:	Not reported
Mailing Address 1:	25250 CABOT RD
Mailing Address 2:	Not reported
Mailing City:	LAGUNA HILLS
Mailing State:	CA
Mailing Zip:	926530000
Owner Fax:	Not reported
Region Code:	4
Latitude:	33.596953
Longitude:	-117.677099

L76 **MELANIE TRUONG** **RCRA NonGen / NLR** **1025851553**
South **25542 CHAMPLAIN RD** **CAC003031672**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.215 mi.
1135 ft. **Site 2 of 2 in cluster L**

Relative: **Lower**

Actual: **426 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20190829
Handler Name:	MELANIE TRUONG	
Handler Address:		25542 CHAMPLAIN RD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5442
EPA ID:		CAC003031672
Contact Name:		MELANIE TRUONG
Contact Address:		25542 CHAMPLAIN RD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5442
Contact Telephone:		714-600-7956
Contact Fax:		Not reported
Contact Email:		OCABATEMENT@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:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		25542 CHAMPLAIN RD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5442
Owner Name:		MELANIE TRUONG
Owner Type:		Other
Operator Name:		MELANIE TRUONG
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

MELANIE TRUONG (Continued) **1025851553**

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:	20190910
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:	MELANIE TRUONG
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25542 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5442
Owner/Operator Telephone:	714-600-7956
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

MELANIE TRUONG (Continued) **1025851553**

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MELANIE TRUONG
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25542 CHAMPLAIN RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5442
Owner/Operator Telephone:	714-600-7956
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20190829
Handler Name: MELANIE TRUONG	
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

R77 **VIRGIL GRIZZLE** **RCRA NonGen / NLR** **1026050478**
SE **25452 OAK LEAF RD** **CAC003057311**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.220 mi.
1163 ft. **Site 4 of 6 in cluster R**

Relative: **Lower**

Actual: **426 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	20200224
Handler Name: VIRGIL GRIZZLE	
Handler Address:	25452 OAK LEAF RD
Handler City,State,Zip:	LAGUNA HILLS, CA 92653
EPA ID:	CAC003057311
Contact Name:	VIRGIL GRIZZLE
Contact Address:	25452 OAK LEAF RD
Contact City,State,Zip:	LAGUNA HILLS, CA 92653
Contact Telephone:	949-233-2256
Contact Fax:	Not reported
Contact Email:	ANAB@PWSEI.COM
Contact Title:	Not reported

VIRGIL GRIZZLE (Continued) **1026050478**

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:	25452 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	VIRGIL GRIZZLE
Owner Type:	Other
Operator Name:	VIRGIL GRIZZLE
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported

VIRGIL GRIZZLE (Continued) **1026050478**

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:	20200306
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:	VIRGIL GRIZZLE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25452 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-233-2256
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	VIRGIL GRIZZLE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25452 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-233-2256
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200224
Handler Name: VIRGIL GRIZZLE	
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

VIRGIL GRIZZLE (Continued) **1026050478**

NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

N78 West 1/8-1/4 0.221 mi. 1165 ft. **RICHARD STONE** **RCRA NonGen / NLR** **1025863216**
25268 DE SALLE ST **CAC003043975**
LAGUNA HILLS, CA 92653
Site 2 of 2 in cluster N

Relative: Lower
Actual: 420 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20191119
Handler Name:	RICHARD STONE	
Handler Address:		25268 DE SALLE ST
Handler City,State,Zip:		LAGUNA HILLS, CA 92653-5048
EPA ID:		CAC003043975
Contact Name:		RICHARD STONE
Contact Address:		25268 DE SALLE ST
Contact City,State,Zip:		LAGUNA HILLS, CA 92653-5048
Contact Telephone:		949-963-5441
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:		25268 DE SALLE ST
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653-5048
Owner Name:		RICHARD STONE
Owner Type:		Other
Operator Name:		RICHARD STONE
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

RICHARD STONE (Continued) **1025863216**

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:	20191122
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:	RICHARD STONE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25268 DE SALLE ST
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653-5048
Owner/Operator Telephone:	949-963-5441
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator

RICHARD STONE (Continued) **1025863216**

Owner/Operator Name: RICHARD STONE
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 25268 DE SALLE ST
Owner/Operator City,State,Zip: LAGUNA HILLS, CA 92653-5048
Owner/Operator Telephone: 949-963-5441
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20191119
Handler Name: RICHARD STONE
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

R79 **SHANNON AGUIRRE** **RCRA NonGen / NLR** **1026475747**
SE **25481 OAK LEAF RD** **CAC003081513**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.234 mi.
1238 ft. **Site 5 of 6 in cluster R**

Relative: **Lower**
Actual: **380 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20200828
Handler Name: SHANNON AGUIRRE
Handler Address: 25481 OAK LEAF RD
Handler City,State,Zip: LAGUNA HILLS, CA 92653
EPA ID: CAC003081513
Contact Name: SHANNON AGUIRRE
Contact Address: 25481 OAK LEAF RD
Contact City,State,Zip: LAGUNA HILLS, CA 92653
Contact Telephone: 949-351-2457
Contact Fax: Not reported
Contact Email: SCHEDULING@PWSEI.COM
Contact Title: Not reported
EPA Region: 09

SHANNON AGUIRRE (Continued) **1026475747**

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:	25481 OAK LEAF RD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	SHANNON AGUIRRE
Owner Type:	Other
Operator Name:	SHANNON AGUIRRE
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No

SHANNON AGUIRRE (Continued) **1026475747**

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:	20200904
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:	SHANNON AGUIRRE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25481 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-351-2457
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	SHANNON AGUIRRE
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25481 OAK LEAF RD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-351-2457
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20200828
Handler Name: SHANNON AGUIRRE	
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

SHANNON AGUIRRE (Continued) **1026475747**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

R80 **RYAN MUNOZ** **RCRA NonGen / NLR** **1026810338**
SE **25482 OAK LEAF ROAD** **CAC003122753**
1/8-1/4 **LAGUNA HILLS, CA 92653**
0.244 mi.
1290 ft. **Site 6 of 6 in cluster R**

Relative: **Lower**
Actual: **392 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20210603
Handler Name:	RYAN MUNOZ	
Handler Address:		25482 OAK LEAF ROAD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC003122753
Contact Name:		RYAN MUNOZ
Contact Address:		25482 OAK LEAF ROAD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		714-330-3771
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:		25482 OAK LEAF ROAD
Mailing City,State,Zip:		LAGUNA HILLS, CA 92653
Owner Name:		RYAN MUNOZ
Owner Type:		Other
Operator Name:		RYAN MUNOZ
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

RYAN MUNOZ (Continued) **1026810338**

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:	20210604
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:	RYAN MUNOZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25482 OAK LEAF ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-330-3771
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RYAN MUNOZ
Legal Status:	Other

RYAN MUNOZ (Continued) **1026810338**

Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25482 OAK LEAF ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	714-330-3771
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210603
Handler Name: RYAN MUNOZ	
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

81
NW
1/8-1/4
0.245 mi.
1296 ft.

WILSON, MARK
25118 CHAMPLAIN ROAD
LAGUNA HILLS, CA 92653

RCRA NonGen / NLR **1024750862**
CAC002970652

Relative:
Lower

Actual:
419 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20180712
Handler Name:	WILSON, MARK	
Handler Address:		25118 CHAMPLAIN ROAD
Handler City,State,Zip:		LAGUNA HILLS, CA 92653
EPA ID:		CAC002970652
Contact Name:		WILSON, MARK
Contact Address:		25118 CHAMPLAIN ROAD
Contact City,State,Zip:		LAGUNA HILLS, CA 92653
Contact Telephone:		949-903-4190
Contact Fax:		Not reported
Contact Email:		ANDREWC@PWSEI.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified

WILSON, MARK (Continued) **1024750862**

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:	25118 CHAMPLAIN ROAD
Mailing City,State,Zip:	LAGUNA HILLS, CA 92653
Owner Name:	WILSON, MARK
Owner Type:	Other
Operator Name:	WILSON, MARK
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No

WILSON, MARK (Continued) **1024750862**

Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180828
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:	WILSON, MARK
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25118 CHAMPLAIN ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-903-4190
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	WILSON, MARK
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25118 CHAMPLAIN ROAD
Owner/Operator City,State,Zip:	LAGUNA HILLS, CA 92653
Owner/Operator Telephone:	949-903-4190
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20180712
Handler Name: WILSON, MARK	
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

WILSON, MARK (Continued) **1024750862**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

82
SE
1/8-1/4
0.249 mi.
1316 ft.

GEORGE QUEZAZA
25902 PINEWOOD LANE
LAGUNA BEACH, CA 92653

RCRA NonGen / NLR **1026803695**
CAC003115776

Relative:
Lower

Actual:
445 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		20210420
Handler Name:	GEORGE QUEZAZA	
Handler Address:		25902 PINEWOOD LANE
Handler City,State,Zip:		LAGUNA BEACH, CA 92653
EPA ID:		CAC003115776
Contact Name:		GEORGE QUEZAZA
Contact Address:		25902 PINEWOOD LANE
Contact City,State,Zip:		LAGUNA BEACH, CA 92653
Contact Telephone:		949-307-5624
Contact Fax:		Not reported
Contact Email:		AD.AQHIINC@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:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		25902 PINEWOOD LANE
Mailing City,State,Zip:		LAGUNA BEACH, CA 92653
Owner Name:		GEORGE QUEZAZA
Owner Type:		Other
Operator Name:		GEORGE QUEZAZA
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

GEORGE QUEZAZA (Continued) **1026803695**

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:	20210422
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:	GEORGE QUEZAZA
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25902 PINEWOOD LANE
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92653
Owner/Operator Telephone:	949-307-5624
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	GEORGE QUEZAZA
Legal Status:	Other

GEORGE QUEZAZA (Continued) **1026803695**

Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	25902 PINEWOOD LANE
Owner/Operator City,State,Zip:	LAGUNA BEACH, CA 92653
Owner/Operator Telephone:	949-307-5624
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20210420
Handler Name: GEORGE QUEZAZA	
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

S83 **ARCO SERVICE STATION #1956** **LUST** **S100230953**
NE **26001 LA PAZ RD** **CHMIRS** **N/A**
1/4-1/2 **MISSION VIEJO, CA 92691** **Cortese**
0.311 mi. **HIST CORTESE**
1640 ft. **Site 1 of 3 in cluster S** **CERS**

Relative:
Lower

Actual:
393 ft.

LUST:

Name:	ARCO #1956
Address:	26001 LA PAZ
City,State,Zip:	MISSION VIEJO, CA 92691
Lead Agency:	SAN DIEGO RWQCB (REGION 9)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902622
Global Id:	T0605902622
Latitude:	33.599317651
Longitude:	-117.675985688
Status:	Open - Remediation
Status Date:	10/13/2010
Case Worker:	LT
RB Case Number:	9UT923
Local Agency:	Not reported
File Location:	Local Agency

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Local Case Number: Not reported
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

LUST:
Global Id: T0605902622
Contact Type: Regional Board Caseworker
Contact Name: LALITHA THOTAKURA
Organization Name: SAN DIEGO RWQCB (REGION 9)
Address: 2375 NORTHSIDE DRIVE, SUITE 100
City: SAN DIEGO
Email: lalitha.thotakura@waterboards.ca.gov
Phone Number: 6195213002

LUST:
Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 10/18/2016
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 04/19/2018
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 04/14/2020
Action: Email Correspondence

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 06/19/2020
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 05/15/2020
Action: Email Correspondence

Global Id: T0605902622
Action Type: Other
Date: 03/15/1988
Action: Leak Discovery

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 07/09/2009
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/30/2019

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Action:	Monitoring Report - Semi-Annually
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	11/18/2012
Action:	Pilot Study / Treatability Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	04/23/2013
Action:	Other Report / Document - Regulator Responded
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	02/18/2015
Action:	File review
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	01/04/2021
Action:	Soil Vapor Intrusion Investigation Report
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	09/08/2015
Action:	Staff Letter
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	04/30/2019
Action:	Correspondence - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	03/01/2021
Action:	Correspondence
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	11/15/2013
Action:	Well Installation Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	02/06/2019
Action:	Well Destruction Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	01/24/2017
Action:	Staff Letter
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	08/17/2018
Action:	Email Correspondence

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	01/10/2018
Action:	Referral to Regional Board
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	12/02/2019
Action:	Technical Correspondence / Assistance / Other
Global Id:	T0605902622
Action Type:	ENFORCEMENT
Date:	12/17/2019
Action:	Clean Up Fund - Case Closure Review Summary Report (RSR)
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	05/31/2004
Action:	Corrective Action Plan / Remedial Action Plan
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	07/31/2020
Action:	Monitoring Report - Semi-Annually
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	08/24/2016
Action:	Well Destruction Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	07/01/2019
Action:	Interim Remedial Action Report - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	08/08/2016
Action:	Interim Remedial Action Plan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	12/20/2016
Action:	Pilot Study / Treatability Workplan - Regulator Responded
Global Id:	T0605902622
Action Type:	RESPONSE
Date:	08/08/2018
Action:	Interim Remedial Action Plan - Regulator Responded
Global Id:	T0605902622
Action Type:	REMEDIATION
Date:	02/06/1990
Action:	Free Product Removal
Global Id:	T0605902622
Action Type:	REMEDIATION

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Date: 03/20/2007
Action: Dual Phase Extraction

Global Id: T0605902622
Action Type: REMEDIATION
Date: 10/03/2006
Action: Other (Use Description Field)

Global Id: T0605902622
Action Type: REMEDIATION
Date: 02/15/2001
Action: Dual Phase Extraction

Global Id: T0605902622
Action Type: REMEDIATION
Date: 12/16/1992
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902622
Action Type: REMEDIATION
Date: 06/01/2015
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 05/01/2019
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/30/2019
Action: Monitoring Report - Semi-Annually

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 03/24/2004
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 09/20/2011
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 07/30/2019
Action: Monitoring Report - Quarterly

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/28/2020
Action: Soil Vapor Intrusion Investigation Workplan - Regulator Responded

Global Id: T0605902622
Action Type: RESPONSE
Date: 09/09/2016
Action: Other Workplan - Regulator Responded

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 06/05/2019
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/23/2004
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 03/14/2008
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 11/29/2011
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 02/21/2012
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/19/2018
Action: Well Installation Report

Global Id: T0605902622
Action Type: RESPONSE
Date: 10/30/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 03/30/2011
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 02/19/2014
Action: Well Installation Workplan - Regulator Responded

Global Id: T0605902622
Action Type: REMEDIATION
Date: 07/25/1994
Action: Excavation

Global Id: T0605902622
Action Type: REMEDIATION
Date: 07/25/1994
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902622
Action Type: ENFORCEMENT

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Date: 02/06/2019
Action: Technical Correspondence / Assistance / Other

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/25/2020
Action: Email Correspondence

Global Id: T0605902622
Action Type: Other
Date: 03/15/1988
Action: Leak Reported

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 11/15/2004
Action: Staff Letter

Global Id: T0605902622
Action Type: RESPONSE
Date: 03/20/2019
Action: Site Assessment Report

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/23/2019
Action: Site Assessment Report

Global Id: T0605902622
Action Type: RESPONSE
Date: 04/30/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902622
Action Type: RESPONSE
Date: 07/30/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902622
Action Type: RESPONSE
Date: 06/28/2019
Action: Well Destruction Report

Global Id: T0605902622
Action Type: RESPONSE
Date: 02/11/2020
Action: Monitoring Report - Semi-Annually

Global Id: T0605902622
Action Type: RESPONSE
Date: 07/01/2019
Action: Interim Remedial Action Report

Global Id: T0605902622
Action Type: RESPONSE
Date: 01/05/2021
Action: Monitoring Report - Quarterly

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Global Id: T0605902622
Action Type: RESPONSE
Date: 12/22/2017
Action: Monitoring Report - Quarterly

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/16/2012
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/17/2012
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 12/27/2012
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 03/21/2013
Action: Staff Letter

Global Id: T0605902622
Action Type: ENFORCEMENT
Date: 08/22/2013
Action: Notice of Responsibility

LUST:
Global Id: T0605902622
Status: Open - Case Begin Date
Status Date: 03/15/1988

Global Id: T0605902622
Status: Open - Site Assessment
Status Date: 03/15/1988

Global Id: T0605902622
Status: Open - Site Assessment
Status Date: 01/31/1991

Global Id: T0605902622
Status: Open - Verification Monitoring
Status Date: 10/01/1996

Global Id: T0605902622
Status: Open - Remediation
Status Date: 10/13/2010

LUST REG 9:
Region: 9
Status: Remedial action (cleanup) Underway
Case Number: 9UT923

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Local Case: 88UT54
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: FPVE
Local Agency: Orange
How Found: Inventory Control
How Stopped: Remove Contents
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Aquifer affected
Date Found: 03/15/1988
Date Stopped: 03/10/1988
Confirm Date: / /
Submit Workplan: Not reported
Prelim Assess: 03/21/1988
Desc Pollution: Not reported
Remed Plan: / /
Remed Action: 6/28/89
Began Monitor: Not reported
Release Date: 03/21/1988
Enforce Date: Not reported
Closed Date: Not reported
Enforce Type: Not reported
Pilot Program: LOP
Basin Number: 901.20
GW Depth: 14’
Beneficial Use: Municipal groundwater use
NPDES Number: Not reported
Priority: Not reported
File Dispn: Not reported
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

ORANGE CO. LUST:
Name: ARCO #1956
Address: 26001 LA PAZ RD
City,State,Zip: MISSION VIEJO, CA 92691
Region: ORANGE
Facility Id: 88UT054
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/12/2018
Record ID: RO0002152

CHMIRS:
Name: Not reported
Address: 26001 LA PAZ RD
City,State,Zip: MISSION VIEJO, CA
OES Incident Number: 6929
OES notification: Not reported
OES Date: 2/19/1993
OES Time: 04:20:00 PM
Date Completed: **Not reported**
Property Use: Not reported
Agency Id Number: Not reported

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	Not reported
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	FIRE DEPT
Containment:	Not reported
What Happened:	Not reported
Type:	PETROLEUM
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	1993
Agency:	ARCO
Incident Date:	1540
Admin Agency:	Not reported
Amount:	10 GAL
Contained:	NO
Site Type:	Not reported
E Date:	Not reported
Substance:	GASOLINE
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	UNKNOWN
Number of Injuries:	UNKNOWN
Number of Fatalities:	UNKNOWN
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported

ARCO SERVICE STATION #1956 (Continued) **S100230953**

Description: DRIVE OFF

CORTESE:
Name: ARCO #1956
Address: 26001 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92691
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0605902622
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - REMEDIATION
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

HIST CORTESE:
edr_fname: ARCO SERVICE STATION #195
edr_fadd1: 26001 LA PAZ
City,State,Zip: MISSION VIEJO, CA
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 9UT923

CERS:
Name: ARCO #1956
Address: 26001 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92691
Site ID: 222674
CERS ID: T0605902622
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: LALITHA THOTAKURA - SAN DIEGO RWQCB (REGION 9)
Entity Title: Not reported
Affiliation Address: 2375 NORTHSIDE DRIVE, SUITE 100
Affiliation City: SAN DIEGO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6195213002

84
ENE
1/4-1/2
0.314 mi.
1659 ft.

LA PAZ STOPPLE T PIPELINE RELEASE
LA PAZ ROAD ALONG RAILROAD RIGHT OF WAY
MISSION VIEJO, CA 92690

CPS-SLIC **S109117983**
CERS **N/A**

Relative:
Lower

Actual:
377 ft.

CPS-SLIC:

Name:	LA PAZ STOPPLE T PIPELINE RELEASE
Address:	LA PAZ ROAD ALONG RAILROAD RIGHT OF WAY
City,State,Zip:	MISSION VIEJO, CA 92690
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	10/20/2008
Global Id:	SL0607370770
Lead Agency:	SAN DIEGO RWQCB (REGION 9)
Lead Agency Case Number:	Not reported
Latitude:	33.597272346
Longitude:	-117.674484407
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	2090014
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Benzene, MTBE / TBA / Other Fuel Oxygenates, Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

CERS:

Name:	LA PAZ STOPPLE T PIPELINE RELEASE
Address:	LA PAZ ROAD ALONG RAILROAD RIGHT OF WAY
City,State,Zip:	MISSION VIEJO, CA 92690
Site ID:	228900
CERS ID:	SL0607370770
CERS Description:	Cleanup Program Site

S85
NE
1/4-1/2
0.358 mi.
1890 ft.

MOBIL #18-HL8
26051 LA PAZ
MISSION VIEJO, CA 92691
Site 2 of 3 in cluster S

LUST **S100463152**
Cortese **N/A**
HIST CORTESE
CERS

Relative:
Lower

Actual:
393 ft.

LUST:

Name:	MOBIL #18-HL8
Address:	26051 LA PAZ
City,State,Zip:	MISSION VIEJO, CA 92691
Lead Agency:	SAN DIEGO RWQCB (REGION 9)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0605902613
Global Id:	T0605902613
Latitude:	33.599706372
Longitude:	-117.6756463
Status:	Open - Remediation
Status Date:	01/03/2003
Case Worker:	LT
RB Case Number:	9UT824
Local Agency:	Not reported
File Location:	Local Agency

MOBIL #18-HL8 (Continued) **S100463152**

Local Case Number: Not reported
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
Site History: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.

LUST:
Global Id: T0605902613
Contact Type: Regional Board Caseworker
Contact Name: LALITHA THOTAKURA
Organization Name: SAN DIEGO RWQCB (REGION 9)
Address: 2375 NORTHSIDE DRIVE, SUITE 100
City: SAN DIEGO
Email: lalitha.thotakura@waterboards.ca.gov
Phone Number: 6195213002

LUST:
Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 09/27/2016
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 01/10/2018
Action: Referral to Regional Board

Global Id: T0605902613
Action Type: REMEDIATION
Date: 10/16/2006
Action: Excavation

Global Id: T0605902613
Action Type: Other
Date: 10/15/1987
Action: Leak Discovery

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 03/11/2016
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 05/16/2014
Action: Staff Letter

Global Id: T0605902613
Action Type: RESPONSE
Date: 05/21/2020
Action: Correspondence

Global Id: T0605902613
Action Type: RESPONSE
Date: 05/15/2020

MOBIL #18-HL8 (Continued) **S100463152**

Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: RESPONSE
Date: 08/02/2018
Action: Correspondence

Global Id: T0605902613
Action Type: RESPONSE
Date: 08/25/2016
Action: Other Workplan - Regulator Responded

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 07/09/2009
Action: Staff Letter

Global Id: T0605902613
Action Type: RESPONSE
Date: 05/04/2021
Action: Monitoring Report - Semi-Annually

Global Id: T0605902613
Action Type: RESPONSE
Date: 07/01/2020
Action: Correspondence

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 05/14/2010
Action: Staff Letter

Global Id: T0605902613
Action Type: RESPONSE
Date: 04/27/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: REMEDIATION
Date: 10/01/1991
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902613
Action Type: REMEDIATION
Date: 09/01/1992
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902613
Action Type: REMEDIATION
Date: 09/01/1992
Action: Free Product Removal

Global Id: T0605902613
Action Type: REMEDIATION
Date: 05/01/2001
Action: Dual Phase Extraction

MOBIL #18-HL8 (Continued) **S100463152**

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 05/20/2020
Action: Email Correspondence

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 11/03/1987
Action: * Corrective Action Orders

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 10/10/2006
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 08/01/2011
Action: File review

Global Id: T0605902613
Action Type: RESPONSE
Date: 06/30/2016
Action: Other Workplan - Regulator Responded

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 05/04/2018
Action: Email Correspondence

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 01/05/2018
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 06/21/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 12/21/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 12/20/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 10/06/2006
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT

MOBIL #18-HL8 (Continued) **S100463152**

Date: 04/24/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 03/21/2008
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 08/22/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 03/12/2007
Action: Staff Letter

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 04/04/2008
Action: Staff Letter

Global Id: T0605902613
Action Type: RESPONSE
Date: 01/31/2020
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: RESPONSE
Date: 11/26/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: RESPONSE
Date: 02/05/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 01/28/2011
Action: File review

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 04/28/2011
Action: File review

Global Id: T0605902613
Action Type: RESPONSE
Date: 05/14/2019
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: RESPONSE
Date: 07/31/2019
Action: Monitoring Report - Quarterly

MOBIL #18-HL8 (Continued) **S100463152**

Global Id: T0605902613
Action Type: RESPONSE
Date: 07/26/2018
Action: Monitoring Report - Quarterly

Global Id: T0605902613
Action Type: REMEDIATION
Date: 10/15/1987
Action: Excavation

Global Id: T0605902613
Action Type: REMEDIATION
Date: 07/14/1991
Action: Soil Vapor Extraction (SVE)

Global Id: T0605902613
Action Type: REMEDIATION
Date: 11/11/2002
Action: Dual Phase Extraction

Global Id: T0605902613
Action Type: Other
Date: 10/19/1987
Action: Leak Reported

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 12/30/2010
Action: File review

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 08/03/2010
Action: File review

Global Id: T0605902613
Action Type: RESPONSE
Date: 08/28/2019
Action: Correspondence

Global Id: T0605902613
Action Type: ENFORCEMENT
Date: 03/01/2013
Action: File review

LUST:
Global Id: T0605902613
Status: Open - Case Begin Date
Status Date: 10/15/1987

Global Id: T0605902613
Status: Open - Remediation
Status Date: 01/03/2003

LUST REG 9:

MOBIL #18-HL8 (Continued) **S100463152**

Region: 9
Status: Remedial action (cleanup) Underway
Case Number: 9UT824
Local Case: 87UT211
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: EDFP
Local Agency: Orange
How Found: Other Means
How Stopped: Other Means
Source: Unknown
Cause: Unknown
Lead Agency: Local Agency
Case Type: Aquifer affected
Date Found: 10/20/1987
Date Stopped: 10/20/1987
Confirm Date: / /
Submit Workplan: 11/3/87
Prelim Assess: 01/01/1988
Desc Pollution: 2/22/95
Remed Plan: 07/01/1991
Remed Action: 6/9/93
Began Monitor: Not reported
Release Date: 10/19/1987
Enforce Date: 6/5/91
Closed Date: Not reported
Enforce Type: SEL
Pilot Program: LOP
Basin Number: 901.20
GW Depth: 28’
Beneficial Use: Municipal groundwater use
NPDES Number: Not reported
Priority: Not reported
File Dispn: Not reported
Interim Remedial Actions: Yes
Cleanup and Abatement order Number: Not reported
Waste Discharge Requirement Number: Not reported

CORTESE:
Name: MOBIL #18-HL8
Address: 26051 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92691
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0605902613
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: OPEN - REMEDIATION
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

MOBIL #18-HL8 (Continued) **S100463152**

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

HIST CORTESE:
edr_fname: MOBIL SERVICE STATION #18
edr_fadd1: 26051 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92675
Region: CORTESE
Facility County Code: 30
Reg By: LTNKA
Reg Id: 9UT824

CERS:
Name: MOBIL #18-HL8
Address: 26051 LA PAZ
City,State,Zip: MISSION VIEJO, CA 92691
Site ID: 198550
CERS ID: T0605902613
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: LALITHA THOTAKURA - SAN DIEGO RWQCB (REGION 9)
Entity Title: Not reported
Affiliation Address: 2375 NORTHSIDE DRIVE, SUITE 100
Affiliation City: SAN DIEGO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 6195213002

S86 **MOBIL #18-HL8** **LUST** **S120834722**
NE **26051 W LA PAZ RD** **N/A**
1/4-1/2 **MISSION VIEJO, CA 92691**
0.358 mi.
1890 ft. **Site 3 of 3 in cluster S**

Relative:
Lower

Actual:
393 ft.

ORANGE CO. LUST:
Name: MOBIL #18-HL8
Address: 26051 W LA PAZ RD
City,State,Zip: MISSION VIEJO, CA 92691
Region: ORANGE
Facility Id: 87UT211
Released Substance: Waste oil/Used oil; Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
Date Closed: 01/12/2018
Record ID: RO0001182

87
NNW
1/2-1
0.975 mi.
5147 ft.

ALICIA TOWNE PLAZA
24391-24471 ALICIA PARKWAY
MISSION VIEJO, CA 92691

ENVIROSTOR
VCP

S125431922
N/A

Relative:
Lower

Actual:
387 ft.

ENVIROSTOR:

Name:	ALICIA TOWNE PLAZA
Address:	24391-24471 ALICIA PARKWAY
City,State,Zip:	MISSION VIEJO, CA 92691
Facility ID:	60002864
Status:	Active
Status Date:	08/08/2019
Site Code:	401882
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	10.5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Chia Rin Yen
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	, 73
Senate:	, 36
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	33.60748
Longitude:	-117.6911
APN:	619-381-04, 619-381-06, 619-381-07, 619-381-08, 619-381-09
Past Use:	DRY CLEANING
Potential COC:	Tetrachloroethylene (PCE
Confirmed COC:	Tetrachloroethylene (PCE
Potential Description:	AQUI, SOIL, SV
Alias Name:	619-381-04
Alias Type:	APN
Alias Name:	619-381-06
Alias Type:	APN
Alias Name:	619-381-07
Alias Type:	APN
Alias Name:	619-381-08
Alias Type:	APN
Alias Name:	619-381-09
Alias Type:	APN
Alias Name:	619-381-1
Alias Type:	CERCLIS ID
Alias Name:	401882
Alias Type:	Project Code (Site Code)
Alias Name:	60002864
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	07/17/2020
Comments:	Approved with comments.

ALICIA TOWNE PLAZA (Continued) **S125431922**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 12/24/2020
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 12/08/2020
Comments: Conditionally approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 06/11/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 08/08/2019
Comments: Applicant is Park Aliso Commercial Center, Ltd.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 01/29/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 09/30/2020
Comments: First phase of field work is over.

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: 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: 01/26/2021
Comments: PM changed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement

ALICIA TOWNE PLAZA (Continued) **S125431922**

Completed Date:	10/02/2019
Comments:	SVA Fully Executed. Estimate through a Risk Analysis is $54,534, advance payment due $27,267 by 10/14/2019.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	01/26/2021
Comments:	PM changed.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Site Characterization Report
Schedule Due Date:	10/25/2021
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Removal Action Workplan
Schedule Due Date:	11/12/2021
Schedule Revised Date:	05/14/2022

VCP:

Name:	ALICIA TOWNE PLAZA
Address:	24391-24471 ALICIA PARKWAY
City,State,Zip:	MISSION VIEJO, CA 92691
Facility ID:	60002864
Site Type:	Voluntary Cleanup
Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	10.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Chia Rin Yen
Supervisor:	Yolanda Garza
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	401882
Assembly:	, 73
Senate:	, 36
Special Programs Code:	Voluntary Cleanup Program
Status:	Active
Status Date:	08/08/2019
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	33.60748 / -117.6911
APN:	619-381-04, 619-381-06, 619-381-07, 619-381-08, 619-381-09
Past Use:	DRY CLEANING
Potential COC:	30022
Confirmed COC:	30022
Potential Description:	AQUI, SOIL, SV
Alias Name:	619-381-04
Alias Type:	APN

ALICIA TOWNE PLAZA (Continued) **S125431922**

Alias Name: 619-381-06
Alias Type: APN
Alias Name: 619-381-07
Alias Type: APN
Alias Name: 619-381-08
Alias Type: APN
Alias Name: 619-381-09
Alias Type: APN
Alias Name: 619-381-1
Alias Type: CERCLIS ID
Alias Name: 401882
Alias Type: Project Code (Site Code)
Alias Name: 60002864
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 07/17/2020
Comments: Approved with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 12/24/2020
Comments: Concurred with comments.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 12/08/2020
Comments: Conditionally approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 06/11/2021
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Application
Completed Date: 08/08/2019
Comments: Applicant is Park Aliso Commercial Center, Ltd.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 01/29/2020
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 09/30/2020
Comments: First phase of field work is over.

ALICIA TOWNE PLAZA (Continued) **S125431922**

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: 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: 01/26/2021
Comments: PM changed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 10/02/2019
Comments: SVA Fully Executed. Estimate through a Risk Analysis is $54,534, advance payment due $27,267 by 10/14/2019.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/26/2021
Comments: PM changed.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Site Characterization Report
Schedule Due Date: 10/25/2021
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Removal Action Workplan
Schedule Due Date: 11/12/2021
Schedule Revised Date: 05/14/2022

Count: 6 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAGUNA HILLS	S108985765	LA PAZ CENTER	2592 MCINTYRE RD	92653	Orange Co. Industrial Site
LAGUNA HILLS	S121697810	PARK CLEANERS	24191 PASEO DE VALENCIA	92653	DRYCLEANERS
LAGUNA HILLS	S123764271	LA PAZ SERVICE CENTER	26996 LA PAZ RD	92653	HAZNET, HWTS
LAGUNA HILLS	S113473487	MOBIL	26996 LA PAZ RD	92653	LUST
MISSION VIEJO	S117703335	LA PAZ OSO VIEJO	LA PAZ OSO VIEJO	92691	NPDES, CIWQS
MISSION VIEJO	S106487243	LA PAZ STOPPLE T PIPELINE RELEASE	LA PAZ ROAD	92691	CPS-SLIC

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

Federal CERCLIS list

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: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 07/12/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 77

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/08/2021
Next Scheduled EDR Contact: 02/21/2022
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: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
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: 05/17/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/23/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 61

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/09/2021
Date Data Arrived at EDR: 08/10/2021
Date Made Active in Reports: 11/05/2021
Number of Days to Update: 87

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/09/2021
Next Scheduled EDR Contact: 02/21/2022
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 05/20/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/30/2021
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 06/22/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 90

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 06/01/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/17/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/27/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

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: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

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

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/13/2021
Number of Days to Update: 88

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
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: 06/10/2021
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/21/2022
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: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/28/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 07/22/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/18/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 77

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 12/01/2019
Date Data Arrived at EDR: 08/19/2021
Date Made Active in Reports: 10/28/2021
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 08/19/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/31/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
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: 09/12/2021
Date Data Arrived at EDR: 09/13/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 15

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/13/2021
Next Scheduled EDR Contact: 01/03/2022
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: 06/30/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 08/10/2021
Date Data Arrived at EDR: 08/17/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 66

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/08/2021
Next Scheduled EDR Contact: 02/21/2022
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: 09/13/2021
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
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: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
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: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 11/29/2021
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: 07/19/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/12/2021
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/20/2021
Next Scheduled EDR Contact: 01/31/2022
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: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 12/13/2021
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: 05/07/2021
Date Data Arrived at EDR: 05/13/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
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: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/03/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/27/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/26/2021
Next Scheduled EDR Contact: 02/07/2022
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: 06/30/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 07/16/2021
Number of Days to Update: 2
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
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: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2021
Next Scheduled EDR Contact: 01/03/2022
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: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
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: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/12/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 08/31/2021
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2021
Date Data Arrived at EDR: 05/25/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 78

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/06/2021
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: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
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: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
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: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 62

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 12/20/2021
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: 05/05/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 08/17/2021
Number of Days to Update: 91

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
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: 06/26/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
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: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 70
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/17/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/21/2021
Next Scheduled EDR Contact: 01/03/2022
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: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 11/09/2021
Next Scheduled EDR Contact: 02/21/2022
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: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 05/18/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/05/2021
Number of Days to Update: 78

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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: 09/17/2021
Next Scheduled EDR Contact: 12/27/2021
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: 04/16/2021
Date Data Arrived at EDR: 04/20/2021
Date Made Active in Reports: 07/07/2021
Number of Days to Update: 78

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/04/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/14/2021
Date Data Arrived at EDR: 04/15/2021
Date Made Active in Reports: 07/06/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/31/2022
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: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 11/05/2021
Number of Days to Update: 84

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/21/2022
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 87

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/13/2021
Date Data Arrived at EDR: 08/13/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 87

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/13/2021
Next Scheduled EDR Contact: 11/29/2021
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: 07/01/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/10/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 07/27/2021
Number of Days to Update: 77
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/09/2021
Next Scheduled EDR Contact: 02/21/2022
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: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 06/04/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
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: 03/12/2021
Date Data Arrived at EDR: 03/16/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 77
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 08/26/2021
Next Scheduled EDR Contact: 12/27/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 10/08/2021
Next Scheduled EDR Contact: 01/17/2022
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: 08/10/2021
Next Scheduled EDR Contact: 11/29/2021
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: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 06/07/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
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: 05/19/2021
Date Data Arrived at EDR: 05/19/2021
Date Made Active in Reports: 08/12/2021
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
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: 07/15/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/19/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/24/2021
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
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: 06/03/2021
Date Data Arrived at EDR: 06/03/2021
Date Made Active in Reports: 08/25/2021
Number of Days to Update: 83
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/07/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Varies

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: 08/26/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 07/13/2021
Date Data Arrived at EDR: 07/14/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 84
Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
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: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
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: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

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: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/22/2021
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/06/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 42

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 09/30/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/15/2021
Date Data Arrived at EDR: 06/16/2021
Date Made Active in Reports: 07/02/2021
Number of Days to Update: 16

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
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: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
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: 07/20/2021
Date Data Arrived at EDR: 07/20/2021
Date Made Active in Reports: 10/11/2021
Number of Days to Update: 83

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 07/23/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 77

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/07/2022
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: 04/09/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
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: 07/13/2021
Next Scheduled EDR Contact: 11/01/2021
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: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/13/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
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: 07/06/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 10/07/2021
Number of Days to Update: 56

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 07/06/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 6

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
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: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 07/27/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 01/31/2022
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: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/08/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/24/2022
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: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/24/2022
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: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 04/16/2021
Date Made Active in Reports: 04/21/2021
Number of Days to Update: 5
Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/08/2021
Next Scheduled EDR Contact: 01/24/2022
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: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 06/28/2021
Number of Days to Update: 11
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
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: 04/19/2021
Date Data Arrived at EDR: 06/17/2021
Date Made Active in Reports: 09/14/2021
Number of Days to Update: 89
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/24/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
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: 03/24/2021
Date Data Arrived at EDR: 04/07/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/11/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 06/23/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 06/24/2021
Number of Days to Update: 1

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
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: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/28/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 08/03/2021
Date Made Active in Reports: 10/26/2021
Number of Days to Update: 84

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/09/2021
Date Data Arrived at EDR: 07/29/2021
Date Made Active in Reports: 10/19/2021
Number of Days to Update: 82

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
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: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 06/01/2021
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
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: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 06/29/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 14
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
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: 03/30/2021
Date Data Arrived at EDR: 04/01/2021
Date Made Active in Reports: 06/23/2021
Number of Days to Update: 83
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/28/2021
Next Scheduled EDR Contact: 01/10/2022
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: 10/01/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 07/27/2021
Date Data Arrived at EDR: 07/28/2021
Date Made Active in Reports: 10/21/2021
Number of Days to Update: 85
Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/14/2022
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: 08/11/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/28/2021
Date Data Arrived at EDR: 05/28/2021
Date Made Active in Reports: 08/20/2021
Number of Days to Update: 84

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 01/31/2022
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: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
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: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
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: 08/05/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 10/31/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Quarterly

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: 09/09/2021
Next Scheduled EDR Contact: 12/27/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/10/2021
Date Data Arrived at EDR: 08/11/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 89

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
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: 09/10/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/31/2021
Next Scheduled EDR Contact: 12/20/2021
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: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 08/04/2021
Date Data Arrived at EDR: 08/05/2021
Date Made Active in Reports: 10/29/2021
Number of Days to Update: 85

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/04/2021
Next Scheduled EDR Contact: 11/29/2021
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: 08/17/2021
Next Scheduled EDR Contact: 12/06/2021
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: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
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: 11/11/2021
Next Scheduled EDR Contact: 02/28/2022
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: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/23/2021
Date Made Active in Reports: 09/17/2021
Number of Days to Update: 86

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/09/2021
Next Scheduled EDR Contact: 12/12/2021
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: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
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: 09/14/2021
Next Scheduled EDR Contact: 01/03/2022
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 05/14/2021
Date Data Arrived at EDR: 05/17/2021
Date Made Active in Reports: 08/03/2021
Number of Days to Update: 78

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 10/06/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 05/26/2021
Date Made Active in Reports: 08/18/2021
Number of Days to Update: 84

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/24/2021
Next Scheduled EDR Contact: 12/13/2021
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: 11/11/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 07/14/2021
Date Data Arrived at EDR: 07/15/2021
Date Made Active in Reports: 10/06/2021
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/15/2021
Next Scheduled EDR Contact: 01/31/2022
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: 11/01/2021
Next Scheduled EDR Contact: 02/14/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/14/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/26/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 81

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/05/2021
Next Scheduled EDR Contact: 02/21/2022
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: 05/26/2021
Date Data Arrived at EDR: 07/19/2021
Date Made Active in Reports: 10/07/2021
Number of Days to Update: 80

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/18/2021
Next Scheduled EDR Contact: 01/31/2022
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: 05/26/2021
Date Data Arrived at EDR: 06/04/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 84

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/08/2021
Next Scheduled EDR Contact: 12/20/2021
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 06/22/2021
Date Data Arrived at EDR: 06/28/2021
Date Made Active in Reports: 09/21/2021
Number of Days to Update: 85

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/23/2021
Next Scheduled EDR Contact: 01/10/2022
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 07/20/2021
Date Data Arrived at EDR: 07/20/2021
Date Made Active in Reports: 10/08/2021
Number of Days to Update: 80

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/22/2021
Next Scheduled EDR Contact: 02/07/2022
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: 07/23/2021
Date Data Arrived at EDR: 08/10/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 90

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/10/2021
Next Scheduled EDR Contact: 11/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/05/2021
Next Scheduled EDR Contact: 01/17/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 02/07/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2021
Next Scheduled EDR Contact: 01/24/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2021
Next Scheduled EDR Contact: 11/29/2021
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: 09/01/2021
Next Scheduled EDR Contact: 12/20/2021
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.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

25250 LA PAZ ROAD
25250 LA PAZ ROAD
LAGUNA HILLS, CA 92653

TARGET PROPERTY COORDINATES

Latitude (North):	33.59546 - 33° 35' 43.66''
Longitude (West):	117.67996 - 117° 40' 47.86''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	436909.1
UTM Y (Meters):	3717317.0
Elevation:	472 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5641316 SAN JUAN CAPISTRANO, CA
Version Date:	2012

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).

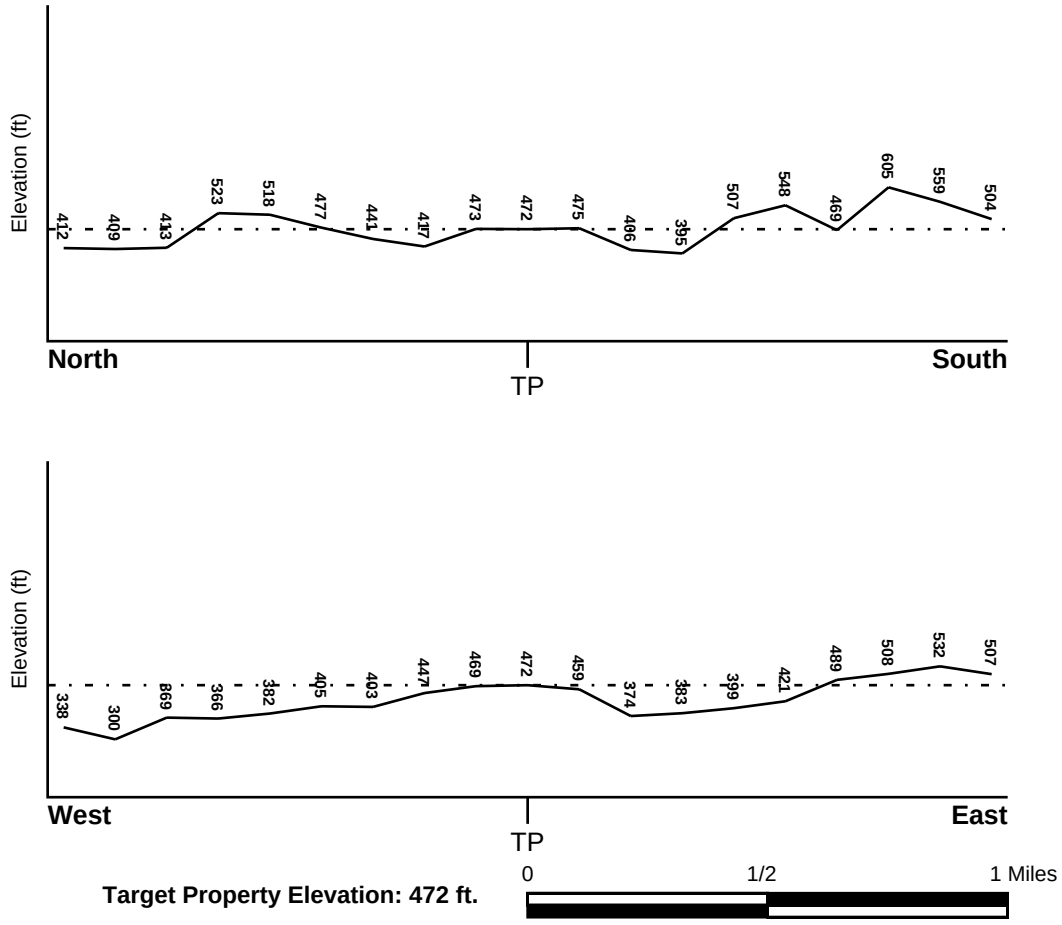
TOPOGRAPHIC INFORMATION

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 East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06059C0431J	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06059C0427J	FEMA FIRM Flood data
06059C0429J	FEMA FIRM Flood data
06059C0433J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SAN JUAN CAPISTRANO	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

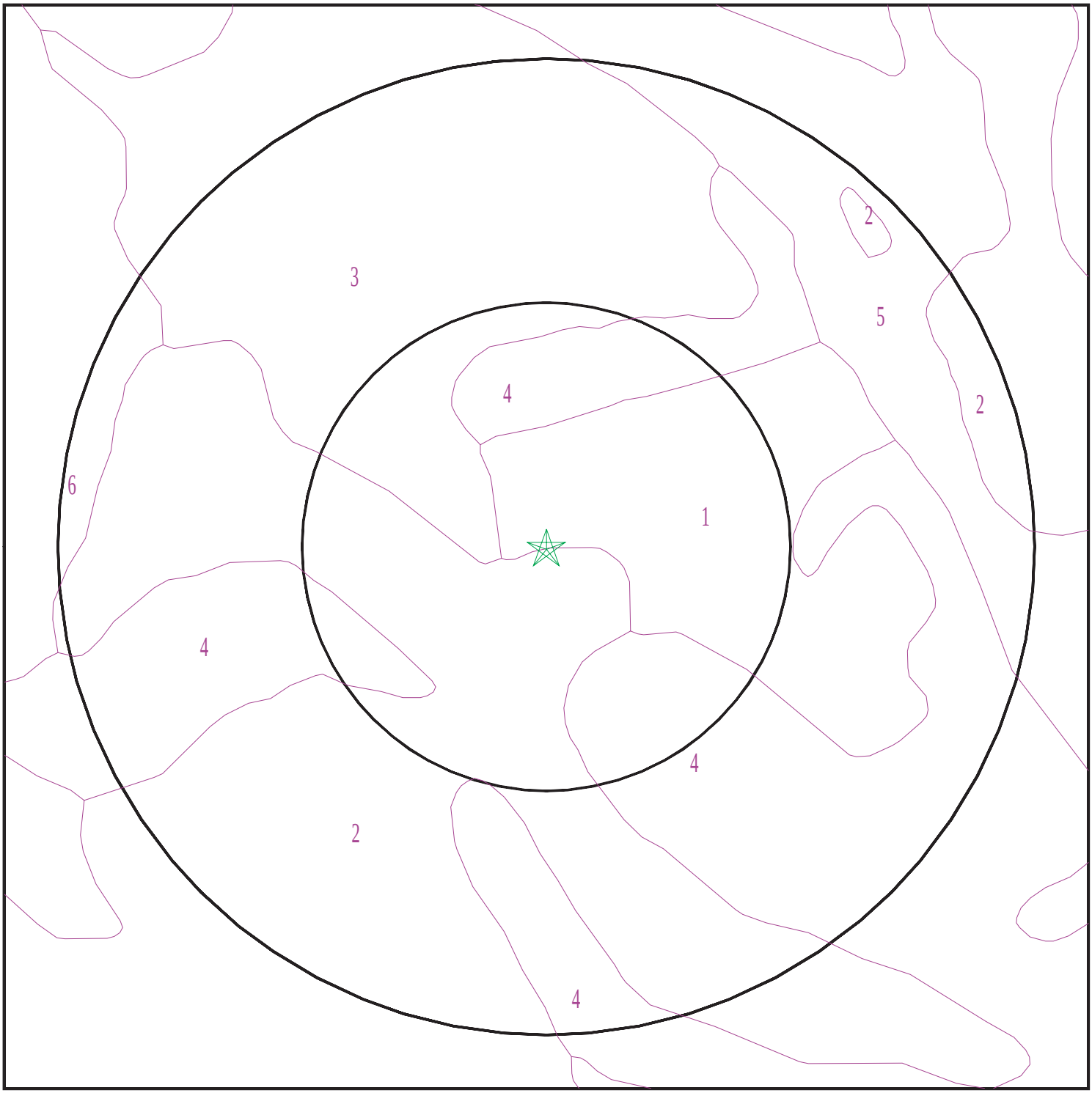
Era:	Cenozoic
System:	Tertiary
Series:	Miocene
Code:	Tm *(decoded above as Era, System & Series)*

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 - 6748531.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	25250 LA Paz Road	CLIENT:	BBG Assessment Inc.
ADDRESS:	25250 LA Paz Road Laguna Hills CA 92653	CONTACT:	Mbouchie@bbgres.com
		INQUIRY #:	6748531.2s
LAT/LONG:	33.59546 / 117.67996	DATE:	November 12, 2021 4:14 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: ALO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
2	14 inches	22 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
3	22 inches	25 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 2

Soil Component Name: ALO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	14 inches	22 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1
2	22 inches	25 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1
3	0 inches	14 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.1

Soil Map ID: 3

Soil Component Name: ALO

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	clay	Not reported	Not reported	Max: Min:	Max: Min:
2	25 inches	29 inches	weathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

Soil Map ID: 4

Soil Component Name: CALLEGUAS

Soil Surface Texture: clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	18 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 5

Soil Component Name: BOTELLA

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay loam	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	7 inches	35 inches	silty clay loam	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	35 inches	66 inches	sandy clay loam	Not reported	Not reported	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

Soil Map ID: 6

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	7 inches	11 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
3	11 inches	20 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
4	20 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
5	64 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
F98	CA4700650	1/2 - 1 Mile ENE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CAEDF0000064897	1/8 - 1/4 Mile ENE
A2	CAEDF0000065317	1/8 - 1/4 Mile ENE
A3	CAEDF0000056708	1/8 - 1/4 Mile ENE
A4	CAEDF0000099457	1/8 - 1/4 Mile ENE
A5	CAEDF0000050343	1/8 - 1/4 Mile ENE
A6	CAEDF0000009724	1/8 - 1/4 Mile ENE
A7	CAEDF0000036238	1/8 - 1/4 Mile ENE
A8	CAEDF0000125237	1/8 - 1/4 Mile ENE
A9	CAEDF0000069278	1/8 - 1/4 Mile ENE
A10	CAEDF0000038391	1/8 - 1/4 Mile ENE
A11	CAEDF0000077487	1/8 - 1/4 Mile ENE
A12	CAEDF0000079278	1/8 - 1/4 Mile ENE
A13	CAEDF0000081187	1/8 - 1/4 Mile ENE
A14	CAEDF0000127971	1/8 - 1/4 Mile East
A15	CAEDF0000093271	1/8 - 1/4 Mile ENE
A16	CAEDF0000142312	1/8 - 1/4 Mile East
A17	CAEDF0000092534	1/8 - 1/4 Mile ENE
A18	CAEDF0000073110	1/8 - 1/4 Mile ENE
B19	CAEDF0000079466	1/8 - 1/4 Mile NE
B20	CAEDF0000116044	1/4 - 1/2 Mile ENE
C21	CAEDF0000077256	1/4 - 1/2 Mile ENE
B22	CAEDF0000131000	1/4 - 1/2 Mile ENE
B23	CAEDF0000077198	1/4 - 1/2 Mile NE
B24	CAEDF0000109893	1/4 - 1/2 Mile NE
B25	CAEDF0000012827	1/4 - 1/2 Mile NE
C26	CAEDF0000071296	1/4 - 1/2 Mile ENE
D27	CAEDF0000133024	1/4 - 1/2 Mile NE
D28	CAEDF0000070991	1/4 - 1/2 Mile NE
D29	CAEDF0000094124	1/4 - 1/2 Mile NE
D30	CAEDF0000004032	1/4 - 1/2 Mile NE
C31	CAEDF0000057247	1/4 - 1/2 Mile ENE
32	CAEDF0000066740	1/4 - 1/2 Mile East
C33	CAEDF0000011973	1/4 - 1/2 Mile ENE
D34	CAEDF0000001776	1/4 - 1/2 Mile NE
D35	CAEDF0000046900	1/4 - 1/2 Mile NE
C36	CAEDF0000079806	1/4 - 1/2 Mile ENE
D37	CAEDF0000100031	1/4 - 1/2 Mile NE
C38	CAEDF0000041169	1/4 - 1/2 Mile ENE
D39	CAEDF0000102911	1/4 - 1/2 Mile NE
C40	CAEDF0000097711	1/4 - 1/2 Mile ENE
C41	CAEDF0000089680	1/4 - 1/2 Mile ENE
C42	CAEDF0000101663	1/4 - 1/2 Mile ENE
D43	CAEDF0000001879	1/4 - 1/2 Mile NE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
D44	CAEDF0000089619	1/4 - 1/2 Mile NE
D45	CAEDF0000065992	1/4 - 1/2 Mile NE
D46	CAEDF0000069236	1/4 - 1/2 Mile NE
D47	CAEDF0000043805	1/4 - 1/2 Mile NE
D48	CAEDF0000083158	1/4 - 1/2 Mile NE
D49	CAEDF0000020891	1/4 - 1/2 Mile NE
D50	CAEDF0000125988	1/4 - 1/2 Mile NE
D51	CAEDF0000070813	1/4 - 1/2 Mile NE
D52	CAEDF0000047009	1/4 - 1/2 Mile NE
D53	CAEDF0000083535	1/4 - 1/2 Mile NE
D54	CAEDF0000013528	1/4 - 1/2 Mile NE
D55	CAEDF0000142230	1/4 - 1/2 Mile NE
D56	CAEDF0000106113	1/4 - 1/2 Mile NE
D57	CAEDF0000041873	1/4 - 1/2 Mile NE
D58	CAEDF0000142637	1/4 - 1/2 Mile NE
D59	CAEDF0000075396	1/4 - 1/2 Mile NE
D60	CAEDF0000053924	1/4 - 1/2 Mile NE
D61	CAEDF0000011186	1/4 - 1/2 Mile NE
D62	CAEDF0000004326	1/4 - 1/2 Mile NE
D63	CAEDF0000078122	1/4 - 1/2 Mile NE
D64	CAEDF0000064918	1/4 - 1/2 Mile NE
D65	CAEDF0000067201	1/4 - 1/2 Mile NE
D66	CAEDF0000077670	1/4 - 1/2 Mile NE
D67	CAEDF0000118116	1/4 - 1/2 Mile NE
D68	CAEDF0000072390	1/4 - 1/2 Mile NE
D69	CAEDF0000107577	1/4 - 1/2 Mile NE
D70	CAEDF0000039894	1/4 - 1/2 Mile NE
D71	CAEDF0000013164	1/4 - 1/2 Mile NE
D72	CAEDF0000061957	1/4 - 1/2 Mile NE
E73	CAEDF0000088071	1/4 - 1/2 Mile NE
E74	CAEDF0000078678	1/4 - 1/2 Mile NE
E75	CAEDF0000095233	1/4 - 1/2 Mile NE
E76	CAEDF0000143516	1/4 - 1/2 Mile NE
E77	CAEDF0000103335	1/4 - 1/2 Mile NE
E78	CAEDF0000108589	1/4 - 1/2 Mile NE
E79	CAEDF0000035205	1/4 - 1/2 Mile NE
E80	CAEDF0000116401	1/4 - 1/2 Mile NE
E81	CAEDF0000084692	1/4 - 1/2 Mile NE
E82	CAEDF0000058478	1/4 - 1/2 Mile NE
E83	CAEDF0000100722	1/4 - 1/2 Mile NE
E84	CAEDF0000055760	1/4 - 1/2 Mile NE
E85	CAEDF0000059904	1/4 - 1/2 Mile NE
E86	CADWR0000002798	1/4 - 1/2 Mile NE
E87	CAEDF0000001180	1/4 - 1/2 Mile NE
E88	CAEDF0000062876	1/4 - 1/2 Mile NE
E89	CAEDF0000079377	1/4 - 1/2 Mile NE
E90	CAEDF0000112776	1/4 - 1/2 Mile NE
F91	CAEDF0000057530	1/2 - 1 Mile NE
F92	CAEDF0000087017	1/2 - 1 Mile NE
F93	CAEDF0000111508	1/2 - 1 Mile NE
F94	CAEDF0000082681	1/2 - 1 Mile NE
F95	CAEDF0000041398	1/2 - 1 Mile NE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
F96	CAEDF0000000321	1/2 - 1 Mile NE
F97	CAEDF0000126517	1/2 - 1 Mile NE
F99	CAEDF0000063171	1/2 - 1 Mile NE
G100	CAEDF0000143230	1/2 - 1 Mile SSE
G101	CAEDF0000121992	1/2 - 1 Mile SSE
G102	CAEDF0000121948	1/2 - 1 Mile SSE
G103	CAEDF0000112732	1/2 - 1 Mile SSE
G104	CAEDF0000114945	1/2 - 1 Mile SSE
H105	CAEDF0000006646	1/2 - 1 Mile WNW
H106	CAEDF0000051165	1/2 - 1 Mile WNW
H107	CAEDF0000127213	1/2 - 1 Mile WNW
H108	CAEDF0000142357	1/2 - 1 Mile WNW
H109	CAEDF0000054756	1/2 - 1 Mile WNW
G110	CAEDF0000008301	1/2 - 1 Mile SSE
I111	CAEDF0000038249	1/2 - 1 Mile NW
I112	CAEDF0000048491	1/2 - 1 Mile NW
I113	CAEDF0000114350	1/2 - 1 Mile NW
I114	CAEDF0000062936	1/2 - 1 Mile NW
I115	CAEDF0000066712	1/2 - 1 Mile NW
I116	CAEDF0000064981	1/2 - 1 Mile NW
I117	CAEDF0000114896	1/2 - 1 Mile NW
I118	CAEDF0000067772	1/2 - 1 Mile NW
I119	CAEDF0000121934	1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 6748531.2s

0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

N

SITE NAME:	25250 LA Paz Road	CLIENT:	BBG Assessment Inc.
ADDRESS:	25250 LA Paz Road Laguna Hills CA 92653	CONTACT:	Mbouchie@bbgres.com
LAT/LONG:	33.59546 / 117.67996	INQUIRY #:	6748531.2s
		DATE:	November 12, 2021 4:13 pm

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Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000064897**

Well ID:	T0605999120-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-4		

A2
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000065317**

Well ID:	T0605999120-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-8		

A3
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000056708**

Well ID:	T0605999120-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-1		

A4
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000099457**

Well ID:	T0605999120-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-6		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A5
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000050343**

Well ID:	T0605999120-MW-9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-9		

A6
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000009724**

Well ID:	T0605999120-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-5		

A7
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000036238**

Well ID:	T0605999120-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-2		

A8
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000125237**

Well ID:	T0605999120-MW-7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-7		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A9
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000069278**

Well ID:	T0605999120-MW-19	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-19
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-19&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-19		

A10
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000038391**

Well ID:	T0605999120-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-10		

A11
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000077487**

Well ID:	T0605999120-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-12		

A12
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000079278**

Well ID:	T0605999120-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-11		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A13
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000081187**

Well ID:	T0605999120-MW-13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-13		

A14
East
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000127971**

Well ID:	T0605999120-MW-14	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-14		

A15
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000093271**

Well ID:	T0605902404-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902404&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902404&assigned_name=MW-11		

A16
East
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000142312**

Well ID:	T0605999120-MW-15	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605999120&assigned_name=MW-15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605999120&assigned_name=MW-15		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A17
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000092534**

Well ID:	T0605902404-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902404&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902404&assigned_name=MW-12		

A18
ENE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000073110**

Well ID:	T0605902404-MW-07	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-07
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902404&assigned_name=MW-07&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902404&assigned_name=MW-07		

B19
NE
1/8 - 1/4 Mile
Lower

CA WELLS **CAEDF0000079466**

Well ID:	T0605902622-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-12		

B20
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000116044**

Well ID:	T0605902622-MW-17	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-17
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-17&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-17		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C21
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000077256**

Well ID:	T0605902622-MW-18	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-18
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-18&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-18		

B22
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000131000**

Well ID:	T0605902622-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-10		

B23
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000077198**

Well ID:	T0605902622-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-8		

B24
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000109893**

Well ID:	T0605902622-MW-9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-9		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B25
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000012827**

Well ID:	T0605902622-MW-7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-7		

C26
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000071296**

Well ID:	T0605902622-MW-16	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-16
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-16&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-16		

D27
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000133024**

Well ID:	T0605902622-MW-19	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-19
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-19&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-19		

D28
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000070991**

Well ID:	T0605902622-MW-20	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-20
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-20&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-20		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D29
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000094124**

Well ID:	T0605902622-MW-23	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-23
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-23&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-23		

D30
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000004032**

Well ID:	T0605902622-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-4		

C31
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000057247**

Well ID:	SL0607370770-MW-7	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-7
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-7&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-7		

32
East
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000066740**

Well ID:	SL0607370770-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-1		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C33
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000011973**

Well ID:	SL0607370770-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-2		

D34
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000001776**

Well ID:	T0605902622-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-1		

D35
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000046900**

Well ID:	T0605902622-MW-21	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-21
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-21&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-21		

C36
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000079806**

Well ID:	SL0607370770-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-4		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D37
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000100031**

Well ID:	T0605902622-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-3		

C38
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000041169**

Well ID:	SL0607370770-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-3		

D39
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000102911**

Well ID:	T0605902622-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-2		

C40
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000097711**

Well ID:	SL0607370770-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-6		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C41
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000089680**

Well ID:	SL0607370770-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-5		

C42
ENE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000101663**

Well ID:	SL0607370770-MW-8	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-8
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=SL0607370770&assigned_name=MW-8&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=SL0607370770&assigned_name=MW-8		

D43
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000001879**

Well ID:	T0605902622-MW-15	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-15		

D44
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000089619**

Well ID:	T0605902622-MW-6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-6		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D45
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000065992**

Well ID:	T0605902622-MW-22	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-22
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-22&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-22		

D46
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000069236**

Well ID:	T0605902622-MW-14	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-14		

D47
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000043805**

Well ID:	T0605902622-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-5		

D48
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000083158**

Well ID:	T0605902613-MW9	Well Type:	MONITORING
Source:	EDF	Other Name:	MW9
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW9&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW9		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D49
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000020891**

Well ID:	T0605902613-MW10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW10		

D50
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000125988**

Well ID:	T0605902613-MW2R	Well Type:	MONITORING
Source:	EDF	Other Name:	MW2R
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW2R&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW2R		

D51
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000070813**

Well ID:	T0605902613-MW2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW2		

D52
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000047009**

Well ID:	T0605902622-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-11		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D53
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000083535**

Well ID:	T0605902622-MW-13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-13		

D54
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000013528**

Well ID:	T0605902613-MW29	Well Type:	MONITORING
Source:	EDF	Other Name:	MW29
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW29&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW29		

D55
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000142230**

Well ID:	T0605902613-MW28D	Well Type:	MONITORING
Source:	EDF	Other Name:	MW28D
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW28D&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW28D		

D56
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000106113**

Well ID:	T0605902613-MW28S	Well Type:	MONITORING
Source:	EDF	Other Name:	MW28S
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW28S&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW28S		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D57
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000041873**

Well ID:	T0605902613-MW3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW3		

D58
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000142637**

Well ID:	T0605902613-MW30	Well Type:	MONITORING
Source:	EDF	Other Name:	MW30
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW30&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW30		

D59
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000075396**

Well ID:	T0605902613-MW12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW12		

D60
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000053924**

Well ID:	T0605902613-MW3R	Well Type:	MONITORING
Source:	EDF	Other Name:	MW3R
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW3R&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW3R		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D61
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000011186**

Well ID:	T0605902613-MW16RS	Well Type:	MONITORING
Source:	EDF	Other Name:	MW16RS
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW16RS&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW16RS		

D62
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000004326**

Well ID:	T0605902613-MW16RD	Well Type:	MONITORING
Source:	EDF	Other Name:	MW16RD
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW16RD&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW16RD		

D63
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000078122**

Well ID:	T0605902613-MW16	Well Type:	MONITORING
Source:	EDF	Other Name:	MW16
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW16&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW16		

D64
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000064918**

Well ID:	T0605902613-MW13RS	Well Type:	MONITORING
Source:	EDF	Other Name:	MW13RS
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW13RS&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW13RS		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D65
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000067201**

Well ID:	T0605902613-MW13RD	Well Type:	MONITORING
Source:	EDF	Other Name:	MW13RD
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW13RD&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW13RD		

D66
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000077670**

Well ID:	T0605902613-MW13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW13		

D67
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000118116**

Well ID:	T0605902613-MW17RS	Well Type:	MONITORING
Source:	EDF	Other Name:	MW17RS
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW17RS&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW17RS		

D68
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000072390**

Well ID:	T0605902613-MW27	Well Type:	MONITORING
Source:	EDF	Other Name:	MW27
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW27&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW27		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

D69
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000107577**

Well ID:	T0605902613-MW31	Well Type:	MONITORING
Source:	EDF	Other Name:	MW31
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW31&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW31		

D70
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000039894**

Well ID:	T0605902613-MW14	Well Type:	MONITORING
Source:	EDF	Other Name:	MW14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW14		

D71
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000013164**

Well ID:	T0605902613-MW17	Well Type:	MONITORING
Source:	EDF	Other Name:	MW17
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW17&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW17		

D72
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000061957**

Well ID:	T0605902613-MW17RD	Well Type:	MONITORING
Source:	EDF	Other Name:	MW17RD
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW17RD&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW17RD		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E73
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000088071**

Well ID:	T0605902613-MW4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW4		

E74
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000078678**

Well ID:	T0605902613-MW32	Well Type:	MONITORING
Source:	EDF	Other Name:	MW32
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW32&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW32		

E75
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000095233**

Well ID:	T0605902622-MW-24	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-24
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902622&assigned_name=MW-24&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902622&assigned_name=MW-24		

E76
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000143516**

Well ID:	T0605902613-MW33	Well Type:	MONITORING
Source:	EDF	Other Name:	MW33
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW33&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW33		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E77
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000103335**

Well ID:	T0605902613-MW26S	Well Type:	MONITORING
Source:	EDF	Other Name:	MW26S
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW26S&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW26S		

E78
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000108589**

Well ID:	T0605902613-MW26D	Well Type:	MONITORING
Source:	EDF	Other Name:	MW26D
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW26D&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW26D		

E79
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000035205**

Well ID:	T0605902613-MW15	Well Type:	MONITORING
Source:	EDF	Other Name:	MW15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW15		

E80
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000116401**

Well ID:	T0605902613-MW24	Well Type:	MONITORING
Source:	EDF	Other Name:	MW24
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW24&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW24		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E81
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000084692**

Well ID:	T0605902613-MW23	Well Type:	MONITORING
Source:	EDF	Other Name:	MW23
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW23&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW23		

E82
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000058478**

Well ID:	T0605902613-MW25	Well Type:	MONITORING
Source:	EDF	Other Name:	MW25
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW25&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW25		

E83
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000100722**

Well ID:	T0605902613-MW20D	Well Type:	MONITORING
Source:	EDF	Other Name:	MW20D
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW20D&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW20D		

E84
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000055760**

Well ID:	T0605902613-MW19	Well Type:	MONITORING
Source:	EDF	Other Name:	MW19
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW19&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW19		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E85
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000059904**

Well ID:	T0605902613-MW18	Well Type:	MONITORING
Source:	EDF	Other Name:	MW18
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW18&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW18		

E86
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR0000002798**

Well ID:	07S08W01D001S	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	07S08W01D001S	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=07S08W01D001S&store_num=		
GeoTracker Data:	Not Reported		

E87
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000001180**

Well ID:	T0605902613-MW5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW5		

E88
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000062876**

Well ID:	T0605902613-MW1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW1		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E89
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000079377**

Well ID:	T0605902613-MW22	Well Type:	MONITORING
Source:	EDF	Other Name:	MW22
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW22&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW22		

E90
NE
1/4 - 1/2 Mile
Lower

CA WELLS **CAEDF0000112776**

Well ID:	T0605902613-MW21	Well Type:	MONITORING
Source:	EDF	Other Name:	MW21
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902613&assigned_name=MW21&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902613&assigned_name=MW21		

F91
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000057530**

Well ID:	T0605902620-B-12	Well Type:	MONITORING
Source:	EDF	Other Name:	B-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-12		

F92
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000087017**

Well ID:	T0605902620-B-31	Well Type:	MONITORING
Source:	EDF	Other Name:	B-31
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-31&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-31		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F93
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000111508**

Well ID:	T0605902620-B-20	Well Type:	MONITORING
Source:	EDF	Other Name:	B-20
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-20&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-20		

F94
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000082681**

Well ID:	T0605902620-B-13	Well Type:	MONITORING
Source:	EDF	Other Name:	B-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-13		

F95
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000041398**

Well ID:	T0605902620-B-28	Well Type:	MONITORING
Source:	EDF	Other Name:	B-28
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-28&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-28		

F96
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000000321**

Well ID:	T0605902620-B-30	Well Type:	MONITORING
Source:	EDF	Other Name:	B-30
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-30&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-30		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

F97
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000126517**

Well ID:	T0605902620-B-36	Well Type:	MONITORING
Source:	EDF	Other Name:	B-36
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-36&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-36		

F98
ENE
1/2 - 1 Mile
Lower

FRDS PWS **CA4700650**

Epa region:	09	State:	CA
Pwsid:	CA4700650	Pwsname:	KLAMATH RIVER LODGE 4700661
Cityserved:	Not Reported	Stateserved:	CA
Zipserved:	Not Reported	Fipscounty:	06093
Status:	Closed	Retpopsrvd:	25
Pwssvcconn:	4	Psource longname:	Groundwater
Pwstype:	TNCWS	Owner:	Public/Private
Contact:	KLAMATH RIVER LODGE LANOIS		
Contactorgname:	Not Reported	Contactphone:	Not Reported
Contactaddress1:	KLAMATH RIVER LODGE LANOIS		
Contactaddress2:	25352 CAMPINA DR	Contactcity:	MISSION VIEJO
Contactstate:	CA	Contactzip:	92691
Pwsactivitycode:	N		
PWS ID:	CA4700650	PWS type:	System Owner/Responsible Party
PWS name:	KLAMATH RIVER LODGE LANOIS		
PWS address:	Not Reported	PWS city:	MISSION VIEJO
PWS state:	CA	PWS zip:	92691
PWS ID:	CA4700650	Activity status:	Active
Date system activated:	8407	Date system deactivated:	Not Reported
Retail population:	00000025	System name:	KLAMATH RIVER LODGE LANOIS
System address:	KLAMATH RIVER LODGE LANOIS		
System address:	25352 CAMPINA DR	System city:	MISSION VIEJO
System state:	CA	System zip:	92691
Population served:	Under 101 Persons	Treatment:	Untreated
Latitude:	333600	Longitude:	1174015

F99
NE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000063171**

Well ID:	T0605902620-B-37	Well Type:	MONITORING
Source:	EDF	Other Name:	B-37
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902620&assigned_name=B-37&store_num=		

GeoTracker Data: https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902620&assigned_name=B-37

G100
SSE **CA WELLS** **CAEDF0000143230**
1/2 - 1 Mile
Lower

Well ID:	T0605980408-MW1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW1		

G101
SSE **CA WELLS** **CAEDF0000121992**
1/2 - 1 Mile
Lower

Well ID:	T0605980408-MW6	Well Type:	MONITORING
Source:	EDF	Other Name:	MW6
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW6&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW6		

G102
SSE **CA WELLS** **CAEDF0000121948**
1/2 - 1 Mile
Lower

Well ID:	T0605980408-MW5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW5		

G103
SSE **CA WELLS** **CAEDF0000112732**
1/2 - 1 Mile
Lower

Well ID:	T0605980408-MW3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW3		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

G104
SSE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000114945**

Well ID:	T0605980408-MW2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW2		

H105
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000006646**

Well ID:	T0605902525-MW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-3		

H106
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000051165**

Well ID:	T0605902525-MW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-2		

H107
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000127213**

Well ID:	T0605902525-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-5		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

H108
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000142357**

Well ID:	T0605902525-MW-4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-4		

H109
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000054756**

Well ID:	T0605902525-MW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902525&assigned_name=MW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902525&assigned_name=MW-1		

G110
SSE
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000008301**

Well ID:	T0605980408-MW4	Well Type:	MONITORING
Source:	EDF	Other Name:	MW4
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605980408&assigned_name=MW4&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605980408&assigned_name=MW4		

I111
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000038249**

Well ID:	T0605902541-MW-15	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-15
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-15&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-15		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I112
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000048491**

Well ID:	T0605902541-MW-14	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-14
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-14&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-14		

I113
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000114350**

Well ID:	T0605902541-VW-2	Well Type:	MONITORING
Source:	EDF	Other Name:	VW-2
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=VW-2&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=VW-2		

I114
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000062936**

Well ID:	T0605902541-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-12		

I115
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000066712**

Well ID:	T0605902541-MW-13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-13		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

I116
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000064981**

Well ID:	T0605902541-MW-5	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-5
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-5&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-5		

I117
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000114896**

Well ID:	T0605902541-VW-3	Well Type:	MONITORING
Source:	EDF	Other Name:	VW-3
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=VW-3&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=VW-3		

I118
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000067772**

Well ID:	T0605902541-VW-1	Well Type:	MONITORING
Source:	EDF	Other Name:	VW-1
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=VW-1&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=VW-1		

I119
NW
1/2 - 1 Mile
Lower

CA WELLS **CAEDF0000121934**

Well ID:	T0605902541-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0605902541&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0605902541&assigned_name=MW-10		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92653	111	5

Federal EPA Radon Zone for ORANGE County: 3

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: 92653

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX 5

Historical Documentation

25250 LA Paz Road

25250 LA Paz Road

Laguna Hills, CA 92653

Inquiry Number: 6748531.5

November 12, 2021

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

11/12/21

Site Name:

25250 LA Paz Road
25250 LA Paz Road
Laguna Hills, CA 92653
EDR Inquiry # 6748531.5

Client Name:

BBG Assessment Inc.
200 Providence Road # 207
Charlotte, NC 28207
Contact: Mbouchie@bbgres.com

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1989	1"=500'	Flight Date: August 03, 1989	USDA
1980	1"=500'	Flight Date: November 21, 1980	USGS
1974	1"=500'	Flight Date: November 06, 1974	USGS
1972	1"=500'	Flight Date: October 30, 1972	USGS
1967	1"=500'	Flight Date: May 07, 1967	USGS
1963	1"=500'	Flight Date: February 28, 1963	USGS
1952	1"=500'	Flight Date: December 12, 1952	USDA
1949	1"=500'	Flight Date: May 05, 1949	USDA
1946	1"=500'	Flight Date: December 29, 1946	USGS
1938	1"=500'	Flight Date: June 21, 1938	USDA

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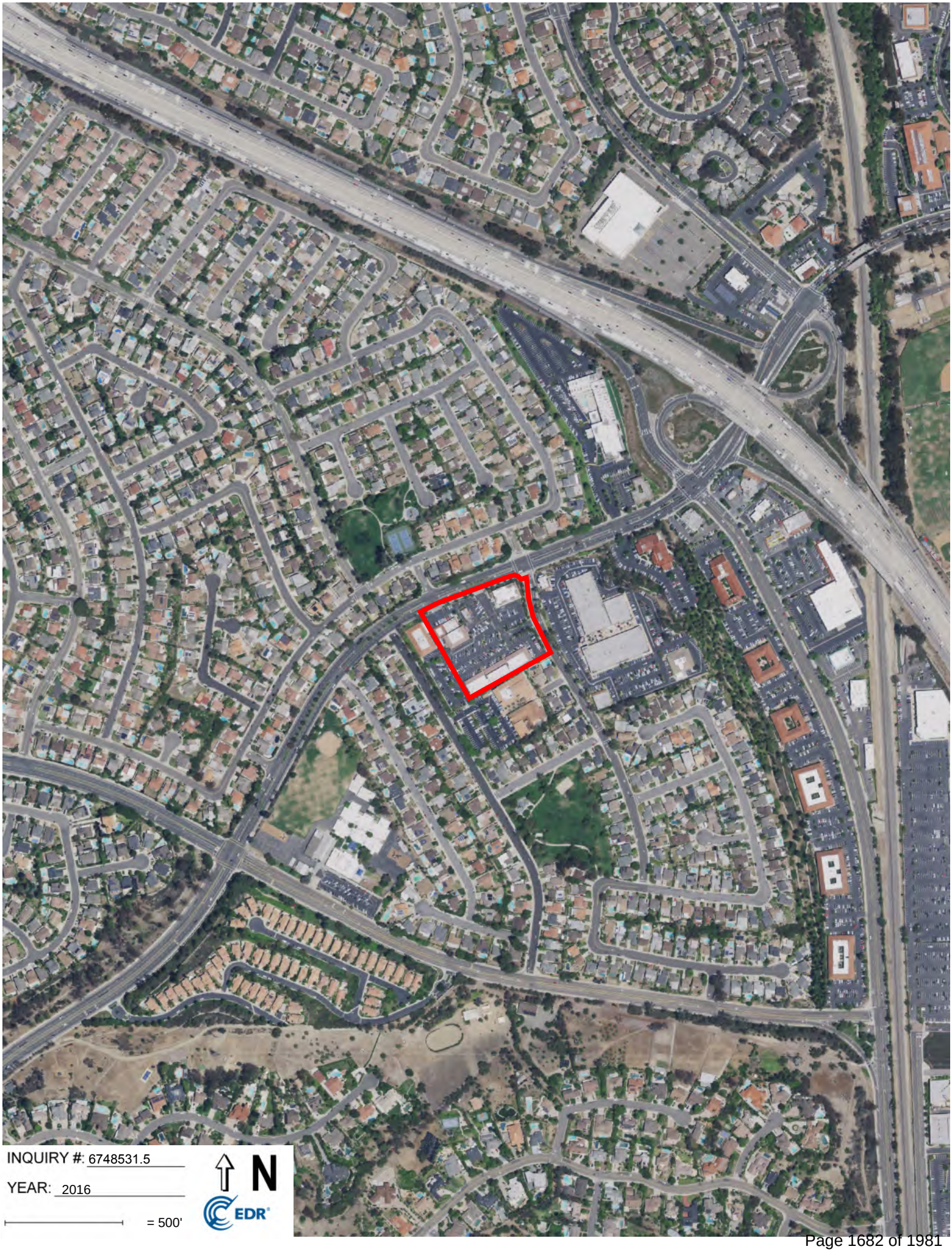
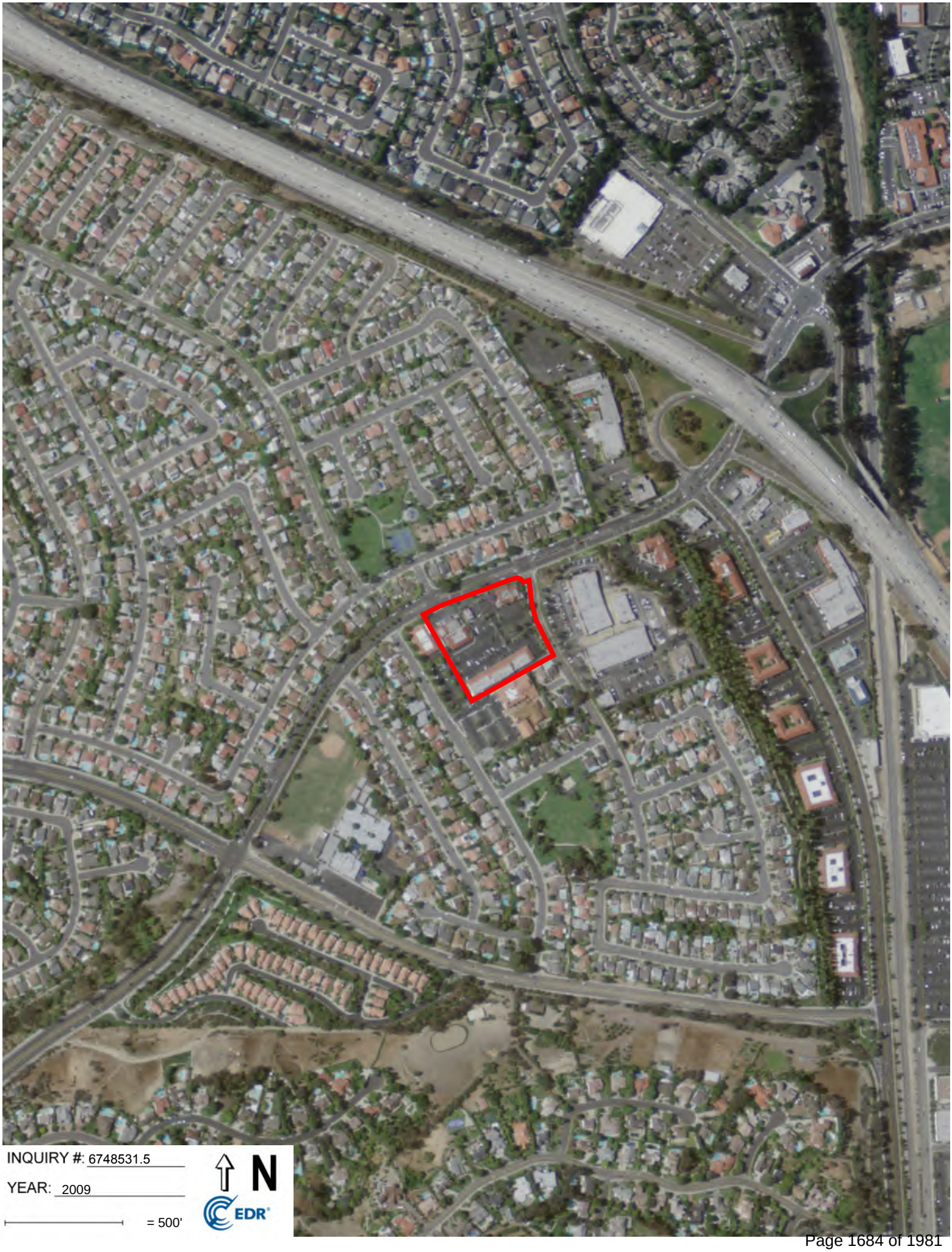

INQUIRY #: 6748531.5
YEAR: 2016
= 500'
N
EDR

INQUIRY #: 6748531.5
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 6748531.5
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 6748531.5
YEAR: 2005
= 500'
N
EDR

INQUIRY #: 6748531.5
YEAR: 2002
= 500'
N
EDR

INQUIRY #: 6748531.5
YEAR: 1994
= 500'
N
EDR

INQUIRY #: 6748531.5
YEAR: 1990
= 500'
N
EDR

INQUIRY #: 6748531.5
YEAR: 1989
= 500'
N
EDR

INQUIRY #: 6748531.5
YEAR: 1980
= 500'
N
EDR

INQUIRY #: 6748531.5

YEAR: 1974

= 500'

N

EDR

INQUIRY #: 6748531.5
YEAR: 1972
= 500'
N
EDR

INQUIRY #: 6748531.5

YEAR: 1967

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1963

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1952

= 500'

N

EDR

INQUIRY #: 6748531.5

YEAR: 1949

= 500'

N

EDR

INQUIRY #: 6748531.5
YEAR: 1946
= 500'
N
EDR

INQUIRY #: 6748531.5

YEAR: 1938

= 500'

N

EDR

25250 LA Paz Road

25250 LA Paz Road

Laguna Hills, CA 92653

Inquiry Number: 6748531.3

November 12, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

11/12/21

Site Name:

25250 LA Paz Road
25250 LA Paz Road
Laguna Hills, CA 92653
EDR Inquiry # 6748531.3

Client Name:

BBG Assessment Inc.
200 Providence Road # 207
Charlotte, NC 28207
Contact: Mbouchie@bbgres.com

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by BBG Assessment Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # C406-429A-B653

PO # 0521012916

Project 0521012916

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: C406-429A-B653

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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25250 LA Paz Road
25250 LA Paz Road
Laguna Hills, CA 92653

Inquiry Number: 6748531.6
November 17, 2021

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

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. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☐	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1987	☑	☑	Haines Criss-Cross Directory
1981	☑	☑	Haines Criss-Cross Directory
1976	☑	☑	Haines Criss-Cross Directory
1973	☑	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

25250 LA Paz Road
Laguna Hills, CA 92653

Year	CD Image	Source	
LA PAZ RD			
2014	pg A2	EDR Digital Archive	
2010	pg A5	EDR Digital Archive	
2005	pg A8	EDR Digital Archive	
2000	-	EDR Digital Archive	Street not listed in Source
1995	pg A12	EDR Digital Archive	
1992	pg A15	EDR Digital Archive	
1987	pg A17	Haines Criss-Cross Directory	
1987	pg A18	Haines Criss-Cross Directory	
1981	pg A20	Haines Criss-Cross Directory	
1981	pg A21	Haines Criss-Cross Directory	
1976	pg A23	Haines Criss-Cross Directory	
1976	pg A24	Haines Criss-Cross Directory	
1973	pg A26	Haines Criss-Cross Directory	

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
MCINTYRE ST			
2014	pg. A4	EDR Digital Archive	
2010	pg. A7	EDR Digital Archive	
2005	pg. A10	EDR Digital Archive	
2000	pg. A11	EDR Digital Archive	
1995	pg. A14	EDR Digital Archive	
1992	pg. A16	EDR Digital Archive	
1987	pg. A19	Haines Criss-Cross Directory	
1981	pg. A22	Haines Criss-Cross Directory	
1976	pg. A25	Haines Criss-Cross Directory	
1973	-	Haines Criss-Cross Directory	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2014

25200	BROWER PAUL A
	CERRUTI RICHARD A
	CYBERDENT TECHNOLOGIES
	DISH NETWORK
	GRUENENFELDER JENNIFER
	LA PAZ DENTISTRY
	LA PAZ SPINE & REHAB
	MEAGLIA JAMES P
	ORANGE COUNTY UROLOGY ASSOCIATES
	SCHUHRKE TERRENCE D
	SINGH KARAN J
	SPITZ AARON
	TAYLOR J BRADLEY
	TEBYANI NEYSSAN
	TRAVIS CHRISTOPHER P DDS
	YOUNG JAY
25201	DISH NETWORK
	DOHERTY JAMES
	JIM DOHERTY STATE FARM INSURANCE A
	KAUP JERRY C CERTIFIED PUBLIC ACCOUN
	ROJAS, JESUS
	TARBELL REALTORS
25205	HILLS HOTEL THE
	THE HILLS HOTEL AN ASCEND HOTEL COLL
25252	HOT OFF THE GRILL
25254	24 HOUR LOCKSMITH
	VILLA ROMA MARKET & DELI
	VILLA ROMA RESTAURANT
25260	AWAKENINGS
	CONTRERAS, OSCAR
	DISHLATINO
	FARNAZ BADIE
	HEIDELBERG PASTRY SHOP
	HERNANDEZ, ANA
	KAPPO HANA
	LUNDBLAD, JENNIFER
	NAILS & NAILS BY DIANA
	O C CLEANERS
	OC NATURAL HEALTH CENTER
	WALL, GENEVIEVE
25552	ORANGE COUNTY ASSOCIATION OF REALTOR
25732	LAGUNA SPA & SALON
25758	7ELEVEN
25912	CHASE
	CHASE BANK
	LA SALSA
	STARBUCKS COFFEE
25991	THE SALON
26001	CALIFORNIA FUELING DISPENCING
26051	ORTHO MATTRESS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2014 (Cont'd)

26051	RFFS
26063	VIEJO LIQUOR
26131	COMERICA BANK
	EMPANADA MAKER
26137	ALVAREZ MARTHA LILIANA DDS
	ALZONA CRISANTA DDS
	CLASSY CLEANERS
	DENTIST 4U
	JD DE LORME DDS INC
	MISSION TUX SHOP
	O C SMILE
	PLANNED PARENTHOOD
	STARBUCKS COFFEE
	WESTERN YOUTH SERVICES

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 2014

25252	24 HOUR FITNESS
	JOANN FABRICS & CRAFTS
25272	A PLUS BODY & FOOT CARE
	ACCP PERFECT CUT DESIGN
	IVAN TERAN CASABIANCA DENTAL GROUP
	KIM FAMILY ORTHODONTICS
	NUMBER 1 HAIR & NAIL
25292	BIKRAM YOGA LAGUNA HILLS
	ELITE TAE KWON DO
	HAIRCRAFTERS
	LA PAZ ANIMAL CLINIC
	MOUNTAIN MIKES PIZZA
	ORANGE COUNTY COUNCIL BOY SCOUTS OF
	POSTUREOLOGY
	SPASSO
	STUDIO ONE BAU PHAM
	SUBWAY SANDWICHES
	TUSCAN TAN & SPA
25342	FLAMINGO MEXICAN GRILL
25421	LOZANO, ROBERT J
25431	AUER, DOUG V
25441	OIWA, TSUYOSHI
25451	OCCUPANT UNKNOWN,
25461	CHAMPLIN, BRANDON M
25471	MAYFIELD, ROBERT R
25481	LICONAS, CARROL
25482	GARRISON, STEVEN F
25491	NIEBLAS, JOYCE M
25492	TACZY, JAMES R
25501	GERRARD, PAUL C
25502	FRIESEN, BRUCE W
25511	KIM, SORLYNN L

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2010

25200	ARTWORK INC
	CHRISTOPHER TRAVIS INC
	LA PAZ CHIROPRACTIC & REHAB
	LA PAZ DENTISTRY
	ORANGE CNTY UROLOGY ASSOC
	ORANGE COUNTY UROLOGY ASSOC
	SOUTH ORANGE CNTY UROLOGICAL
	TERRENCE D SCHURKE INC
	UROLOGY MEDICAL ASSOC INC
	WODISKE, RICHARD W
25201	HIGGINS & HIGGINS
	KAUP JERRY C CPA
	ROSALES, PEDRO C
	STATE FARM INSURANCE
	TARBELL REALTORS
	WORLD VISION
25205	HILLS HOTEL
25220	UROLOGY MEDICAL ASSOC INC
25250	YAMATO RESTAURANT
25252	HOT OFF THE GRILL
25254	VILLA ROMA MARKET & DELI
25260	AWAKENINGS
	CURVES
	DINNERTIME MADE EASY
	DISVEL CENTER
	HAIRCRAFTERS
	HALL LAW FIRM
	HEIDELBERG PASTRY SHOP
	KAPPO HANA CO
	LA PAZ ACUPUNCTURE & HERBAL
	LA PAZ BILLING SVC
	LA PAZ SPA
	O C CLEANERS
	PACKAGE PEOPLE
	PATRICIOS GREAT HAIR
	PREMIER GROUP
	SCHLOEGLMANN, KLAUS J
	SCHNEIDER, RICHARD
	VIDEO SYSTEMS SVC CTR
25552	ORANGE COUNTY ASSN REALTORS
25732	LAGUNA SPA & SALON
	SALLY BEAUTY SUPPLY
25758	7ELEVEN
25912	LA SALSA FRESH MEXICAN GRILL
	STARBUCKS
	TMOBILE
25991	SALON
26001	B P NORTH AMERICA
	CALIFORNIA FUELING DISPENCING
26061	PARADISE DONUTS & DELI

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2010 (Cont'd)

26063	VIEJO LIQUOR
26131	CHRONIC TACOS
	COMERICA BANK
26137	CALIFORNIA EMERGENCY PHYSICIAN
	CLASSY CLEANERS
	DENTIST 4U
	MCHUGH JOHN P MD
	MISSION LIMOUSINE
	MISSION TUX SHOP
	PLANNED PARENTHOOD
	QUALITY HOME HEALTH SVC
	SOUTH OC DENTAL GROUP
	SOUTHERN CALIFORNIA SLEEP
	STARBUCKS
	THRIVENT FINANCIALLUTHERANS
	WESTERN YOUTH SVC

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 2010

25232	DANIELS CUSTOM TAILORING
25242	CARPET & FLOORING EMPORIUM
25252	24 HOUR FITNESS
	JOANN FABRICS & CRAFTS
	LA PAZ OPTOMETRIC CTR
25272	A PLUS BODY & FOOT CARE
	BENJAMIN J RINALDO INC
	E G MC NABB INC
	NUMBER 1 HAIR & NAILS
	TOMS SPECIALTY CARD SHOP
25292	BIKRAM YOGA LAGUNA HILLS
	BLACK BELT ACADEMY
	LA PAZ ANIMAL CLINIC
	LAGUNA HILLS SCOUT SHOP
	SPASSOS ITALIAN GRILL MARTINI
	TUSCAN TAN & SPA
	V A LAGUNA HILLS CLINIC
25332	CLAIM JUMPER RESTAURANT
25342	FLAMINGOS MEXICAN GRILL
25361	HIBBARD, JOE G
25421	LOZANO, ROBERT J
25431	AUER, DOUG J
25441	OCCUPANT UNKNOWN,
25451	GOODMAN, SHEILA D
25461	OCCUPANT UNKNOWN,
25471	MAYFIELD, ROBERT R
25481	LICONA, CHARLES B
25482	GARRISON, STEVEN F
25491	NIEBLAS, JOYCE M
25492	TACZY, JAMES R
25501	GERRARD, PAUL C
25502	FRIESEN & ASSOC
	FRIESEN, BRUCE W
25511	KIM, SORLYNN L

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

LA PAZ RD 2005

25200	BENE ENTERPRISES
	BUCK CORP INC
	CHRISTOPHER P TRAVIS DDS INC
	DDS & ASSOCIATES
	FOOTHILL RANCH CO
	HON PROPERTY INVESTMENTS INC
	LA PAZ CHIROPRACTIC
	PREZIOSI JOSEPH P DC
	SEARCH MINISTRIES
	STEVEN M KEEN DENTAL CERAMICS LABORA
	W SALON
	W SALON THE
	WODISKE RICHARD W DDS
	WODISKE, RICHARD W
25201	ED & MARILYN
	FM TARBELL CO
	FRANCZYK, SAMUEL K
	HIGGINS, DAVID
	KAUP JERRY C CPA
	KAUP, JERRY
	ROSALES, PEDRO C
	WOMEN OF VISION WORLD VISION
	WORLD VISION LA
25250	ELEPHANT BAR RESTAURANT
25252	DEL TACO NO 34
25254	MISSION HILLS GOURMET MEATS
	ROMA DITALIA
25260	AWAKENINGS
	BCS INVESTMENTS INC
	CBT CENTERS
	COMMERCIAL REAL ESTATE NETWORK
	CRYSTAL NAILS & SPA
	DML GROUP
	HEIDELBERG PASTRY SHOP
	HELEN NAIL & SKINCARE
	INN AT DEEP CANYON
	KHALIQ, AHMAD
	KIKI
	LA PAZ CLEANERS
	MAS CONSULTING
	MICHELLE, S
	REFLECTION IMAGING
	SCHLOEGLMANN INC
	YES CLEANERS
25552	ORANGE COUNTY ASSOCIATION REALTORS
25758	7 ELEVEN FOOD STORES NO 13801
	NEGHPARA PRAKASH
25912	LA SALSA RESTAURANT
	STARBUCKS COFFEE # 6763
	T MOBILE

LA PAZ RD 2005 (Cont'd)

25991	PARADISE CREATIONS
	PARADISE CREATIONS BRIDAL GOWNS FORM
26001	PRESTIGE STATIONS INC
26051	FREEWAY MOBIL
26061	PARADISE DONUTS & DELI
26063	VIEJO LIQUOR
26137	CLASSY CLEANERS
	CNL COMMERCIAL FINANCE INC
	COMMUNICATION DISORDERS RESOURCE FOU
	MISSION LIMOUSINE
	MISSION TUX SHOP
	NEWPORT LANGUAGE AND SPEECH CENTERS
	NEWPORT THERAPY CENTERS

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 2005

25242	CARPET EMPORIUM
25252	24 HOUR FITNESS
	JO ANN FABRICS AND CRAFTS
	LA PAZ OPTOMETRIC CENTER
	RICHARD FRIEDER OD
	SAKO AARON M OD
25272	# 1 HAIR & NAIL
	ACT OF MUSIC
	DR BENJAMIN J RINALDO
	EG MC NABB DDS INC
	HAIR & NAIL
	LAGUNA HILLS BODYCARE
	MCNABB ELIZABETH G DDS
	READINGS BY PATRICIA
	RINALDO, BENJAMIN
	TOM TSS CURTIS
25292	ABDELLA MICHAEL G DVM
	AMERICAN RESIDENTIAL MORTGAGE
	CRUISE JOURNEYS
	JESSICA WHOLESALE INC
	KRISTA THOMPSONS HAIR SALON
	ORANGE CNTYSCL SERVICE AGENCY
	PATRICIOS
	PERMMASTERS
	ROYALE CLEANERS
	STUDIO ONE
	TRIPLE FIVE INC
	US TAE KWON DO CENTER
	US TAEKWONDO CENTER
25332	CLAIM JUMPER
25361	HIBBARD, JOE G
25421	LOZANO, ROBERT J
25431	AUER, DOUG J
25441	HERRERA, CHRISTINE
25451	OCCUPANT UNKNOWN,
25461	MATSUMURA, MARK M
	Y & K ENTERPRISES
25471	MAYFIELD, ROBERT R
25481	LICONAS PLUMBING
	OCCUPANT UNKNOWN,
25482	GARRISON, STEVEN F
25491	NIEBLAS, ROBERT J
25492	LETZ CELEBRATE
	PREDATOR PRODUCTION
	TACZY, JAMES R
25501	GERRARD, PAUL C
25502	FRIESEN, BRUCE W
25511	BRODHAG, LOLITA C

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 2000

25252	24 HOUR FITNESS
25361	HIBBARD, JOSEPH G
25421	LOZANO, ROBERT
25431	OCCUPANT UNKNOWN,
25441	AUER, DOUG
25451	OCCUPANT UNKNOWN,
25461	OCCUPANT UNKNOWN,
25471	MAYFIELD, ROBERT
25481	OCCUPANT UNKNOWN,
25482	GARRISON, AMY C
25491	NIEBLAS, ROBERT J
25492	TACZYKIEWICZ, ROBERT J
25501	GERRARD, PAUL C
25502	SEARLE, DIXIE L

Target Street	Cross Street	Source
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LA PAZ RD 1995

25200	BALL BUSINESS SVC
	CHIRSTOPHER TRAVIS INC
	CRUISESHIPCENTER
	FOOTHILL RANCH CO
	MARK S SCHRIVER CPA
	PALOS VERDES LAND HOLDINGS
	PATRICK R MC KENZIE
	RICHARD W WODISKE DDS
	SCHENKENBERGER, ROY W
25201	STATE FARM INSURANCE
	SUNGLASS HUT
	TARBELL REALTORS
25205	HOLIDAY INN
25250	CAFE MICHELES
25252	DEL TACO
25254	MISSION HILLS GOURMET MEATS
25260	AWAKENINGS
	COMMERCIAL REAL ESTATE NETWORK
	CREATIVE HAIR
	EILEENS SKIN CARE
	FRED FOUSHEE DDS
	GULF SYSTEMS
	HAIR DESIGN BY LU LU
	HEALTH FAIR
	HEIDELBERG PASTRY SHOP
	HOT LINE NAILS
	JOSEPH P PREZIOSI DC
	LA PAZ CHIROPRACTIC
	LA PAZ CLEANERS
	LAGUNA HILLS PHARMACY
	LEASING OFFICE
	MISSION MORTGAGE
	NANCY TURNER
	ROMA DITALIA
	RUGS FROM AFAR
	SADDLEBACK CHURCH RELIGIOUS
	SALON IMPRESSIONS
	SCIENCE OF MIND CTR LIGIOUS
25552	SADDLEBACK VALLEY BOARD RLTRS
25732	BUI, MAI
	HAIR UNIQUE
25758	7 ELEVEN FOOD STORE
25912	LA PAZ UNOCAL
25991	FOR SALE BY OWNER PROPERTIES
26001	PRESTIGE STATIONS INC
26051	BOBS MOBIL
26061	PARADISE CAFE
26063	VIEJO LIQUOR
26137	DART RESORTS
	MISSION VIEJO BUSINESS PROPS

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LA PAZ RD 1995 (Cont'd)

26137 MISSION VIEJO CO
MVC FINANCIAL CORP

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 1995

25232	DANIELS CUSTOM FASHIONS
25242	HAWTHORNE SAVINGS & LOAN ASSN
25252	CLOTH WORLD
	DENNIS NODA OD
	FAMILY FITNESS CTR
	FRIEDER OPTOMETRICS
	LOGICAL FITNESS
	SHAPE SHOP
	SO FIT
	ULTRA FIT NUTRITION
25272	ELIZABETH MCNABB DDS
	HORTON CHIROPRACTIC
	ORANGE COAST MEDICAL CLINIC
	TANFASTIC LAGUNA HILLS
25292	A MASQUERADE VILLAGE
	ACE CLEANERS
	CRUISE HOLIDAYS
	ELITE PHYSICAL THERAPY
	LA PAZ ANIMAL CLINIC
	NINETY FOUR CENT MOVIES
	ORANGE COUNTY SOCIAL SVC
	SLOANGE
	SOLANGE
	SOLANGE NAILS
	SOME BODY AEROBIC APPAREL
	U S TAEKWONDO CTR
	VINNIES BROOKLYN PIZZA WORKS
	WINDMILL FLORIST & GIFTS
25332	CLAIM JUMPER
25342	SHAKEYS PIZZA PARLOR
25352	COLE, TAMARA S
25361	MITSCHIRCH, RALF
25421	LOZANO, ROBERT
25431	SIMMONS, KAREN
25441	OCCUPANT UNKNOWNN
25451	LOUIE, JACK
25461	OCCUPANT UNKNOWNN
25471	MAYFIELD, ROBERT
25481	OCCUPANT UNKNOWNN
25482	DUENAS, F
25491	NIEBLAS, ROBERT J
25492	TACZY, ROBERT
25502	SEARLE, DIXIE L

Target Street	Cross Street	Source
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LA PAZ RD 1992

25200	ADAMS MARKETING ASN
	ALLIANCE MATRE AMER
	CLAY BALL TAX CNSLT
	COMPUTER MAN INC
	FOOTHILL RANCH CO
	HON DEVELOPMENT CO
	MCCARTY DAVID J&ASC
	MCKENZIE PATK ATTY
	SKIPA SUPPLIES CORP
	TRAVIS C P DDS INC
25201	CHRISTOFF K MFCC
	CHRISTOFF, K
	HARTFORD ESCROW INC
	HEDGES CAREER CNSLT
	STATE FARM INS AGNT
	TARBELL REALTORS
25205	HOLIDAY INN
25250	MICHELES
25252	DEL TACO RSTRNT 34
25254	MISSION HLLS MEATS
	PANDA GARDEN
25260	ADAMO CHARLES P DC
	AWAKENINGS
	BARNATT CAPITAL
	COMMERCL RL EST
	CREATIVE HAIR
	FOUSHEE FRED DDS
	GULF SYSTEMS
	HEALTH FAIR THE
	HEIDELBERG CATERING
	HOT LINE NAILS
	LAGUNA HLS PHARMACY
	LEASING OFC THE
	MAJOR MARK
	MAJOR, MARK
	MISSION MORTGAGE
	ROMA DITALIA
	S C M CORP
	SALON IMPRESSIONS
	TILE&CARPET UNLTD
	TURNER, NANCY
25552	SADDLBCK VLY RLTRS
25732	HAIR UNIQUE
	NAIL PARADISE

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

MCINTYRE ST 1992

25232	CHICAGO TITLE INS
	TICOR TITLE INS
25242	HAWTHORNE SVNGS&LN
25252	BRIANS NUTRITION CT
	CLOTH WORLD
	FAMILY FITNESS CNTR
	LOGICAL FITNESS
25272	DANIELS CSTM TAILRG
	GALA HAIR SALON
	HORTON JAMES V DC
	MCNABB E G DDS
	ORANGE CST MED CLNC
	TANFASTIC
25278	WINDMILL FLRST&GIFT
25292	A C E CLEANERS
	BIANCARDI D NAILS
	ELITE PHYSCL THRPY
	FRIEDER RICHARD DR
	HOLBEIN BARBARA
	HOLBEIN, BARBARA
	MASQUERADE VILLAGE
	NINETY FOUR CNT MVS
	ORG CO SOCL SRVS
	ORME STEVEN M DVM
	SOLANGE
	SOME BODY APPAREL
	STEFANI SHIRLEY
	STEFANI, SHIRLEY
	TOOHEY LAURA
	TOOHEY, LAURA
	US TAE KWON DO
	VINNIES BRKLYN PZZA
25332	CLAIM JUMPER
25342	SHAKEYS PIZZA REST
25361	MITSCHIRCH, RALF
25421	LOZANO, ROBERT
25441	GRIFFITH, PETE
25471	MAYFIELD, ROBERT
25481	BOSCHETTO, ANTHONY
25491	NIEBLAS, ROBERT J
25492	TACZY, ROBERT

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LA PAZ RD E 92653
LAGUNA HILLS

25200..... BUILDING

	★ADIA PERSONNEL SERV	586-2342	6
	★BALL BUSINESS SERV	855-8600	+7
	★CLAY BILL TAX CNSLT	855-8600	
	★CLEMENTS B B&ASC	768-3321	1
	★COMMODITY MNG SRV	472-3541	+7
	★COMPUTER MAN	855-8600	
	★CORPORATE PNSN FNDG	855-1221	
	★DEFAULT SERVICE CO	855-6650	2
	★DEVILLE SERVICE	586-9222	1
	★EVANS DONA E&ASCTS	838-5002	+7
	★GEICO FINANCIAL SRV	859-3815	4
	★HALL CHAS&ASC ACCTG	951-5974	+7
210	★HON DEVELOPMENT CO	586-4400	
	★I D S AMER EXPRESS	770-8436	6
	★I D S FINANCIAL SRV	768-3705	5
	★K L W	581-3671	
	★KETCHUM LITTRELL	581-3871	
	★KETCHUM WOMACK	581-3671	
	★M&M DEVELOPMENT	659-7464	+7

Target Street	Cross Street	Source
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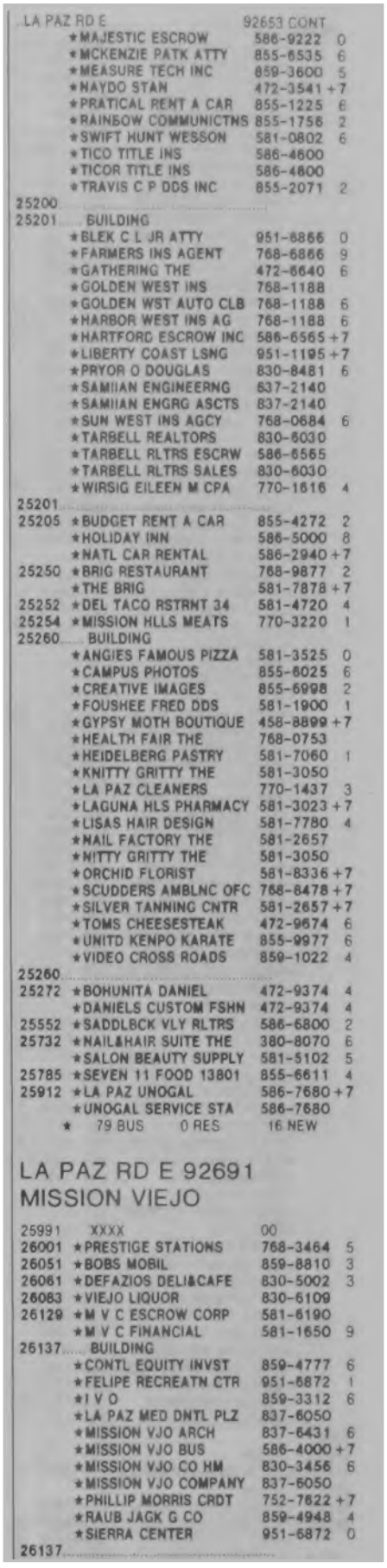
LA PAZ RD 1987



LA PAZ RD E 92653 CONT

	★MAJESTIC ESCROW	586-9222	0
	★MCKENZIE PATK ATTY	855-6535	6
	★MEASURE TECH INC	859-3600	5
	★NAYDO STAN	472-3541	+7
	★PRATICAL RENT A CAR	855-1225	6
	★RAINBOW COMMUNICTNS	855-1756	2
	★SWIFT HUNT WESSON	581-0802	6
	★TICO TITLE INS	586-4600	
	★TICOR TITLE INS	586-4600	
	★TRAVIS C P DDS INC	855-2071	2
25200			
25201	BUILDING		
	★BLEK C L JR ATTY	951-6866	0
	★FARMERS INS AGENT	768-6866	9
	★GATHERING THE	472-6640	6
	★GOLDEN WEST INS	768-1188	
	★GOLDEN WST AUTO CLB	768-1188	6
	★HARBOR WEST INS AG	768-1188	6
	★HARTFORD ESCROW INC	586-6565	+7
	★LIBERTY COAST LSNG	951-1195	+7
	★PRYOR O DOUGLAS	830-8481	6
	★SAMIIAN ENGINEERNG	837-2140	
	★SAMIIAN ENGRG ASCTS	837-2140	
	★SUN WEST INS AGCY	768-0684	6
	★TARBELL REALTORS	830-6030	
	★TARBELL RLTRS ESCRW	586-6565	
	★TARBELL RLTRS SALES	830-6030	
	★WIRSIG EILEEN M CPA	770-1616	4
25201			
25205	★BUDGET RENT A CAR	855-4272	2
	★HOLIDAY INN	586-5000	8
	★NATL CAR RENTAL	586-2940	+7
25250	★BRIG RESTAURANT	768-9877	2
	★THE BRIG	581-7878	+7
25252	★DEL TACO RSTRNT 34	581-4720	4
25254	★MISSION HLLS MEATS	770-3220	1
25260	BUILDING		
	★ANGIES FAMOUS PIZZA	581-3525	0
	★CAMPUS PHOTOS	855-6025	6
	★CREATIVE IMAGES	855-6998	2
	★FOUSHEE FRED DDS	581-1900	1
	★GYPSY MOTH BOUTIQUE	458-8899	+7
	★HEALTH FAIR THE	768-0753	
	★HEIDELBERG PASTRY	581-7060	1
	★KNITTY GRITTY THE	581-3050	
	★LA PAZ CLEANERS	770-1437	3
	★LAGUNA HLS PHARMACY	581-3023	+7
	★LISAS HAIR DESIGN	581-7780	4
	★NAIL FACTORY THE	581-2657	
	★NITTY GRITTY THE	581-3050	
	★ORCHID FLORIST	581-8336	+7
	★SCUDDERS AMBLNC OFC	768-8478	+7
	★SILVER TANNING CNTR	581-2657	+7
	★TOMS CHEESESTEAK	472-9674	6
	★UNITD KENPO KARATE	855-9977	6
	★VIDEO CROSS ROADS	859-1022	4
25260			
25272	★BOHUNITA DANIEL	472-9374	4
	★DANIELS CUSTOM FSHN	472-9374	4
25552	★SADDLBCK VLY RLTRS	586-6800	2
25732	★NAIL&HAIR SUITE THE	380-8070	6
	★SALON BEAUTY SUPPLY	581-5102	5
25785	★SEVEN 11 FOOD 13801	855-6611	4
25912	★LA PAZ UNOCAL	586-7680	+7
	★UNOCAL SERVICE STA	586-7680	

★ 79 BUS 0 RES 16 NEW

LA PAZ RD E 92691
MISSION VIEJO

25991	XXXX	00	
26001	★PRESTIGE STATIONS	768-3464	5
26051	★BOBS MOBIL	859-8810	3
26061	★DEFAZIOS DELI&CAFE	830-5002	3
26083	★VIEJO LIQUOR	830-6109	
26129	★M V C ESCROW CORP	581-6190	
	★M V C FINANCIAL	581-1650	9
26137	BUILDING		
	★CONTL EQUITY INVST	859-4777	6
	★FELIPE RECREATN CTR	951-6872	1
	★I V O	859-3312	6
	★LA PAZ MED DNTL PLZ	837-6050	
	★MISSION VJO ARCH	837-6431	6
	★MISSION VJO BUS	586-4000	+7
	★MISSION VJO CO HM	830-3456	6
	★MISSION VJO COMPANY	837-6050	
	★PHILLIP MORRIS CRDT	752-7622	+7
	★RAUB JACK G CO	859-4948	4
	★SIERRA CENTER	951-6872	0
26137			

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

MCINTYRE ST 1987

MC INTYRE 92653
LAGUNA HILLS

25212	XXXX	00	
25232	★SAFECO TITLE INS CO	770-1696	4
25242	★HAWTHORNE SVNGS&LN	770-4424	6
25252	★CLOTH WORLD	586-3496	6
	★FAMILY FITNESS CNTR	586-6600	+7
25272	★ALSERT W DUANE	586-4740	2
	★HORTON JAMES V DC	586-0400	
	★MA INDMNTY LIFE INS	855-1713	6
	★MCNABB E G DDS	472-9156	6
	★ORANGE CST MED CLNC	586-4740	3
	★SEIBERT JOHN H DDS	472-8845	+7
	★STUBBLEFIELD CHIPO	586-9400	+7
	★STUBBLEFIELD GEO DC	586-6400	
	★ULTIMATE HAIRCUTTNG	380-6411	6
25278	★WINDMILL FLRST&GIFT	770-0455	8
25292	BUILDING		
	★CHOOSE LIFE	472-4041	5
	★FRIEDER RICHARD DR	586-6200	2
	★GRUBB&ELLIS	472-6471	+7
	★GRUBB&ELLIS	855-4343	+7
	★INDEP TRAINING SYST	630-5220	+7
	★LA PAZ ANIMAL CLNC	586-6444	3
	★MACNAB IRVINE RLTY	855-4343	+7
	★MISSION HLLS CHRSTN	830-7764	1
	★MISSION HLLS CHRSTH	830-7970	0
	★NODA DENNIS DR	586-6200	1
	★ORME STEVEN M DVM	586-9444	0
	★SANTA ANA OFC SPLY	581-5500	
	★SOLANGE	659-9109	6
	★SPRING CREST DRAPRY	770-4466	0
	★VALENTINOS ITLN DLI	855-3233	4
25292			
25332	★CLAIM JUMPER	768-0862	1
25342	★SHAKEYS PIZZA PARLR	586-4161	
25361	XXXX	00	
25421	LOZANO ROBT	770-9840	2
25431	XXXX	00	
25441	GRIFFITH FRANCES	837-0731	
	GRIFFITH PETE	837-0731	
25461	BASTIAN L	472-8257	+7
25471	MAYFIELD LEIGH	830-8270	
	MAYFIELD ROBT	830-8270	2
25481	XXXX	00	
25491	NIEBLAS ROBT J	830-6548	
25492	TACZY ROBT	581-4612	
25501	XXXX	00	
NO #	★LAGUNA HLS STAMP CO	581-5750	+7

★ 32 BUS 13 RES 9 NEW

Target Street	Cross Street	Source
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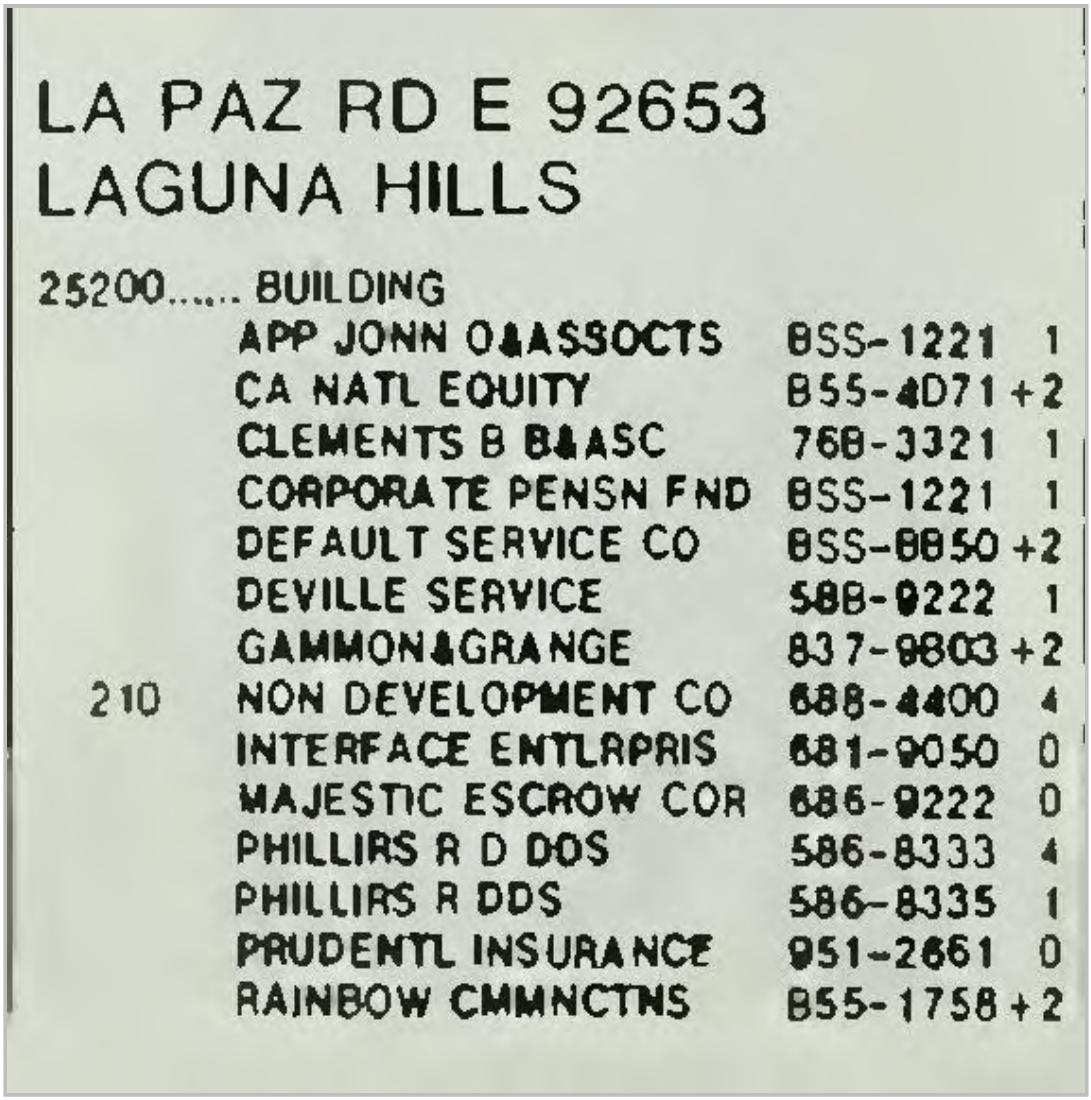
LA PAZ RD 1981



LA PAZ RD E 92653
LAGUNA HILLS

25200..... BUILDING

	APP JONN O&ASSOCTS	855-1221	1
	CA NATL EQUITY	855-4071	+2
	CLEMENTS B B&ASC	768-3321	1
	CORPORATE PENSN FND	855-1221	1
	DEFAULT SERVICE CO	855-8850	+2
	DEVILLE SERVICE	588-9222	1
	GAMMON&GRANGE	837-9803	+2
210	NON DEVELOPMENT CO	688-4400	4
	INTERFACE ENTLRPRIS	681-9050	0
	MAJESTIC ESCROW COR	686-9222	0
	PHILLIRS R D DDS	586-8333	4
	PHILLIRS R DDS	586-8335	1
	PRUDENTL INSURANCE	951-2661	0
	RAINBOW CMMNCTNS	855-1758	+2

Target Street	Cross Street	Source
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LA PAZ RD 1981

LA PAZ RD E 92653 CONT

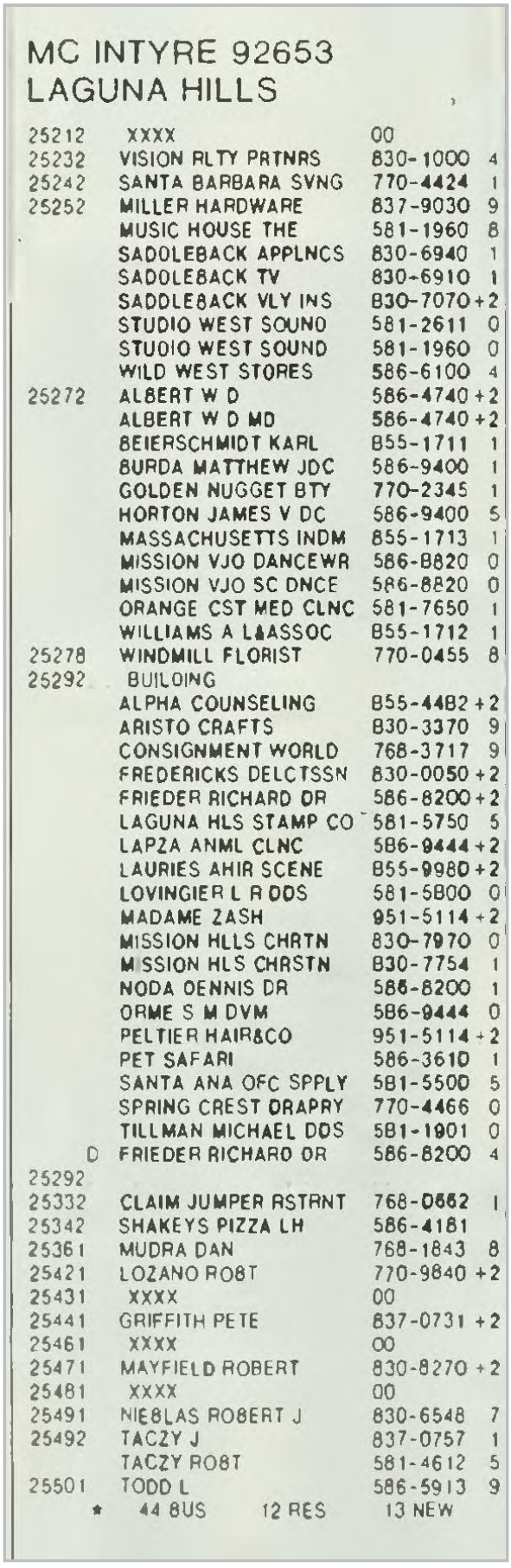
	RANDLE ROBT H	770-3422	1
	TITLE INS&TRUST	588-4800	0
	TITLE INS&TRUST	586-9160	9
	TRAVIS CHRISTOPHER	855-2071	+2
	WILKINSON FRANK DDS	855-2071	+2
25200			
25201	BLEK CHARLES L JR	951-6388	0
	CORNELLS CAMERA	581-0222	6
	ELDORADO BK SADLBCK	581-4000	0
	ELDORADO BK SADLBCK	631-4000	0
	FARMERS INS GROUP	768-6866	9
	INSTANT POSTAL PRSS	586-3150	6
	PIP LAGUNA HILLS	586-3150	8
	POSTAL INSTANT PRSS	586-3150	6
	TARBELL REALTORS	588-8565	5
	TARBELL RLTRS MJ	830-6030	
25205	BUDGET RENTACAR	855-4272	+2
	BUDGET RENTACAR	494-0769	+2
	BUDGET RENTATRUCK	855-4272	+2
	HOLIDAY INN	588-5000	8
	SEARS RENT A CAR	855-4272	+2
	SEARS RENT A TRUCK	855-4272	+2
25250	BRANDES	768-9877	+2
	BRIG THE	768-9877	7
25252	DEL TACO REST 34	581-4720	6
25254	MISSION HLS GOURMET	770-3220	1
	SKINNY HAVEN RSTRNT	581-8440	6
25260	BUILDING		
	ANGIES FAMOUS PIZZA	581-3525	D
	CREATIVE IMAGES	855-6998	+2
	FOUSHEE FRED DDS	581-1900	1
	HEALTH FAIR THE	768-0753	7
	HEIDELBERG PSTRY SH	581-7080	1
	JUST HAIR	581-7780	+2
4A	KNITTY GRITTY THE	581-3050	6
	LAGUNA HLS PHARMACY	531-3023	6
	MARGEES ART SHOPPE	830-4191	0
	MISSION HLS LAUNDRY	770-1437	+2
	MISSION WALL COVNGS	581-6840	6
	NAIL FACTORY THE	581-2657	7
	NITTY GRITTY THE	581-3050	7
	OSO VIEJO PROPERTES	951-85SS	+2
	PLAZA POOL SUPPLY	768-8833	0
	UNITED KARATE STUD	855-9977	+2
25260 ...	....		
25282	XXXX	00	
25552	SADDLEBACK VLY BRD	586-6800	+2
25732	MISSION HILLS RLTY	586-3600	+2
25785	7 ELEVEN FD 13801	855-6611	+2
25872	XXXX	00	
25912	CHUCKS UNION SERV	586-7680	5
	UNION OIL LH	536-7680	6
NO #	SHAPELL GVRNMNT HSG	631-8890	1
*	62 BUS 2 RES	20 NEW	

LA PAZ RD E 92691
MISSION VIEJO

25991	MERRILL LYNCH RLTY	586-2700	+2
26001	ATLANTC RCHFLD ARCO	637-7786	4
	WARRENS RICHFIELD	637-7786	
26051	LAPAZ SERVICE CTR	637-0917	8
	MOBIL SERV MISN VJO	637-0917	
26061	VIEJO DELI&CAFE	630-5002	+2
26063	VIEJO LIQUOR	830-6109	
26129	M V C ESCROW CORP	581-6190	6
	M V C FNANCL CORP	581-1650	9
A	MISSION VJO HM DECR	630-3456	6
26137	FELIPE RECREATN CTR	951-6872	1
	LAPAZ MEDICAL PLAZA	637-6050	7
	MISSION VJO CO	637-6050	
	MISSN VIEJO CO OFC	637-6050	+2
	SIERRA CENTER	951-6872	0

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

MCINTYRE ST 1981



MC INTYRE 92653
LAGUNA HILLS

25212	XXXX	00	
25232	VISION RLTY PRTNRS	830-1000	4
25242	SANTA BARBARA SVNG	770-4424	1
25252	MILLER HARDWARE	837-9030	9
	MUSIC HOUSE THE	581-1960	8
	SADDLEBACK APPLNCS	830-6940	1
	SADDLEBACK TV	830-6910	1
	SADDLEBACK VLY INS	830-7070	+2
	STUDIO WEST SOUND	581-2611	0
	STUDIO WEST SOUND	581-1960	0
	WILD WEST STORES	586-6100	4
25272	ALBERT W D	586-4740	+2
	ALBERT W D MD	586-4740	+2
	BEIERSCHMIDT KARL	855-1711	1
	BURDA MATTHEW JDC	586-9400	1
	GOLDEN NUGGET BTY	770-2345	1
	HORTON JAMES V DC	586-9400	5
	MASSACHUSETTS INDM	855-1713	1
	MISSION VJO DANCEWR	586-8820	0
	MISSION VJO SC DNCE	586-8820	0
	ORANGE CST MED CLNC	581-7650	1
	WILLIAMS A LAASSOC	855-1712	1
25278	WINDMILL FLORIST	770-0455	8
25292	BUILDING		
	ALPHA COUNSELING	855-4482	+2
	ARISTO CRAFTS	830-3370	9
	CONSIGNMENT WORLD	768-3717	9
	FREDERICKS DELCTSSN	830-0050	+2
	FRIEDER RICHARD DR	586-8200	+2
	LAGUNA HLS STAMP CO	581-5750	5
	LAPZA ANML CLNC	586-9444	+2
	LAURIES AHIR SCENE	855-9980	+2
	LOVINGIER L R DDS	581-5800	0
	MADAME ZASH	951-5114	+2
	MISSION HLLS CHRTN	830-7970	0
	MISSION HLS CHRSTN	830-7754	1
	NODA DENNIS DR	586-8200	1
	ORME S M DVM	586-9444	0
	PELTIER HAIR&CO	951-5114	+2
	PET SAFARI	586-3610	1
	SANTA ANA OFC SPPLY	581-5500	5
	SPRING CREST DRAPRY	770-4466	0
	TILLMAN MICHAEL DDS	581-1901	0
D	FRIEDER RICHARD DR	586-8200	4
25292			
25332	CLAIM JUMPER RSTRNT	768-0662	1
25342	SHAKEYS PIZZA LH	586-4181	
25361	MUDRA DAN	768-1843	8
25421	LOZANO ROBT	770-9840	+2
25431	XXXX	00	
25441	GRIFFITH PETE	837-0731	+2
25461	XXXX	00	
25471	MAYFIELD ROBERT	830-8270	+2
25481	XXXX	00	
25491	NIEBLAS ROBERT J	830-6548	7
25492	TACZY J	837-0757	1
	TACZY ROBT	581-4612	5
25501	TODD L	586-5913	9

* 44 BUS 12 RES 13 NEW

Target Street	Cross Street	Source
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LA PAZ RD 1976

LA PAZ RD 92653 LAGUNA HILLS

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25170  XXXX                  00
25171*HOOGES REX L REALTY586-6400 4
25172  XXXX                  00
25177  XXXX                  DO
25200...8UILOING
     *AU8URN JAS H OR     586-5711 5
 108 *DAMERON ENTPRS LTD 586-8666 5
 108 *OIGIURO AND ASSOCS 837-7163 4
     *OIRECTORS MORTG LN 586-830D+6
     *HON OEVELOPMENT CO 586-440D 4
     *HON INTERNATIONAL  586-5855+6
     *HON SAOOLE8ACK     586-4403+6
     *INTERFACE ENTERPRS 581-905D+6
     *MELILLI DAVID CO   586-4750 5
     *MISSN VIEJO TRAVEL 586-5601 5
 106 *PHILLIPS RONALD DDS586-8333 4
     *SAOOLE8ACK VLY LANO586-340D+6
     *SAOOLE8ACK VLY RLTR586-68OO+6
     *SAOOLE8CK SC DSTRCT586-1234 5
     *VIEJO TRAVEL SERV  586-56DO 5
25200.....................
25201*CORNELLS CAMERA     581-0222+6
     *DAILY PILDT NEWSPPR581-631D+6
     *ELDORADO 8ANK       581-4000 5
     *INSTANT POSTAL PRSS586-3150+6
     * MAYER JOSEPH CPA   581-5580 5
     *P I P               586-315D+6
     *POSTAL INSTANT PRSS586-315D+6
     *TAR8ELL RLTRS       830-6D3D 5
     *TAR8ELL RLTRS ESCRW586-6565 5
     *WESTRN TITLE INS CO581-4500 5
25205*HILTON INN LAG HLLS586-5OOD 3
25250*ANGIES FAMOUS PIZZA581-3525+6
     *8RIG THE            837-9877+6
25252*OEL TACO REST NO 345581-4720+6
25254*EASTERN MEAT CO     581-855D+6
     *SKINNY HAVEN REST   581-8440+6
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

LA PAZ RD 1976

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..LAPAZ RD              92653 CONT..
25260...8UILOING
     *8ETTER MOUSE TRAP  581-657D+6
     *8UMPER CROP PRODUCE581-1313+6
     *CARRIAGE POP SHOP  581-3186+6
     *ENCORE FASHIONS    581-0130+6
     *FOUSHEE FRED DDS   581-19DD 5
     *KNITTY GRITTY THE  581-3D5D+6
     *LAGUNA HL INS AGCY 83D-62DD+6
     *LAGUNA HL PHARMACY 581-3D23+6
     *LAPAZ CLEANERS     837-D110+6
     *MARGEES ART SHOPPE 830-4191+6
     *MISSIDN HLS HR FSHN581-778D+6
     *MISSION WALLCOVRNGS581-684D+6
    8*PETES 8AKERY       581-7D6D+6
25260.....................
25732*MISSION HILLS RLTY 586-36DD 3
     *MISSN HLLS REALTY  581-4466 5
25785*7 ELEVEN FOOD 138D1837-9411 5
25872  XXXX              OO
25912*CHUCKS UNION SERV  586-768D 5
     *UNION DIL DEALER   586-768D+6
25991*KATELLA REALTY     586-27DD 4
 NO #*CASTLEHILL        83D-184D 4
     *  51 BUS    5 RES   29 NEW

  LA PAZ RD  92675  MISSION VIEJO

17025*DUFAX MANUFACTURING586-3778+6
26DD1*ATLANTIC RICHFLD SS837-7786 4
     *WARRENS RICHFIELD  837-7786
26D51*MISN VIEJO MO8IL SS837-D917
     *MO8IL SERV STN DLR 837-D917 2
26061*8LACK8RDS SFD&GROG 837-9909 2
26D63*VIEJO LIQUOR       83D-61D9
26129*M V C ESCROW CORP  581-619D+6
     *MISSION VJO ADVSRY 581-761D+6
     *WORLD TRAVEL 8UREAU586-3D3D 4
    A*MISSION VIEJO DCRTR83D-3456
    A*MISSION VJO HM OECR830-3456+6
26137*MISSION VIEJO CO   837-6D5D
     *MISSION VIEJO RLTY 837-95DD 3
     *MISSION VJO LSG INF837-6D5D+6
     *MISSN VIEJO CO     837-6D50 5
     *MISSN VIEJO HM SLS 83D-832D 3
     *MISSN VIEJO INS AGC837-3482 3
     *MISSN VJO CO WRRNTY837-8917 4
     *RANCHO MISSION VJO 493-3607+6
     *RANCHO MISSN VIEJO 837-6333
```

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

MCINTYRE ST 1976

MC INTYRE 92653 LAGUNA HILLS

```
25232*VISION REALTY          830-1000 4
25242*AUTOMOBILE CLUB        586-1500 5
25252*CAL MOCL WGHT CLNCS    581-7650+6
     *PLAZA HOME CENTER      837-9030 5
     *SHERWIN WILLIAMS CO    581-2880 5
     *SUNDANCE BICYCLES      581-1710 5
     *WILD WEST STORES       586-6100 4
25272...BUILDING
     *CATTLE FEEDRS ENGRG    586-3522 5
     *HORTON JAMES V DC      586-9400 5
     *HURST JAS E            830-7070 5
     *INDSTRL SFTY ENGRG     586-3522 5
     *MISSN VJO DANCE WR     586-8820 4
     *MISSN VJO SCHL DNC     586-8820 4
     *SADDLEBCK INS CTR      830-7070 5
     *SUBURBAN WEST          581-0790 5
     *USMC RECRUITING STN    581-1050 5
     *USN RECRUITING STN     586-7447 5
     *WESTERN MUTL ESCROW    581-4270+6
25272.....................
25278  XXXX                  DD
25292...BUILDING
     *FORREST A SPRTG GDS    581-3333 5
     *FRANKS TV REPAIR       830-1024 5
     *LAGUNA HLS STAMP CO    581-5750 5
     *LAPAZ PATIO&FIREPLC    837-2282+6
     *NODA DENNIS DR         586-8200 4
     *PET SAFARI             586-3610 5
     *SCARLET LADY           830-5040+6
     *SCIALLI V T DVM        586-9444 5
     *STA ANA DFC SPLY CO    581-5500 5
     *WILD WEST CNTR ART     837-5000+6
    A*TONSO INTL IMPORTS     830-0050 4
    B*SHAWS SWT TOOTH SLN    586-8860 4
    D*FRIEDER RICHARD DR     586-8200 4
    F*LOVINGIER L R DDS      581-5800 5
    H*SADDLEBCK APPLIANCE    830-6910 5
    J*LAPAZ ANIMAL CLINIC    586-9444 5
    M*NEW DMNSN HM FRNSHG    586-6420 4
    D*CRAFTY HOBBIES         830-3370 5
    P*MUSIC HOUSE THE        581-1960 5
    S*SEW WHAT               586-8260 5
    T*MADAME ZASH            586-8450 4
25292.....................
25332*ARABELLA RESTAURANT    581-1500+6
25342*SHAKEYS PIZZA PARLR    586-4181 4
25471 STACK KENNETH          581-9844+6
25492 TACZY ROBT             581-4612 5
25502 SIMPSON ROONEY L       581-9241+6
     *  41 BUS    4 RES    8 NEW
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

LA PAZ RD 1973

LA PAZ RD 92653 LAGUNA HILLS

```
25205*F E YOUNG CONSTR CO830-9590+3
     *HILTON INN LAG HLLS586-5000+3
25732*LAGUNS HLLS INS AGC831-2600+3
     *MISSION HILLS RLTY 586-3600+3
25785*7 ELEVEN FOOD 13801837-9975+3
25912*LAPAZ UNION STATIONB37-7606 2
     *   6 BUS    0 RES    5 NEW
```

LA PAZ RD 92675 MISSION VIEJO

```
23133*ALISO VILLAS        830-0690 2
25171*REO CARPET REALTOR 586-0311+3
26001*A R C O PETROLM STN837-7786 2
     *KATELLA REALTY      586-2700+3
     *WARRENS RICHFIELD   837-7786
26051*MISN VIEJO MOBIL SS837-0917
     *MOBIL SERV STN OLR  837-0917 2
26061*BLACKBROS SFO&GROG  837-9909 2
26063*VIEJO LIQUOR        830-6109
26129...BUILDING
     *MISSION VIEJO FLRST837-6502 2
     *REHER MSN FLRST&GFT837-6502
     *US POST OFFICE      837-0462
    A*MISSION VIEJO OCRTR830-3456
    E*LAPAZ CLEANERS      837-0110
    J*PLAZA HOME CENTER   837-9030
26129.....................
26137*ISSN VIEJO WARRNTY  837-8917+3
     *MISSION VIEJO CO    837-6050
     *MISSION VIEJO RLTY  837-9500+3
     *MISSN VIEJO ADMN    830-7000+3
     *MISSN VIEJO DECORTR830-3456+3
     *MISSN VIEJO HM SLS  830-8320+3
     *MISSN VIEJO INS AGC837-3482+3
     *RANCHO MISSN VIEJO  837-6333
     *THRIFTIMART INC     837-9979 2
```

APPENDIX 6

Personnel Qualifications

JEFFREY P. HULLINGER, P.E.

Education and Technical Training

BSCE, Civil Engineering, Purdue University
M.S., Chemical Engineering, Ohio State University

Licenses and Certifications

OSHA Hazardous Waste Operations
Certified Professional #214, Ohio EPA Voluntary Action Program

Experience

Mr. Hullinger has technical and project management experience in environmental and process engineering, including applied research, consulting, and in-house engineering for a waste management company. His technical practice areas include brownfield site investigation, remediation and development; air quality; solid and hazardous waste management; stormwater; wastewater; and general environmental regulatory compliance. Mr. Hullinger has provided services in permitting, site evaluation, contamination assessment, waste minimization, and remedial action design.

Mr. Hullinger has conducted several hundred Phase I in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. Based on his experience and education, he meets the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks and polychlorinated biphenyls (PCBs), as well as the ASTM non-scope considerations of asbestos, lead-based paint, radon and microbial growth. Additionally, he has conducted wetlands evaluations and noise assessments and modeling in association with due diligence assessments.

Mr. Hullinger has conducted regulatory compliance audits located throughout the United States to evaluate the status of compliance with environmental regulations. He has prepared Spill Containment and Countermeasure Plans and Stormwater Pollution Prevention Plans for a variety of industrial facilities and has prepared air quality permit applications for processes ranging from surface coating to municipal waste incinerators to chemical manufacturing facilities.

AARON KLENKE

Education and Technical Training

B.S., Resource & Environmental Studies, Texas State University

Licenses and Certifications

Texas Department of State Health Services Licensed Individual Asbestos Consultant
Texas Department of State Health Services Licensed Mold Assessment Consultant
Texas Department of State Health Services Certified Lead Risk Assessor

Experience

Mr. Klenke has over 20 years of consulting experience in the environmental and property condition industry in the United States and portions of Canada. He has conducted Environmental Site Assessments (ESAs) and Property Condition Assessments (PCAs) for a wide range of local and national clients, including banks, agency lenders, investment banks, life companies, law firms and property owners. The properties he has evaluated have included multifamily residential, retail, office, industrial and hospitality.

Mr. Klenke has provided hundreds of environmental site assessments in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. His environmental background includes a detailed understanding of the risks associated with hazardous and regulated materials storage, use generation and disposal, above ground and underground storage tanks, polychlorinated biphenyls (PCBs), asbestos-containing materials (ACM), lead-based paint (LBP), mold and radon. Mr. Klenke has managed numerous subsurface investigations to assess the horizontal and vertical extent of soil and groundwater contamination and has provided industrial hygiene monitoring and oversight services to commercial and industrial clients during asbestos abatement and lead-based paint abatement.

Mr. Klenke has provided hundreds of property condition assessments in accordance with ASTM 2018, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines and other client specific scopes of work. He is experienced in assessing site improvements, building structures and envelopes, and mechanical, electrical and plumbing systems for evidence of deferred maintenance or problematic or deleterious materials. He has been responsible for estimating Immediate Needs Reserves as well as On-Going Reserves need to maintain a property, based on his observations and interviews with personnel familiar with the property.

GEOTECHNICAL EVALUATION REPORT

May 26, 2023 Project No. 22023-01

Mr. Nick Buchanan
La Paz Village Investors, LLC
c/o Cape Point Development, LLC
1010 South El Camino Real, Suite 200
San Clemente, California 92672

Subject: ***Preliminary Geotechnical Evaluation for Proposed La Paz Village – Senior Living Development, La Paz Road, Laguna Hills, California***

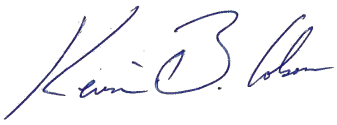
In accordance with your request and authorization, LGC Geotechnical, Inc. has performed a preliminary geotechnical evaluation for the proposed redevelopment for the La Paz Village – Senior Living development to be located at the property located at the southeast corner of La Paz Road and Mackenzie Street in Laguna Hills, California. The purpose of our study was to evaluate the existing onsite geotechnical conditions and to provide preliminary geotechnical recommendations relative to the proposed development.

Should you have any questions regarding this report, please do not hesitate to contact our office. We appreciate this opportunity to be of service.

Respectfully Submitted,

LGC Geotechnical, Inc.

Brad Zellmer, GE 2618
Project Engineer



Kevin B. Colson, CEG 2210
Vice President

BTZ/KBC/amm

Distribution: (5) Addressee (4 wet-signed copies and 1 electronic copy)

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1.0 INTRODUCTION

1.1 Purpose and Scope of Services

This report presents the results of our preliminary geotechnical evaluation for the proposed senior living facility to be located at the property at the southeast corner of La Paz Road and Mackenzie Street in Laguna Hills, California. Refer to the Site Location Map (Figure 1).

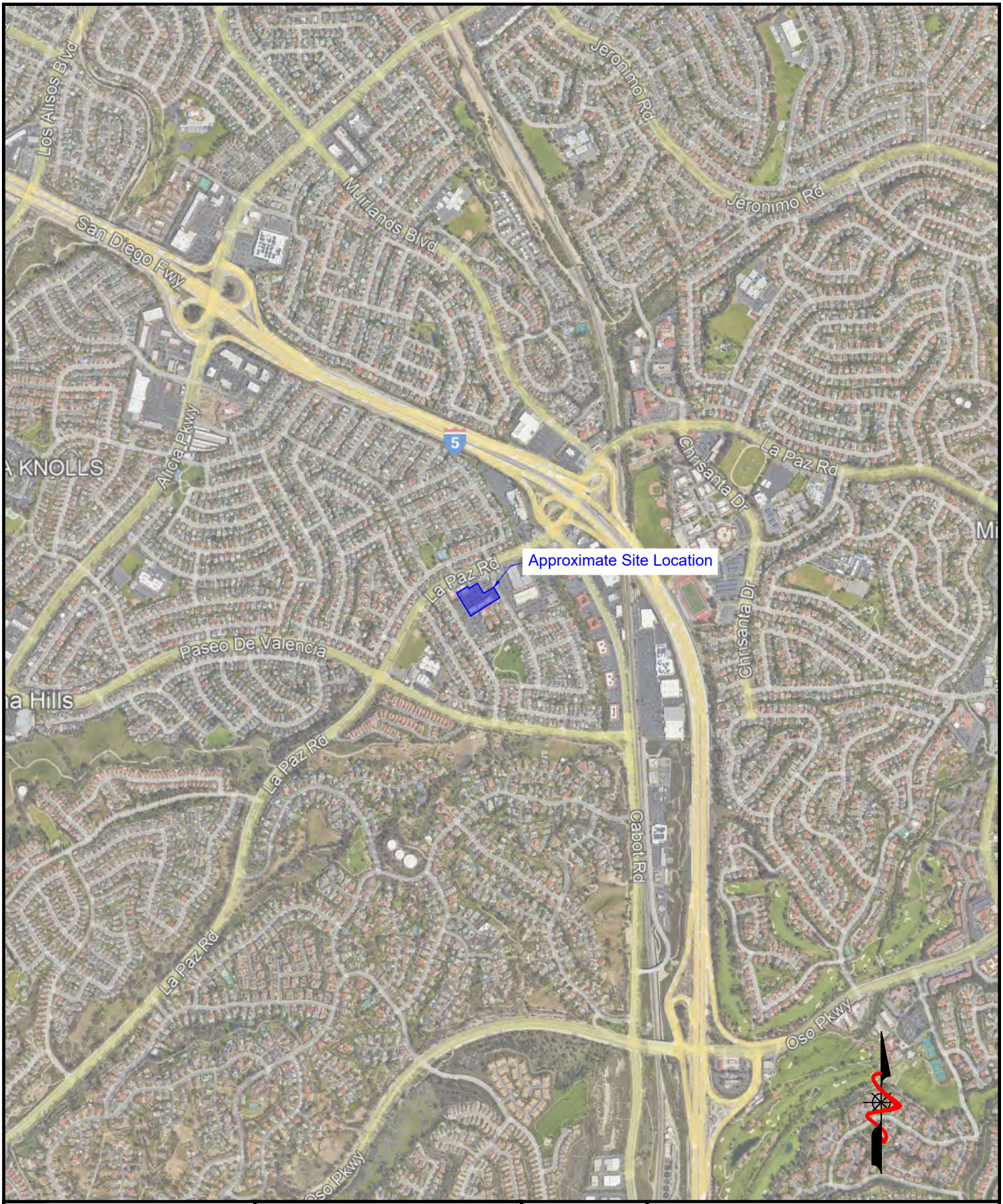
The purpose of our study was to perform a preliminary geotechnical evaluation relative to the proposed development. As part of our scope of work, we have: 1) reviewed available in-house geologic maps pertinent to the site (Appendix A); 2) performed a limited subsurface geotechnical evaluation of the site consisting of the excavation of four hollow-stem auger borings; 3) performed laboratory testing of select soil samples; and 4) prepared this preliminary geotechnical report presenting our findings, preliminary conclusions and recommendations for the development of the proposed project.

1.2 Project Description

The relatively flat, site is approximately 2.4 acres and bound in the northerly direction by existing buildings and parking followed by La Paz Road, in the westerly direction existing parking and a commercial building followed by MacKenzie Street, and in easterly direction by existing parking and commercial building followed by McIntyre Street and in the southerly direction by existing commercial building and associated parking. Existing site elevations range from approximately 475 feet in the northeasterly direction to 482 feet in the southwesterly direction.

We understand that a portion of the property is to be redeveloped as senior living, podium-type structure, including four stories of above grade residential units over one story of at-grade parking over one-story of below-grade parking (WHA, 2022). The majority of the building footprint will include basement structure approximately 10 feet below grade, however, a portion of the building will be at grade in the easterly portion of the site. Building loads were not available at the time of this report. However, based on previous projects we have estimated maximum (dead plus live) column and wall loads of 350 kips and 10 kips/ft, respectively for the basement parking structure. The at-grade portion is estimated at maximum (dead plus live) column and wall loads of 150 kips and 6 kips/ft, respectively.

The recommendations given in this report are based upon the estimated structural loads and grading/layout information as indicated above. LGC Geotechnical should be provided with structural loads and any updated project information, when they become available, in order to either confirm or modify the recommendations provided herein.



PROJECT NAME	Cape Point - La Paz Village
PROJECT NO.	22023-01
ENG. / GEOL.	BTZ/KBC
SCALE	Not to Scale
DATE	May 2023

LGC Geotechnical, Inc.

FIGURE 1
Site Location Map

1.3 Background

Review of historical aerial photos indicate that the subject site consisted primarily of vacant land until at least 1972 (Historic Aerials, 2023). Between 1972 and 1980, the existing buildings were constructed. In the 1980 aerial photo, the existing buildings have been constructed the adjacent off-site building in the northwesterly corner appears to be under construction.

Previous site geotechnical reports were not available.

1.4 Subsurface Geotechnical Evaluation

A geotechnical field evaluation was performed by LGC Geotechnical consisting of excavation of four hollow stem auger borings. The hollow stem auger borings (HS-1 through HS-4) were drilled to depths of approximately 60 feet below existing grade. An LGC Geotechnical representative observed the drilling operations, logged the borings, and collected soil samples for laboratory testing. The borings were performed using a track-mounted drill rig equipped with 8-inch-diameter, hollow stem augers. Bulk samples of the near-surface soils were logged and collected for laboratory testing from select borings. Driven soil samples were collected by means of the Standard Penetration Test (SPT) and Modified California Drive (MCD) sampler generally obtained at 5-foot vertical increments. The MCD is a split-barrel sampler with a tapered cutting tip and lined with a series of 1-inch-tall brass rings. The SPT sampler (1.4-inch ID) and MCD sampler (2.4-inch ID, 3.0-inch OD) were driven using a 140-pound automatic hammer falling 30 inches to advance the sampler a total depth of 18 inches or until refusal. The raw blow counts for each 6-inch increment of penetration were recorded on the boring logs. In select borings, after removal of the augers the depth of the boring due to caving was measured and is noted on the boring logs. At the completion of drilling, the borings were backfilled with soil cuttings and capped with AC Aquaphalt. Some settlement of the backfilled borings should be expected.

Boring logs are presented in Appendix B and approximate locations are depicted on the Boring Location Map (Figure 2).

1.5 Laboratory Testing

Representative bulk and driven (relatively undisturbed) samples were obtained for laboratory testing during our field evaluation. Laboratory testing included in-situ moisture content and in-situ dry density, Atterberg Limits, fines content, expansion potential, direct shear, consolidation and corrosion (soluble sulfate, chloride, pH and minimum resistivity).

The following is a summary of the laboratory test results:

- Dry density of the samples collected ranged from approximately 90 pounds per cubic foot (pcf) to 126 pcf, with an average of 103 pcf. Field moisture contents ranged from approximately 2 to 27 percent, with an average of 18 percent.
- Four Atterberg Limit (liquid limit and plastic limit) tests were performed. Results indicated Plasticity Index (PI) values ranging from 17 to 22.
- Seven fines content/gradation tests were performed and indicated a fines content (passing No. 200 sieve) ranging from approximately 14 to 70 percent. Based on the Unified Soils

Classification System (USCS), five of the tested samples would be classified as “fine-grained.”

- Two Expansion Index (EI) tests indicated EI values of 64 and 68 corresponding to “Medium” expansion potential.
- A direct shear test was performed. The plot is provided in Appendix C.
- Five consolidation tests were performed. The load versus deformation plots are provided in Appendix C.
- Corrosion testing indicated soluble sulfate content values of 0.08 percent or less, chloride content of 80 parts per million (ppm), pH of 7.3 and minimum resistivity of 1,840 ohm-cm.

A summary of the laboratory test results is presented in Appendix C. The moisture and dry density results are presented on the boring logs in Appendix B.

2.0 GEOTECHNICAL CONDITIONS

2.1 Regional Geology

The site is located on the southwestern border of the Peninsular Ranges at the southwestern-most portion of the Los Angeles Basin. Specifically, the site lies in the sedimentary basin known as the Capistrano Embayment, an early Cenozoic Seaway, which trended northerly between the Peninsular Ranges and a hypothetical Catalina uplift off the Southern California coast. Locally, the Capistrano Embayment refers to the flat-bottomed structural trough formed by the downward displacement along the west side of the Cristianitos Fault and down-warping along the east side of the San Joaquin Hills. The embayment was subsequently in-filled with marine siltstone and clayey, siltstone bedrock of the late Miocene to early Pliocene (approximately 5 to 15 million years old) Capistrano Formation. This sedimentary unit, in excess of 3,000 feet thick near the center of the embayment, was uplifted, folded, and eroded in Pliocene and post-Pliocene times (approximately 2 to 3 million years ago) producing the low, rolling ridges observed today. More recently, the local geology has also been influenced by a rapid drop in sea level resulting in a series of wave-cut marine platforms along the coast and causing extensive erosion, which in turn, created numerous steep-sided drainage channels, and over-steepening of slopes.

2.2 Site-Specific Geology

The subject site is comprised of bedrock of the Tertiary Niguel Formation and/or the Tertiary Capistrano Formation, Sandstone Facies. The Niguel Formation is known to overly the Capistrano Formation in a horizontal to gently-dipping unconformable contact. The bedrock material was generally observed to be interbedded dense sandstone and siltstone. Soil moisture content within the bedrock units varied with depth and generally ranged from slightly moist to moist. Minor fill may locally be present in portions of the site overlying the bedrock materials.

2.3 Generalized Subsurface Conditions

The field explorations (borings) indicate primarily stiff to hard sandy clays and sandy silts with layers of dense to very dense silty sands and clayey sands to the maximum explored depth of approximately 60 feet below existing grade. Moisture contents were generally above optimum.

It should be noted that the explorations performed are only representative of the location and time where/when they are performed and varying subsurface conditions may exist outside of the performed location. In addition, subsurface conditions can change over time. The soil descriptions provided above should not be construed to mean that the subsurface profile is uniform, and that soil is homogeneous within the project area. For details on the stratigraphy at the exploration locations, refer to Appendix B.

2.4 Oversized Material

Generation of a surplus of oversized material (material greater than 8 inches in maximum dimension) is generally not anticipated during site grading. However, some oversized material

may be encountered, which may result in excavation difficulty for narrow excavations. Recommendations are provided for appropriate handling of oversized materials in Appendix D.

2.5 Groundwater

Groundwater was not encountered during our recent field evaluation to the maximum explored depth of approximately 60 feet below existing grade. Based on the Seismic Hazard Zone Report for the San Juan Capistrano Quadrangle (CDMG, 2001a), no depth to historic high groundwater is indicated in the vicinity of the site. Groundwater is anticipated to be greater than 60 feet below exiting grade and not expected to be encountered during construction of the proposed project.

Seasonal fluctuations of groundwater elevations should be expected over time. In general, groundwater levels fluctuate with the seasons and local zones of perched groundwater may be present due to local seepage caused by irrigation and/or recent precipitation. Local perched groundwater conditions or surface seepage may develop once site development is completed.

2.6 Seismic Design Criteria

The site seismic characteristics were evaluated per the guidelines set forth in Chapter 16, Section 1613 of the 2022 California Building Code (CBC) and applicable portions of ASCE 7-16 which has been adopted by the CBC. Please note that the following seismic parameters are only applicable for code-based acceleration response spectra and are not applicable for where site-specific ground motion procedures are required by ASCE 7-16. Representative site coordinates of latitude 33.5948 degrees north and longitude -117.6804 degrees west were utilized in our analyses. The maximum considered earthquake (MCE) spectral response accelerations (S_{MS} and S_{M1}) and adjusted design spectral response acceleration parameters (S_{DS} and S_{D1}) for Site Class C are provided in Table 1 on the following page. The structural designer should contact the geotechnical consultant if structural conditions (e.g., number of stories, seismically isolated structures, etc.) require site-specific ground motions.

TABLE 1

Seismic Design Parameters

Selected Parameters from 2022 CBC, Section 1613 - Earthquake Loads	Seismic Design Values	Notes/Exceptions
Distance to applicable faults classifies the site as a "Near-Fault" site.		Section 11.4.1 of ASCE 7
Site Class	C	Chapter 20 of ASCE 7
Ss (Risk-Targeted Spectral Acceleration for Short Periods)	1.199g	From SEAOC, 2023
S_1 (Risk-Targeted Spectral Accelerations for 1-Second Periods)	0.433g	From SEAOC, 2023
F_a (per Table 1613.2.3(1))	1.2	For Simplified Design Procedure of Section 12.14 of ASCE 7, F_a shall be taken as 1.4 (Section 12.14.8.1)
F_v (per Table 1613.2.3(2))	1.5	-
S_{MS} for Site Class C [Note: $S_{MS} = F_a S_S$]	1.438g	-
S_{M1} for Site Class C [Note: $S_{M1} = F_v S_1$]	0.649g	-
S_{DS} for Site Class C [Note: $S_{DS} = (^2/_3)\ S_{MS}$]	0.959g	-
S_{D1} for Site Class C [Note: $S_{D1} = (^2/_3)\ S_{M1}$]	0.433g	-
C_{RS} (Mapped Risk Coefficient at 0.2 sec)	0.937	ASCE 7 Chapter 22
C_{R1}(Mapped Risk Coefficient at 1 sec)	0.934	ASCE 7 Chapter 22

A deaggregation of the PGA based on a 2,475-year average return period (MCE) indicates that an earthquake magnitude of 6.65 at a distance of approximately 10.61 km from the site would contribute the most to this ground motion. A deaggregation of the PGA based on a 475-year average return period (Design Earthquake) indicates that an earthquake magnitude of 6.58 at a distance of approximately 20.76 km from the site would contribute the most to this ground motion (USGS, 2014).

Section 1803.5.12 of the 2022 CBC (per Section 11.8.3 of ASCE 7) states that the maximum considered earthquake geometric mean (MCE_G) Peak Ground Acceleration (PGA) should be used for liquefaction potential. The PGA_M for the site is equal to 0.604g (SEAOC, 2023). The design PGA is equal to 0.403g (2/3 of PGA_M).

2.7 Faulting

California is located on the boundary between the Pacific and North American Lithospheric Plates. The average motion along this boundary is on the order of 50-mm/yr in a right-lateral

sense. The majority of the motion is expressed at the surface along the northwest trending San Andreas Fault Zone with lesser amounts of motion accommodated by sub-parallel faults located predominantly west of the San Andreas including the Elsinore, Newport-Inglewood, Rose Canyon, and Coronado Bank Faults. Within Southern California, a large bend in the San Andreas Fault north of the San Gabriel Mountains has resulted in a transfer of a portion of the right-lateral motion between the plates into left-lateral displacement and vertical uplift. Compression south and west of the bend has resulted in folding, left-lateral, reverse thrust faulting, and regional uplift creating the east-west trending Transverse Ranges and several east-west trending faults. Further south within the Los Angeles Basin, "blind thrust" faults are believed to have developed below the surface also as a result of this compression, which have resulted in earthquakes such as the 1994 Northridge event along faults with little to no surface expression.

Prompted by damaging earthquakes in Northern and Southern California, State legislation and policies concerning the classification and land-use criteria associated with faults have been developed. The Alquist-Priolo Earthquake Fault Zoning Act was implemented in 1972 to prevent the construction of urban developments across the trace of active faults. California Geologic Survey Special Publication 42 was created to provide guidance for following and implementing the law requirements. Special Publication 42 was most recently revised in 2018 (CGS, 2018). According to the State Geologist, an "active" fault is defined as one which has had surface displacement within Holocene time (roughly the last 11,700 years). Regulatory Earthquake Fault Zones have been delineated to encompass traces of known, Holocene-active faults to address hazards associated with surface fault rupture within California. Where developments for human occupation are proposed within these zones, the state requires detailed fault evaluations be performed so that engineering-geologists can identify the locations of active faults and recommend setbacks from locations of possible surface fault rupture.

The subject site is not located within a Fault Rupture Hazard Zone and there are no active or potentially active faults mapped on the site. The possibility of damage due to ground rupture, as a result of faulting, is considered very low since active faults are not known to cross the site.

Secondary effects of seismic shaking resulting from large earthquakes on the major faults in the Southern California region include soil liquefaction, dynamic settlement, ground lurching, shallow ground rupture, and seiches and tsunamis. These secondary effects of seismic shaking are a possibility throughout portions of the Southern California region and are dependent on the distance between the site and causative fault and the onsite geology. Parameters for seismic design are included in the sections below. The major active nearby faults that could produce these secondary effects include the onshore and offshore segments of the Newport-Inglewood Fault Zone, located over ten miles west of the site and the Elsinore Fault Zone located over ten miles east of the site. The presence of a blind thrust fault has been interpolated from limited data, to exist at a depth of approximately eight miles below the uplifted local hills; however, the San Joaquin Hills Blind Thrust Fault does not have a known location of surface rupture. A discussion of these secondary effects and their potential impact on the site is provided in the following sections.

2.7.1 Liquefaction and Dynamic Settlement

Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when three general conditions coexist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion. Studies indicate that saturated, loose near-surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential. In general, cohesive soils are not considered susceptible to liquefaction, depending on their plasticity and moisture content (Bray & Sancio, 2006). Effects of liquefaction on level ground include settlement, sand boils, and bearing capacity failures below structures. Dynamic settlement of dry loose sands can occur as the sand particles tend to settle and densify as a result of a seismic event.

The site is not located within a State of California Seismic Hazard Zone (CDMG, 2001b) for liquefaction potential. Groundwater was not encountered to the maximum explored depth of approximately 60 feet below existing ground surface during our recent field evaluation and anticipated to be greater than 60 feet below existing ground surface. Based on the absence of a shallow groundwater table the potential for liquefaction is considered very low.

2.7.2 Lateral Spreading

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures.

Due to the very low potential for liquefaction, the potential for lateral spreading is considered very low.

3.0 CONCLUSIONS

Based on the results of our geotechnical evaluation, it is our opinion that the proposed development is feasible from a geotechnical standpoint, provided the geotechnical recommendations and parameters provided herein are incorporated into the project design, grading and construction project.

The following is a summary of the primary geotechnical factors that may affect future development of the site:

- In general, our borings indicate primarily stiff to hard sandy clays and sandy silts with layers of dense to very dense silty sands and clayey sands to the maximum explored depth of approximately 60 feet below existing grade. Moisture contents were generally above optimum.
- Upper near-surface soils are not considered suitable for support of the planned building structure in their present condition (refer to Section 4.1). Upper soils will be removed for construction of the planned basement portion; however, removals will be required for the at-grade portion of the building structure.
- Due to the depth and proximity of the proposed basement level with property lines, and existing improvements, temporary shoring is anticipated to be required in portions of the site. The temporary shoring will be adjacent to an existing off-site structure in a portion of the site.
- From a geotechnical perspective, the existing onsite soils are suitable material for use as general fill, provided that they are relatively free from rocks (larger than 8 inches in maximum dimension), construction debris, and significant organic material.
- Groundwater was not encountered to maximum explored depth of approximately 60 feet below existing grade. Historic high groundwater is anticipated to be over 60 feet below existing ground surface.
- The subject site is not located within an Alquist-Priolo Earthquake Fault Zone. The main seismic hazard that may affect the site is ground shaking from one of the active regional faults. The subject site will likely experience strong seismic ground shaking during its design life.
- The site is not located within a State of California Seismic Hazard Zone (CDMG, 2001b) for liquefaction potential. Due to the absence of groundwater the potential for earthquake induced liquefaction and dynamic settlement is considered very low.
- Soils exposed near proposed foundation level are anticipated to have “Medium” expansion potential (Expansion Index of 90 or less). Mitigation measures are required for foundations and site improvements like concrete flatwork to minimize the impacts of expansive soils. Final design expansion potential must be determined at the completion of earthwork grading.
- Pre-soaking of the subgrade for at-grade building slabs and flatwork will be required due to site expansive soils. The duration of this process varies greatly based on the chosen method and is also dependent on factors such as soil type and weather conditions. Time duration for presoaking should be accounted for in the construction schedule (typically, approximately three weeks for high expansion). Additional time at the completion of presoaking may be necessary for the surface soils of the pad to dry back sufficiently to be capable of supporting trenching equipment.
- The site contains soils that are not suitable for basement/retaining wall backfill due to their fines (i.e., silt and clay) content, therefore or import of sandy soils will be required by the contractor for obtaining suitable backfill soil for planned site basement/retaining walls.
- Based on our experience in the area, site soils should be considered corrosive.

4.0 PRELIMINARY RECOMMENDATIONS

The following recommendations are to be considered preliminary and should be confirmed upon completion of grading and earthwork operations. In addition, they should be considered minimal from a geotechnical viewpoint, as there may be more restrictive requirements from the architect, structural engineer, building codes, governing agencies, or the owner.

It should be noted that the following geotechnical recommendations are intended to provide sufficient information to develop the site in general accordance with the 2022 CBC requirements. With regard to the potential occurrence of potentially catastrophic geotechnical hazards such as fault rupture, earthquake-induced landslides, liquefaction, etc. the following geotechnical recommendations should provide adequate protection for the proposed development to the extent required to reduce seismic risk to an "acceptable level." The "acceptable level" of risk is defined by the California Code of Regulations as "that level that provides reasonable protection of the public safety, though it does not necessarily ensure continued structural integrity and functionality of the project" [Section 3721(a)]. Therefore, repair and remedial work of the proposed improvements may be required after a significant seismic event. With regards to the potential for less significant geologic hazards to the proposed development, the recommendations contained herein are intended as a reasonable protection against the potential damaging effects of geotechnical phenomena such as expansive soils, fill settlement, groundwater seepage, etc. It should be understood, however, that although our recommendations are intended to maintain the structural integrity of the proposed development and structures given the site geotechnical conditions, they cannot preclude the potential for some cosmetic distress or nuisance issues to develop as a result of the site geotechnical conditions.

The geotechnical recommendations contained herein must be confirmed to be suitable or modified based on the actual as-graded conditions.

4.1 Site Earthwork

We anticipate that earthwork at the site will generally consist of excavation for the basement structure, remedial removals, foundation construction, basement wall and utility line installation and backfill. We recommend that earthwork onsite be performed in accordance with the following recommendations, future grading plan review report(s), the 2022 CBC/City of Laguna Hills grading requirements, and the General Earthwork and Grading Specifications included in Appendix D. In case of conflict, the following recommendations shall supersede those included in Appendix D. The following recommendations should be considered preliminary and may be revised within the future grading plan review report or based on the actual conditions encountered during site grading.

4.1.1 Site Preparation

Prior to grading of areas to receive structural fill or engineered improvements, the areas should be cleared of existing surface obstructions and demolition debris. Vegetation and debris should be removed and properly disposed of off-site. Holes resulting from the removal of buried obstructions, which extend below proposed finish grades, should be replaced with suitable compacted fill material. Any abandoned sewer or storm drain lines

should be completely removed and replaced with properly placed compacted fill. Deeper demolition may be required in order to remove existing foundations.

If cesspools or septic systems are encountered, they should be removed in their entirety. The resulting excavation should be backfilled with properly compacted fill soils. As an alternative, cesspools can be backfilled with lean sand-cement slurry. Any encountered wells should be properly abandoned in accordance with regulatory requirements. At the conclusion of the clearing operations, a representative of LGC Geotechnical should observe and accept the site prior to further grading.

4.1.2 Removal Depths and Limits

In order to provide a relatively uniform bearing condition for the planned improvements, upper loose/compressible soils are to be removed and replaced as properly compacted fills. For preliminary planning purposes, the depth of required removals may be estimated as indicated below. It should be noted that updated recommendations may be required based on additional field evaluation, changes to building layouts and/or structural loads.

Basement Structure at least 10 feet below Existing Grade: Excavations on the order of about 12 feet are anticipated for construction of the basement structure. It is anticipated that soils will be suitable (i.e., firm and relatively unyielding) materials at this depth for foundation construction. However, if soft or yielding soils are encountered, they should be completely removed and replaced with properly compacted fill. If a bedrock/fill transition is created, over-excavation is recommended as outlined below.

Interior Ramp Retaining Walls: Footings for retaining walls should be founded on suitable native soils or properly placed compacted fill. Any undocumented fill or unsuitable soils should be removed within a 1:1 projection from the bottom edge of the footing to suitable native soils and replaced with properly placed compacted fill.

At-Grade Portion of Building Structure: Removals should extend a minimum depth of 5 feet below existing grade or 2 feet below the proposed footings, whichever is greater. In general, the envelope for removals should extend laterally a minimum horizontal distance of 5 feet beyond the edges of the proposed improvements.

At-Grade Retaining Walls and Free-Standing Walls: Removals should extend a minimum of 3 feet below existing grade, or 2 feet below proposed footings, whichever is deeper. In general, the envelope for over-excavation should extend laterally a minimum horizontal distance of 2 feet beyond the edges of the footings.

Bedrock/Fill Transitions: Structural footings and Mat foundations should not be placed on a bedrock and fill transition. In order to provide a uniform bearing, the bedrock portion of the bedrock/fill transition should be over-excavated a minimum of 2-foot below the bottom of proposed foundation and where practical extend 3 feet laterally beyond the edges of the proposed footings/foundation.

Pavement and Hardscape Areas: Where not achieved by planned grading or remedial grading, we recommend that proposed pavement and hardscape areas be over-excavated to at least 2 feet below existing grade or so that they are underlain by at least 1-foot of compacted fill below the proposed finished subgrade (i.e., below planned aggregate base/asphalt concrete), whichever is greater. In general, the envelope for pavement and hardscape over-excavation should extend laterally a minimum lateral distance of 2 feet beyond the edges of the proposed improvements.

Local conditions may be encountered during excavation that could require additional over-excavation beyond the above noted minimum in order to obtain an acceptable removal bottom. The actual depths and lateral extents of grading will be determined by the geotechnical consultant, based on subsurface conditions encountered during grading. Removal areas should be accurately staked in the field by the Project Surveyor.

4.1.3 Temporary Excavations

Temporary excavations up to approximately 15 feet are anticipated for construction of the basement. Temporary excavations should be performed in accordance with project plans, specifications, and all Occupational Safety and Health Administration (OSHA) requirements. Excavations should be laid back or shored in accordance with OSHA requirements before personnel or equipment are allowed to enter. Excavation safety is the sole responsibility of the contractor.

Excavations should be sloped back to 1:1 or flatter or be properly shored. Vehicular traffic, stockpiles, and equipment storage should be set back from the perimeter of excavations a distance equivalent to a 1:1 projection from the bottom of the excavation or 5 feet, whichever is greater. Once an excavation has been initiated, it should be backfilled as soon as practical. Prolonged exposure of temporary excavations may result in some localized instability. Excavations should be planned so that they are not initiated without sufficient time to shore/fill them prior to weekends, holidays, or forecasted rain.

It should be noted that any excavation that extends below a 1:1 (horizontal to vertical) projection of an existing foundation will remove existing support of the structure foundation. Temporary shoring parameters are provided in Section 4.5.

4.1.4 Removal Bottoms and Subgrade Preparation

In general, over-excavated removal bottoms and areas to receive compacted fill should be scarified to a minimum depth of 6 inches, brought to a near-optimum moisture condition, and re-compacted per project recommendations.

Removal bottoms and areas to receive fill should be observed and accepted by the geotechnical consultant prior to subsequent fill placement.

4.1.5 Material for Fill

From a geotechnical perspective, the onsite soils are generally considered suitable for use as general compacted fill (not retaining/basement wall backfill), provided they are screened of organic materials, construction debris and oversized material (8 inches in greatest dimension).

From a geotechnical viewpoint, any required import soils for general fill (i.e., non-retaining wall backfill) should consist of clean, granular soils of "Very Low" to "Low" expansion potential (expansion index 50 or less based on American Society for Testing and Materials [ASTM] D 4829), and free of organic materials, construction debris and any material greater than 3 inches in maximum dimension. Import for basement/retaining wall backfill should meet the criteria outlined in the following paragraph. Source samples should be provided to the geotechnical consultant for laboratory testing a minimum of four working days prior to any planned importation.

Basement/retaining wall backfill should consist of sandy soils with a maximum of 35 percent fines (passing the No. 200 sieve) per ASTM Test Method D1140 (or ASTM D6913/D422) and a "Very Low" expansion potential (EI of 20 or less per ASTM D4829). Soils should also be screened of organic materials, construction debris, and any material greater than 3 inches in maximum dimension. The site contains soils that are not suitable for retaining wall backfill due to their fines content, therefore import or potentially select grading and stockpiling of site soils will be required by the contractor for obtaining suitable retaining wall backfill soil. The contractor should assume imports will be required for backfill of retaining walls.

Aggregate base (crushed aggregate base or crushed miscellaneous base) should conform to the requirements of Section 200-2 of the Standard Specifications for Public Works Construction ("Greenbook") for untreated base materials (except processed miscellaneous base) or Caltrans Class 2 aggregate base.

4.1.6 Placement and Compaction of Fills

Material to be placed as fill should be brought to above optimum moisture content (generally about 2 percent above optimum moisture content) and recompacted to at least 90 percent relative compaction (per ASTM D1557). Moisture conditioning of site soils will be required in order to achieve adequate compaction. The soils encountered in our borings were generally above optimum moisture content. The optimum lift thickness to produce a uniformly compacted fill will depend on the type and size of compaction equipment used. In general, fill should be placed in uniform lifts not exceeding 8 inches in compacted thickness. Each lift should be thoroughly compacted and accepted prior to subsequent lifts. Generally, placement and compaction of fill should be performed in accordance with local grading ordinances and with observation and testing performed by the geotechnical consultant. Oversized material as previously defined should be removed from site fills.

During backfill of excavations, the fill should be properly benched into firm and competent soils of temporary backcut slopes as it is placed in lifts.

Aggregate base material should be compacted to at least 95 percent relative compaction at or slightly above optimum moisture content per ASTM D1557. Subgrade below aggregate base should be compacted to at least 90 percent relative compaction per ASTM D1557 at or slightly above optimum moisture content.

If gap-graded ¾-inch rock is used for backfill (around storm drain storage chambers, retaining wall backfill, etc.) it will require compaction. Rock shall be placed in thin lifts (typically not exceeding 6 inches) and mechanically compacted with observation by geotechnical consultant. Backfill rock shall meet the requirements of ASTM D2321. Gap-graded rock is required to be wrapped in filter fabric to prevent the migration of fines into the rock backfill.

4.1.7 Trench and Retaining/Basement Wall Backfill and Compaction

Bedding material used within the pipe zone should conform to the requirements of the current Greenbook and the pipe manufacturer. Where applicable, sand having a sand equivalent (SE) of 20 or greater (per Caltrans Test Method [CTM] 217) may be used to bed and shade the pipes within the bedding zone. Sand backfill should be densified by jetting or flooding and then tamped to ensure adequate compaction. Bedding sand should be from a natural source, manufactured sand from recycled material is not suitable for jetting. The onsite soils may generally be considered suitable as trench backfill (zone defined as 12 inches above the pipe to subgrade), provided the soils are screened of rocks greater than 6 inches in maximum dimension, construction debris and organic material. Trench backfill should be compacted in uniform lifts (as outlined in Section "Material for Fill") by mechanical means to at least 90 percent relative compaction (per ASTM D1557). If gap-graded rock is used for trench backfill, refer to Section 4.1.6.

Basement/retaining wall backfill should consist of sandy soils meeting the criteria outlined in above Section 4.1.5. For basement/subterranean walls the select zone meeting the criteria outlined above should extend a minimum of a 1:1 (horizontal to vertical) upward projection from the bottom of the basement wall subdrain, refer to Figure 3. For conventional retaining walls the limits of select backfill zone outlined above should extend at minimum ½ the height of the retaining wall or the width of the heel (if applicable), whichever is greater, refer to Figure 4. Retaining wall backfill soils should be compacted in relatively uniform thin lifts to a minimum of 90 percent relative compaction (per ASTM D1557). Jetting or flooding of retaining wall backfill materials should not be permitted.

In backfill areas where mechanical compaction of soil backfill is impractical due to space constraints, typically sand-cement slurry may be substituted for compacted backfill. The slurry should contain about one sack of cement per cubic yard. When set, such a mix typically has the consistency of compacted soil. Sand cement slurry placed near the surface within landscape areas should be evaluated for potential impacts on planned improvements.

A representative from LGC Geotechnical should observe, probe, and test the backfill to verify compliance with the project recommendations.

4.2 Foundation Recommendations

The site contains soils with an expansion index greater than 20 therefore mitigation measures will be required for planned foundations to minimize the impacts of expansive soils. Typical methods for design of foundations to resist expansive soils include the Wire Reinforcement Institute (WRI) procedure for conventional foundations and the Post-Tensioning Institute (PTI) method for post-tensioned foundations as referenced in Chapter 18 of the 2022 CBC. Other types of stiff slabs may be used in place of the WRI/ PTI methods provided that, in the opinion of the foundation structural designer, the alternative type of slab is at least as stiff and strong as that designed by the WRI/ PTI method to resist expansive soils.

Please note that the following foundation recommendations are preliminary and must be confirmed by LGC Geotechnical at the completion of project plans (i.e., foundation, grading and site layout plans) as well as completion of earthwork.

4.2.1 Preliminary Conventional Foundation Design Parameters

Given that the onsite soils are expansive, the foundation systems shall be designed for effects of expansive soil. Conventional foundations may be designed in accordance with Wire Reinforcement Institute (WRI) procedure for slab-on-ground foundations per Section 1808 of the 2022 CBC to resist expansive soils. The following preliminary soil parameters may be used:

- Effective Plasticity Index: 30
- Climatic Rating: Cw = 15
- Reinforcement: Per structural designer.
- Minimum Perimeter Embedment Depth: 18 inches below lowest adjacent grade.
- Moisture condition at-grade slab subgrade soils to 120% of optimum moisture content to a depth of 18 inches prior to trenching for footings. (Not required for basement foundations.)

The recommended moisture content should be maintained up to the time of concrete placement.

4.2.2 Provisional Post-Tensioned Foundation Design Parameters

The geotechnical parameters provided herein may be used for post-tensioned slab foundations. These parameters have been determined in general accordance with the Post-Tensioning Institute (PTI, 2012) Standard Requirements (PTI DC 10.5), referenced in Chapter 18 of the 2022 CBC. In utilizing these parameters, the foundation engineer should design the foundation system in accordance with the allowable deflection criteria of applicable codes and the requirements of the structural designer/architect.

Our design parameters are based on our experience with similar projects and the anticipated nature of the soil (with respect to expansion potential). Please note that implementation of our recommendations will not eliminate foundation movement (and related distress) should the moisture content of the subgrade soils fluctuate. It is the

intent of these recommendations to help maintain the integrity of the proposed structures and reduce (not eliminate) movement, based upon the anticipated site soil conditions. Should future owners not properly maintain the areas surrounding the foundation, for example by overwatering, then we anticipate for highly expansive soils the maximum differential movement of the perimeter of the foundation to the center of the foundation to be on the order of a couple of inches. Soils of lower expansion potential are anticipated to show less movement.

4.2.3 Foundation Subgrade Preparation and Maintenance

The recommendations specific to anticipated site soil conditions are presented in Table 2. The subgrade moisture condition of the building pad soils should be maintained at the recommended moisture content up to the time of concrete placement. This moisture content should be maintained around the immediate perimeter of the slab during construction and up to occupancy of the building structures.

The geotechnical parameters provided herein assume that if the areas adjacent to the foundation are planted and irrigated, these areas will be designed with proper drainage and adequately maintained so that ponding, which causes significant moisture changes below the foundation, does not occur. Our recommendations do not account for excessive irrigation and/or incorrect landscape design. Plants should only be provided with sufficient irrigation for life and not overwatered to saturate subgrade soils. Sunken planters placed adjacent to the foundation should either be designed with an efficient drainage system or liners to prevent moisture infiltration below the foundation. Some lifting of the perimeter foundation beam should be expected even with properly constructed planters.

In addition to the factors mentioned above, roots that extend near the vicinity of foundations can cause distress to foundations. Trees/large shrubs should not be planted closer to the foundations than a distance equal to half the mature height of the tree or 20 feet, whichever is more conservative unless specifically provided with root barriers to prevent root growth below the building foundation.

The owner must perform periodic maintenance during hot and dry periods to ensure that adequate watering has been provided to keep soil from separating or pulling back from the foundation. It is critical to maintain a constant level of soil-moisture. The owner and any property management personnel should be aware of the potential negative consequences of both excessive watering, as well as allowing potentially expansive soils to become too dry. Expansive soils can undergo shrinkage during drying, and swelling during the rainy winter season, or when irrigation is resumed. This can result in distress to building structures and hardscape improvements.

TABLE 2

Provisional Geotechnical Parameters for Post-Tensioned Foundation Slab Design[1]

Parameter	PT Slab with Perimeter Embedment/Footing
Center Lift Edge moisture variation distance, e_m Center lift, y_m	 9.0 feet 0.50 inch
Edge Lift Edge moisture variation distance, e_m Edge lift, y_m	 4.7 feet 1.1 inch
Minimum Perimeter footing/thickened edge embedment below finish grade	18 inches
1. For preliminary design purposes. Confirmation and further evaluation is needed at the completion of grading.	

4.2.4 Slab Underlayment Guidelines

The following is for informational purposes only since slab underlayment (e.g., moisture retarder, sand or gravel layers for concrete curing and/or capillary break) is unrelated to the geotechnical performance of the foundation and thereby not the purview of the geotechnical consultant. Post-construction moisture migration should be expected below the foundation. The foundation engineer/architect should determine whether the use of a capillary break (sand or gravel layer), in conjunction with the vapor retarder, is necessary or required by code. Sand layer thickness and location (above and/or below vapor retarder) should also be determined by the foundation engineer/architect.

4.3 Soil Bearing and Lateral Resistance

The following minimum footing widths and embedments are recommended for the corresponding allowable bearing pressures for both continuous wall and column spread footings. These net bearing pressures (exclusive of the weight of the footings) are for dead plus live loads and may be increased one-third for short-term, transient, wind and seismic loading. For any bearing pressures less than 2,000 psf, a minimum footing width of 1.5 feet and embedment depth of 1.5 feet below lowest adjacent grade should be used. These allowable bearing pressures are applicable for level (ground slope equal to or flatter than 5 horizontal feet to 1-foot vertical) conditions only.

TABLE 3

Allowable Soil Bearing Pressures

Location	Static Bearing Pressure (psf)	Minimum Footing Width (feet)	Minimum Footing Embedment** (feet)
Basement Level *	3,500	3	2
	3,000	2	2
	2,500	1.5	1.5
At-Grade	3,000	3	2
	2,500	2	1.5
	2,000	1.5	1.5

*Basement level at a minimum of 10 feet below existing grade.

**Refers to minimum depth below lowest adjacent grade.

Soil settlement is a function of footing dimensions and applied soil bearing pressure. In utilizing the above-mentioned allowable bearing capacity, assumed structural loads, and provided our earthwork recommendations are implemented, foundation settlement due to structural loads is anticipated to be on the order of 1-inch. Differential settlement should be anticipated between nearby columns or walls where a large differential loading condition exists. Settlement estimates should be evaluated by LGC Geotechnical when foundation plans are available.

Resistance to lateral loads can be provided by friction acting at the base of foundations and by passive earth pressure. For concrete/soil frictional resistance, an allowable coefficient of friction of 0.25 may be assumed with dead-load forces. For concrete/soil frictional resistance with a keyway extended below the retaining wall base, an increased allowable coefficient of friction of 0.35 may be assumed with dead-load forces. An allowable passive lateral earth pressure of 240 psf per foot of depth (or pcf) to a maximum of 2,400 psf may be used for the sides of footings poured against properly compacted fill. Allowable passive pressure may be increased to 320 pcf (maximum of 3,200 psf) for short duration seismic loading. This passive pressure is applicable for level (ground slope equal to or flatter than 5H:1V) conditions. Frictional resistance and passive pressure may be used in combination without reduction. We recommend that the upper foot of passive resistance be neglected if finished grade will not be covered with concrete or asphalt. The provided allowable passive pressures are based on a factor of safety of 1.5 and 1.1 for static and seismic loading conditions, respectively.

4.4 Lateral Earth Pressures for Basement/Retaining Walls Design

Basement walls up to about 10 feet in height are anticipated for the site. Lateral earth pressures for approved native soils in a cut condition and approved sandy soils meeting indicated project requirements are provided below. Lateral earth pressures are provided as equivalent fluid unit weights, in psf per foot of depth (or pcf). These values do not contain an appreciable factor of safety, so the retaining wall designer should apply the applicable factors of safety and/or load factors during design. A soil unit weight of 120 pcf may be assumed for calculating the actual

weight of soil over the wall footing.

If the wall can yield enough to mobilize the full shear strength of the soil, it can be designed for "active" pressure. If the wall cannot yield under the applied load, the shear strength of the soil cannot be mobilized, and the earth pressure will be higher. Such walls should be designed for "at-rest" conditions. If a structure moves toward the soils, the resulting resistance developed by the soil is the "passive" resistance. The equivalent fluid pressure values assume free-draining conditions and a drainage system will be installed and maintained to prevent the build-up of hydrostatic pressures. Typically, a basement wall constructed directly against temporary shoring is provided with a composite drainage mat (e.g., Miradrain, etc.) placed over the lagging and collected at the wall bottom by a manifold pipe system properly outletted to a suitable discharge point. Basement walls not requiring shoring due to adequate horizontal distance for temporary slopes are subsequently backfilled with sandy soils and a subdrain pipe is wrapped in drainage aggregate and filter fabric (e.g., "burrito" subdrain) and properly outletted to a suitable discharge point (Refer to Figures 3 and 4). If a sump pump is required to outlet accumulated water behind retaining/basement walls, the owner and any subsequent owners must be made aware that it will be their responsibility to ensure the sump pump continues to perform properly for the life of the project. Basement/retaining wall structures should be provided with appropriate drainage and appropriately waterproofed. Please note that waterproofing and specification of the drainage mat and outlet system are not the purview of the geotechnical consultant. If conditions other than those assumed above are anticipated, the equivalent fluid pressure values should be provided on an individual-case basis by the geotechnical consultant. Refer to Figures 3 and 4.

The following lateral earth pressures are presented on Table 4A for design of site basement/retaining walls constructed against the shoring wall (i.e., cut condition not requiring backfill).

TABLE 4A

Lateral Earth Pressures – Cut Condition

Condition	**Equivalent Fluid Unit Weight (pcf)**
	Cut Condition w/Shoring Wall
	Level Backfill
Active	50
At-Rest	75

The following lateral earth pressures are presented on Table 4B are for backfilled basement/retaining walls using approved select granular soils with a maximum of 35 percent fines (passing the No. 200 sieve per ASTM D-421/422) and a maximum Expansion Index of 20 (per ASTM D-4829). The retaining wall designer should clearly indicate on the retaining wall plans the required sandy soil backfill criteria. If the limits of select sandy backfill indicated on Figures 3 and 4 cannot be extended due to property line constraints, the lateral earth pressures provided in Table 4A should be used.

TABLE 4B

Lateral Earth Pressures – Conventional Backfilled Basement/Retaining Wall

Condition	Equivalent Fluid Unit Weight (pcf)
	Approved Sandy Backfill Material
	Level Backfill
Active	35
At-Rest	55

Surcharge loading effects from any adjacent structures should be evaluated by the basement/retaining wall designer. In general, structural loads within a 1:1 (horizontal to vertical) upward projection from the bottom of the proposed basement/retaining wall footing will surcharge the proposed retaining structure. In addition to the recommended earth pressure, basement/retaining walls adjacent to streets should be designed to resist vehicular traffic if applicable. Uniform surcharges may be estimated using the applicable coefficient of lateral earth pressure using a rectangular distribution. A factor of 0.3 and 0.5 may be used for the active and at-rest conditions, respectively. The vertical traffic surcharge may be determined by the structural designer. The retaining/basement wall designer should contact the geotechnical consultant for any required geotechnical input in estimating any applicable surcharge loads.

If required, the basement/retaining wall designer may use a seismic lateral earth pressure increment of 10 pcf for a level backfill. This increment should be applied in addition to the provided static lateral earth pressure using a triangular distribution with the resultant acting at H/3 in relation to the base of the retaining structure (where H is the retained height). Per Section 1803.5.12 of the 2022 CBC, the seismic lateral earth pressure is applicable to structures assigned to Seismic Design Category D through F for retaining wall structures supporting more than 6 feet of backfill height. For the restrained, at-rest condition, the seismic increment may be added to the applicable active lateral earth pressure (in lieu of the at-rest lateral earth pressure) when analyzing short duration seismic loading. It should be noted that the provided seismic lateral earth pressures are for a maximum basement/retaining wall of 14 feet in height. While not anticipated at this time, if a basement/retaining wall greater than 14 feet in height is proposed, the retaining wall designer should contact the geotechnical consultant for specific seismic lateral earth pressure increments based on the configuration of the planned retaining wall structures. Seismic lateral earth pressures are estimated using the procedure outlined by the Structural Engineers Association of California (Lew, et al, 2010) and the Federal Highway Administration (FHWA, 2011).

Soil bearing and lateral resistance (friction coefficient and passive resistance) are provided in Section 4.3. Earthwork considerations (temporary backcuts, backfill, compaction, etc.) for basement/retaining walls are provided in Section 4.1 (Site Earthwork) and the subsequent earthwork related sub-sections.

4.5 Temporary Shoring

Temporary shoring up to about 12 feet in height is anticipated to be required in portions of the site for construction of the basement. The provided lateral earth pressures for temporary shoring assume a fully drained condition and do not include any hydrostatic pressures. Typical cantilever temporary shoring, where deflection of the shoring will not impact the performance of adjacent structures, may be designed using the active equivalent fluid pressures of 35 pounds per square foot (psf) per foot of depth (or pcf) for a level backfill. Braced shoring may be used in areas where the shoring will be located close to existing structures in order to limit shoring defections or required due to the proposed depth of excavation. Braced shoring with a level backfill may be designed using a uniform soil pressure of 23H in pounds per square foot (psf), where H is equal to the depth in feet of the excavation being shored. These lateral earth pressures do not include any hydrostatic pressures and any slopes above the temporary shoring will increase the above-noted lateral earth pressures and can be provided on a case-by-case basis.

Any building, equipment or traffic loads located within a 1:1 (horizontal to vertical) projection from the base of the shoring should be added to the applicable lateral earth pressure. Refer to the discussion provided in above section "Lateral Earth Pressures for Basement/Retaining Wall Design." The shoring designer should contact the geotechnical consultant for any required geotechnical input in estimating any applicable lateral surcharge loads.

For piles generally spaced a minimum of 2.5 pile diameters on-center, an allowable passive pressure of 550 pcf may be used for passive resistance below the excavation. The provided passive pressure includes an arching factor of 2 (e.g., 275 pcf x 2) and should be limited to a maximum of 12 times the value provided above (e.g., 550 pcf to a maximum of 6,600 psf). The passive pressure is only applicable for level (5 horizontal feet to 1-foot vertical or flatter) soil conditions. To develop the full lateral value, provisions should be made to assure firm contact between the soldier piles and the undisturbed soils. The concrete placed in the soldier pile excavation below the excavated level should be of adequate strength to transfer the imposed loads to the surrounding soils. The structural designer should incorporate the appropriate factor of safety and/or load factor in the design. The provided allowable passive pressure is based on a factor of safety of 1.3.

Continuous lagging should be provided between the soldier piles. Lagging should be placed in a timely manner during excavation in order to minimize potential spalling and sloughing. Careful installation of the lagging will be necessary to achieve bearing against the retained earth. The backfill of the lagging should consist of sand-cement slurry. Means and methods are per the contractor in order to ultimately ensure full bearing (direct contact) of retained earth to the lagging. The soldier piles should be designed for the full anticipated lateral earth pressure; however, the pressure on the lagging will be less due to soil arching between the piles. We recommend that the lagging be designed for the recommended earth pressure but may be limited to a maximum value of 400 psf if surcharge loads are not present. Lagging placed behind the solider piles will negate the soil arching effect.

It is difficult to accurately predict the amount of deflection of the shored embankment. It should be realized, however, that some deflection will occur. The shoring should be designed to limit deflection to within tolerable limits. If greater deflection occurs during construction, additional bracing may be necessary. In areas where less deflection is desired, such as adjacent

to existing settlement sensitive improvements, the shoring should be designed for higher lateral earth pressures.

During construction, monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of the soldier piles as determined by the shoring designer. It would also be prudent to perform a detailed survey of any improvements to be supported above the planned shoring prior to and during the shoring installation. The survey should include topographic data and documentation of the condition of the existing improvements, including cracks or signs of distress.

The contractor should evaluate the potential drilling conditions when planning the installation methods, refer to Section "Boreholes for Temporary Shoring" (Section 4.11) and the boring logs (Appendix B).

4.6 Control of Surface Water and Drainage Control

From a geotechnical perspective, we recommend that compacted finished grade soils adjacent to proposed structure be sloped away from the proposed structure and towards an approved drainage device or unobstructed swale. Drainage swales, wherever feasible, should not be constructed within 5 feet of buildings. Where lot and building geometry necessitates that the drainage swales be routed closer than 5 feet to structural foundations, we recommend the use of area drains together with drainage swales. Drainage swales used in conjunction with area drains should be designed by the project civil engineer so that a properly constructed and maintained system will prevent ponding within 5 feet of the foundation. Code compliance of grades is not the purview of the geotechnical consultant.

Planters with open bottoms adjacent to buildings should be avoided. Planters should not be designed adjacent to buildings unless provisions for drainage, such as catch basins, liners, and/or area drains, are made. Overwatering must be avoided.

4.7 Subsurface Water Infiltration

Recent regulatory changes have occurred that mandate that stormwater be infiltrated below grade rather than collected in a conventional storm drain system. Typically, a combination of methods are implemented to reduce surface water runoff and increase infiltration including; permeable pavements/pavers for roadways and walkways, directing surface water runoff to grass-lined swales, retention areas, and/or drywells, etc.

It should be noted that collecting and concentrating surface water for the purpose of intentionally infiltrating it below grade, conflicts with the geotechnical engineering objective of directing surface water away from slopes, structures and other improvements. The geotechnical stability and integrity of a site is reliant upon appropriately handling surface water. In general, the vast majority of geotechnical distress issues are directly related to improper drainage. In general, distress in the form of movement of improvements could occur as a result of soil saturation and loss of soil support, expansion, internal soil erosion, collapse and/or settlement.

Our field evaluation of the site indicates that significant amounts of fine-grained silts and clays

would be expected to have very low rates of infiltration. We do not recommend that surface water be intentionally infiltrated into subsurface soils at this site.

4.8 Preliminary Pavement Sections

The following preliminary minimum asphalt concrete (AC) pavement sections are provided in Table 5 based on an assumed R-value of 5 and assumed Traffic Index (TI) values. These recommendations must be confirmed with R-value testing of representative near-surface soils at the completion of grading and after underground utilities have been installed and backfilled. A traffic study has not been conducted by or provided to our firm for this project and our opinion regarding the applicability of the assumed traffic indices is judgmental. Determination of the TI is not the purview of the geotechnical consultant. Final pavement sections should be confirmed by the project civil/transportation engineer based upon the final design Traffic Index. If requested, LGC Geotechnical will provide sections for alternate TI values.

TABLE 5

Asphalt Concrete Pavement Section Options

Pavement Area	Assumed Traffic Index*	Section Thickness (inches)	
		Asphalt Concrete	Aggregate Base
Auto Parking	4.5	4.0	5.5
Circulation Drives (little to no truck traffic)	5.0	4.0	7.5
Truck Driveways (limited truck traffic)	6.0	5.0	9.5

*Determination of the Traffic Index is not the purview of the geotechnical consultant

Typically, pavers for vehicular traffic are 80 mm (approximately 3 and 1/8 inches) thick. Based on a TI of 5.0, concrete pavers should be underlain with a minimum of 11 inches of compacted aggregate base. A herringbone pattern is recommended for pavers subject to vehicular traffic. Manufacturer's specific recommendations regarding the pavers (required bedding and jointing sand, fabric, edge restraint, etc.) should be implemented during design and construction. It should be noted that pavers are typically installed on 1-inch of bedding sand that is placed on the compacted aggregate base. For a design TI other than 5.0, alternate aggregate base thickness underling the pavers can be provided.

The thicknesses shown are for minimum thicknesses. Increasing the thickness of any or all of the above layers will reduce the likelihood of the pavement/pavers experiencing distress during its service life. The above recommendations are based on the assumption that proper maintenance and irrigation of the areas adjacent to the roadway will occur throughout the design life of the pavement/pavers. Failure to maintain a proper maintenance and/or irrigation program may jeopardize the integrity of the pavement/pavers.

Earthwork recommendations regarding aggregate base and subgrade are provided in the previous section "Site Earthwork" and the related sub-sections of this report.

4.9 Soil Corrosivity

Although not corrosion engineers (LGC Geotechnical is not a corrosion consultant), several governing agencies in Southern California require the geotechnical consultant to determine the corrosion potential of soils to buried concrete and metal facilities. We therefore present the results of our testing with regard to corrosion for the use of the client and other consultants, as they determine necessary.

Corrosion testing indicated soluble sulfate content values of 0.08 percent or less, chloride content of 80 parts per million (ppm), pH of 7.3 and minimum resistivity of 1,840 ohm-cm. Based on Caltrans Corrosion Guidelines (2021), soils are considered corrosive if the pH is 5.5 or less, or the chloride concentration is 500 ppm or greater, or the sulfate concentration is 1,500 ppm (0.15 percent) or greater.

Based on our experience in the area, the near-surface soils should be considered to have an exposure class of "S2" per ACI 318-19, Table 19.3.1.1 with respect to sulfates. This must be verified based on as-graded conditions.

4.10 Nonstructural Concrete Flatwork

Nonstructural concrete flatwork (such as walkways, patio slabs, etc.) has a potential for cracking due to changes in soil volume related to soil-moisture fluctuations. To reduce the potential for excessive cracking and lifting, concrete may be designed in accordance with the minimum guidelines outlined in Table 6 on the following page. These guidelines will reduce the potential for irregular cracking and promote cracking along control joints; but will not eliminate all cracking or lifting. Thickening the concrete and/or adding additional reinforcement will further reduce cosmetic distress.

TABLE 6

Nonstructural Concrete Flatwork for Expansive Soils

	Flatwork	**City Sidewalk Curb and Gutters**
Minimum Thickness (in.)	5	City/Agency Standard
Presoaking	Presoak to 12 inches	City/Agency Standard
Reinforcement	No. 3 at 24 inches on centers	City/Agency Standard
Thickened Edge (in.)	—	City/Agency Standard
Crack Control Joints	Saw cut or deep open tool joint to a minimum of $^1/_3$ the concrete thickness	City/Agency Standard
Maximum Joint Spacing	6 feet	City/Agency Standard
Aggregate Base Thickness (in.)	—	City/Agency Standard

4.11 Boreholes for Temporary Shoring

Boreholes for temporary shoring should be plumb and free of loose or softened material. Extreme care in drilling, placement of reinforcement steel, and the pouring of concrete will be essential to avoid excessive disturbance of borehole walls. Immediately after drilling the soldier pile steel section should be installed and the concrete pumped. Where applicable, concrete placement by pumping or tremie tube to the bottom of borehole excavation is recommended. No pier borehole should be left open overnight. We recommend that pier boreholes not be drilled immediately adjacent to another pier until the concrete in the other pier has attained its initial set. A representative from LGC Geotechnical should be onsite during the drilling of piers to verify the assumptions made during the design stages.

Our borings encountered zones of sands with relatively low fines content (i.e., minimal silts and clays) and these soils are very susceptible to caving. Difficult drilling, caving of drilled holes and encountering oversized material should be anticipated. The contractor should anticipate that any borehole left open for any extended period of time will likely experience additional caving and potential perched groundwater typically from local irrigation.

The contractor should carefully evaluate the onsite geotechnical conditions as it relates to selecting an appropriate construction technique (including, but not limited to, auger type, construction sequence, etc.) for installation of temporary shoring. Refer to the boring logs provided in Appendix B.

4.12 Geotechnical Plan Review

When available, grading, retaining wall and foundation plans should be reviewed by LGC Geotechnical in order to verify our geotechnical recommendations are implemented. Updated recommendations and/or additional fieldwork may be necessary.

4.13 Geotechnical Observation and Testing During Construction

The recommendations provided in this report are based on limited subsurface observations and geotechnical analysis. The interpolated subsurface conditions should be checked in the field during construction by a representative of LGC Geotechnical. Geotechnical observation and testing is required per Section 1705 of the 2022 California Building Code (CBC).

Geotechnical observation and/or testing should be performed by LGC Geotechnical at the following stages:

- During temporary shoring installation;
- During grading (e.g., subgrade, removal bottoms, fill placement, etc);
- During basement and retaining wall backfill and compaction;
- During utility trench backfill and compaction;
- After presoaking concrete-flatwork subgrades prior to placement of aggregate base or concrete;
- Preparation of pavement subgrade and placement of aggregate base;
- After building and wall footing excavation and prior to placing reinforcement and/or concrete; and
- When any unusual soil conditions are encountered during any construction operation subsequent to issuance of this report.

5.0 LIMITATIONS

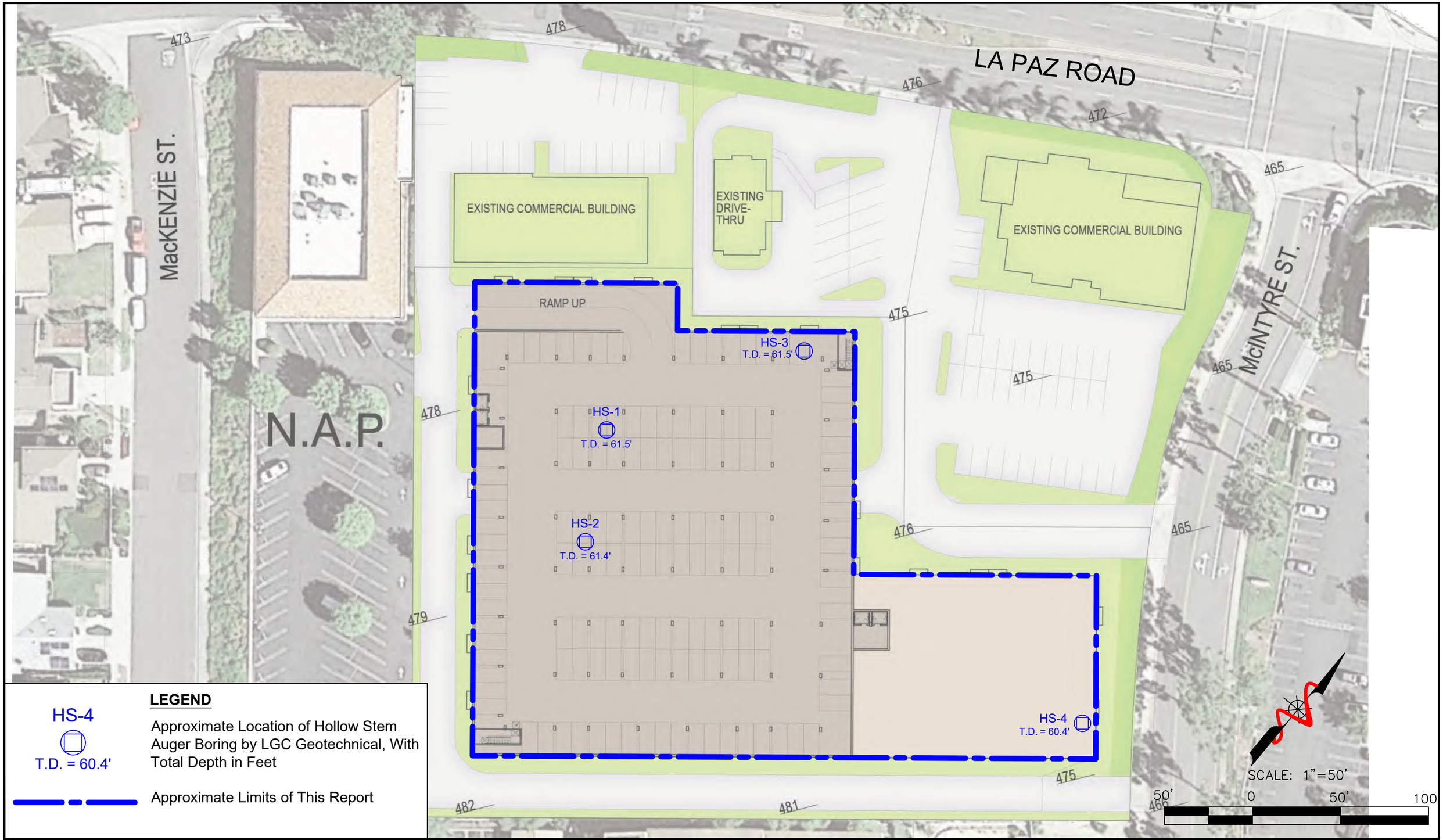
Our services were performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable soils engineers and geologists practicing in this or similar localities. No other warranty, expressed or implied, is made as to the conclusions and professional advice included in this report.

This report is based on data obtained from limited observations of the site, which have been extrapolated to characterize the site. While the scope of services performed is considered suitable to adequately characterize the site geotechnical conditions relative to the proposed development, no practical evaluation can completely eliminate uncertainty regarding the anticipated geotechnical conditions in connection with a subject site. Variations may exist and conditions not observed or described in this report may be encountered during grading and construction.

This report is issued with the understanding that it is the responsibility of the owner, or of his/her representative, to ensure that the information and recommendations contained herein are brought to the attention of the other consultants (at a minimum the civil engineer, structural engineer, landscape architect) and incorporated into their plans. The contractor should properly implement the recommendations during construction and notify the owner if they consider any of the recommendations presented herein to be unsafe, or unsuitable.

The findings of this report are valid as of the present date. However, changes in the conditions of a site can and do occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. The findings, conclusions, and recommendations presented in this report can be relied upon only if LGC Geotechnical has the opportunity to observe the subsurface conditions during grading and construction of the project, in order to confirm that our preliminary findings are representative for the site. This report is intended exclusively for use by the client, any use of or reliance on this report by a third party shall be at such party's sole risk.

In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and modification.



LEGEND

HS-4
T.D. = 60.4'

Approximate Location of Hollow Stem Auger Boring by LGC Geotechnical, With Total Depth in Feet

Approximate Limits of This Report

LGC Geotechnical, Inc.

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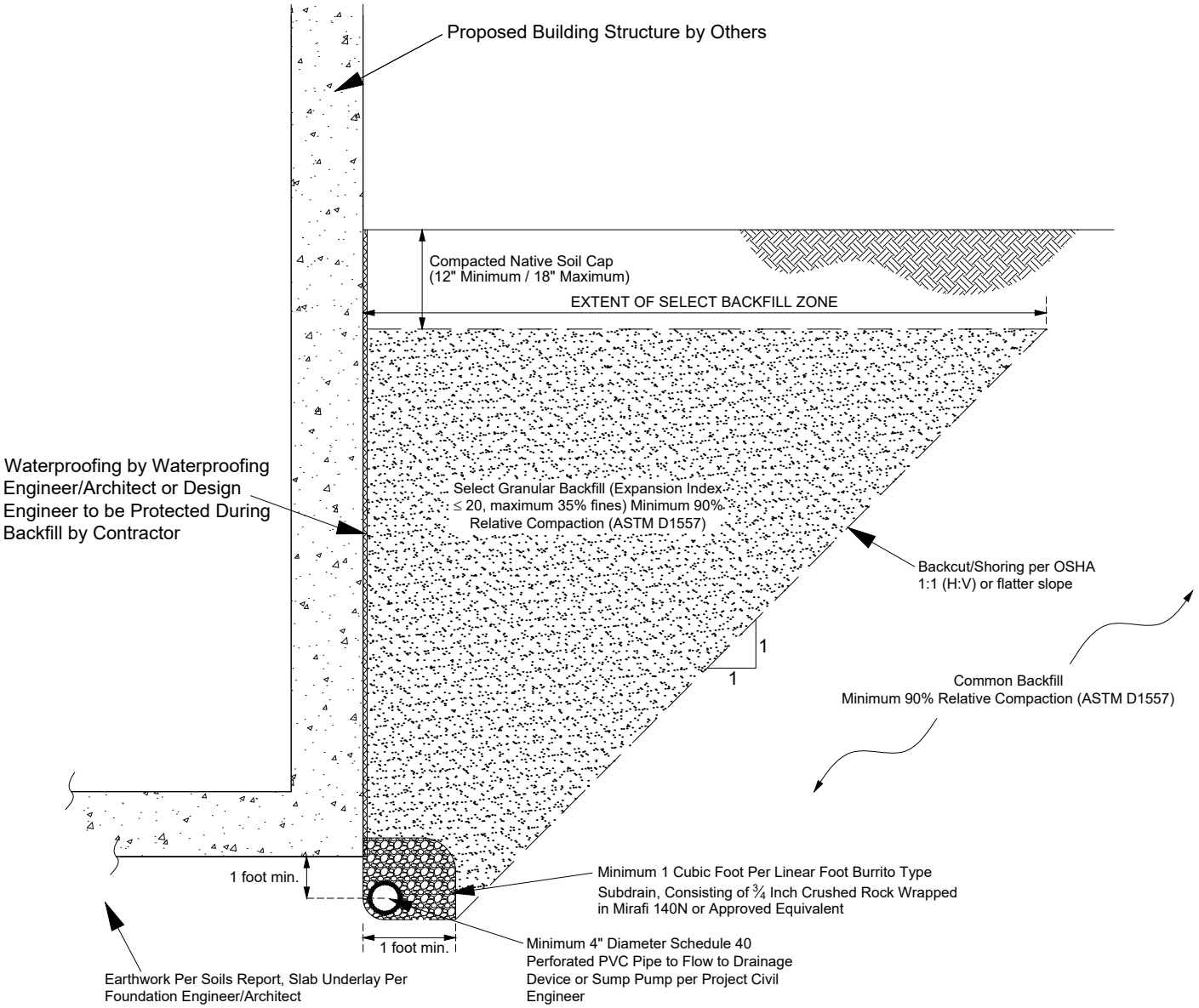
TEL (949) 369-6141 FAX (949) 369-6142

FIGURE 2
Boring Location Map

PROJECT NAME	*Cape Point - La Paz Village*
PROJECT NO.	*22023-01*
ENG. / GEOL.	*BTZ/KBC*
SCALE	*1" = 50'*
DATE	*May 2023*



NOTE : Granular backfill may be substituted with 3/4 inch crushed compacted rock wrapped in filter fabric. Geotechnical drainage detail will not prevent water seepage into structure, it is only to prevent build up of water pressure against wall.

LGC Geotechnical, Inc.	***FIGURE 3*** ***Basement Subterranean Structure Backfill/Subdrain Detail***	*PROJECT NAME*	*Cape Point - La Paz Village*
		PROJECT NO.	*22023-01*
		ENG. / GEOL.	*BTZ / KBC*
		SCALE	*Not to Scale*
		DATE	*May 2023*

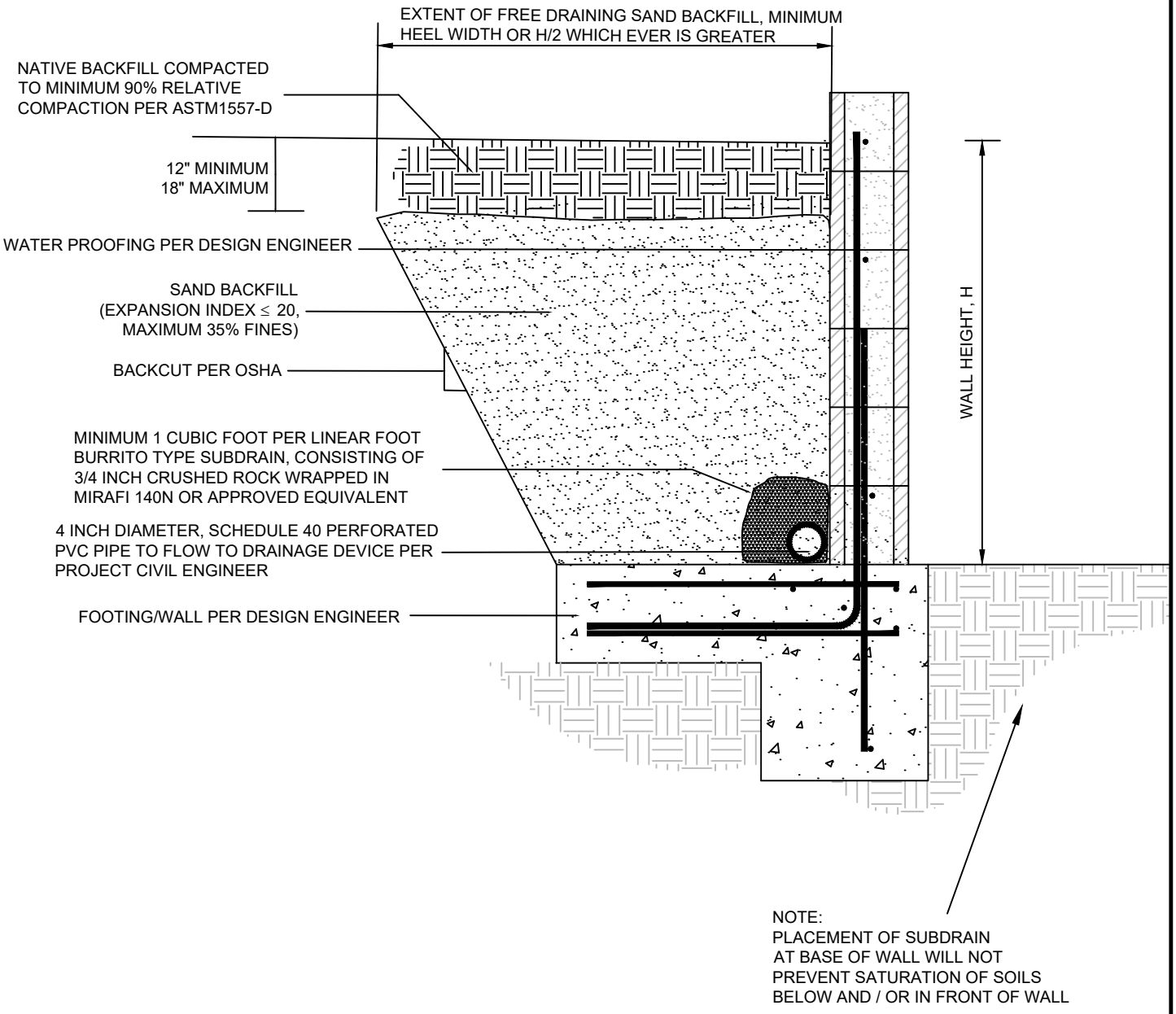


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FIGURE 4
Retaining Wall Backfill Detail

PROJECT NAME	Cape Point - La Paz Village
PROJECT NO.	22023-01
ENG. / GEOL.	BTZ / KBC
SCALE	Not to Scale
DATE	May 2023

Appendix A
References

APPENDIX A

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Appendix B
Field Exploration Logs

Geotechnical Boring Log Borehole HS-1

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~479' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							@ 0' - 3" Asphalt Concrete, 3" Aggregate Base	EI SO4
			R-1	7 27 37	107.8	24.4	CL	@ 2.5' - Sandy CLAY: olive gray, very moist, hard	
475									
	5	B-1	SPT-1	3 5 10		22.7	ML	@ 5' - Sandy SILT: olive gray, very moist, very stiff	-#200
			R-2	6 15 18	98.1	26.8	CL-ML	@ 7.5' - Silty CLAY: olive gray, very moist, very stiff	DS
470									
	10		SPT-2	4 7 10		21.8	CL	@ 10' - Sandy CLAY: olive gray, very moist, very stiff	-#200 AL
465									
	15		R-3	10 23 33	103.1	23.0	ML	@ 15' - SILT: olive gray, very moist, hard	CN
460									
	20		SPT-3	7 12 18		22.6	CL	@ 20' - Sandy CLAY: olive, very moist, hard	-#200
455									
	25		R-4	12 27 47	103.4	22.8		@ 25' - CLAY: olive gray, very moist, hard	
450									
	30								

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THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
▽	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
SO4	SULFATE CONTENT
-#200	% PASSING # 200 SIEVE

Last Edited: 5/1/2023

Geotechnical Boring Log Borehole HS-1

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Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~479' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	30		SPT-4	8 18 43		18.9	SC	@ 30' - Clayey SAND: olive, very moist, very dense	-#200
445									
	35		R-5	47 50/5"	109.5	4.2	SM	@ 35' - Silty SAND: very light brown, slightly moist, very dense	
440									
	40		SPT-5	13 34 48		10.6	SM	@ 40' - Silty SAND: gray, moist, very dense	-#200
435									
	45		R-6	30 50/5"	96.5	3.9		@ 45' - Silty SAND: grayish brown, slightly moist, very dense	
430									
	50		SPT-6	14 26 40		4.3		@ 50' - Silty SAND: olive yellow, slightly moist, very dense	
425									
	55		R-7	50/5"	102.6	5.8		@ 55' - Silty SAND: light yellowish gray, slightly moist, very dense	
420									
	60								

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CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-1

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~479' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	60		SPT-7	11 21 36		22.6	ML	@ 60' - Sandy SILT: grayish brown, very moist, hard	
415	65							Total Depth = 61.5' Groundwater Not Encountered Backfilled with Cuttings and Capped with AC Aquaphalt on 4/27/2023	
410	70								
405	75								
400	80								
395	85								
390	90								

LGC Geotechnical, Inc.

THIS SUMMARY APPLIES ONLY AT THE LOCATION OF THIS BORING AND AT THE TIME OF DRILLING. SUBSURFACE CONDITIONS MAY DIFFER AT OTHER LOCATIONS AND MAY CHANGE AT THIS LOCATION WITH THE PASSAGE OF TIME. THE DATA PRESENTED IS A SIMPLIFICATION OF THE ACTUAL CONDITIONS ENCOUNTERED. THE DESCRIPTIONS PROVIDED ARE QUALITATIVE FIELD DESCRIPTIONS AND ARE NOT BASED ON QUANTITATIVE ENGINEERING ANALYSIS.

SAMPLE TYPES:

B	BULK SAMPLE
R	RING SAMPLE (CA Modified Sampler)
G	GRAB SAMPLE
SPT	STANDARD PENETRATION TEST SAMPLE
	GROUNDWATER TABLE

TEST TYPES:

DS	DIRECT SHEAR
MD	MAXIMUM DENSITY
SA	SIEVE ANALYSIS
S&H	SIEVE AND HYDROMETER
EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-2

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~477' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							@ 0' - 3" Asphalt Concrete, 4" Aggregate Base	
475			SPT-1	3 5 10		24.6	CL	@ 2.5' - CLAY: gray, very moist, very stiff	
	5	B-1	R-1	8 18 31	103.2	22.5	ML	@ 5' - Sandy SILT: gray, very moist, hard	
470			SPT-2	3 7 12		23.7	CL	@ 7.5' - CLAY: gray, very moist, very stiff	
	10		R-2	7 18 27	99.7	24.8		@ 10' - CLAY: Olive gray, very moist, hard	AL CN
465									
	15		SPT-3	7 27 35		19.7	ML	@ 15' - Sandy SILT: grayish brown, very moist, hard	
460									
	20		R-3	13 27 40	103.7	21.9		@ 20' - Sandy SILT: pale brown, very moist, hard	
455									
	25		SPT-4	4 6 13		23.3	CL	@ 25' - CLAY: grayish brown, very moist, very stiff	
450									
	30								

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Last Edited: 5/1/2023

Geotechnical Boring Log Borehole HS-2

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~477' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

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Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
445	30		R-4	10 34 50/5"	106.7	18.9	SM	@ 30' - Silty SAND: grayish brown, very moist, very dense	
440	35		SPT-5	16 30 23		18.6	SC	@ 35' - Clayey SAND: grayish brown, very moist, very dense	
435	40		R-5	16 50/5"	103.9	21.0	ML	@ 40' - Sandy SILT: olive, very moist, hard	
430	45		SPT-6	15 34 24		11.2	SC	@ 45' - Clayey SAND: light yellowish brown, moist, very dense	
425	50		R-6	35 50/4"	95.6	4.4	SM	@ 50' - Silty SAND: grayish yellow, slightly moist, very dense	
420	55		SPT-7	50/5"		9.7	GC	@ 55' - Clayey Gravel with SAND: olive brown, moist, very dense	
	60								

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RV	R-VALUE
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Geotechnical Boring Log Borehole HS-2

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~477' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	60		R-7	15 32 50/5"	100.3	23.7	CL-ML	@ 60' - Silty CLAY: olive brown, very moist, very stiff	
415								Total Depth = 61.4' Groundwater Not Encountered Caving: Hole Measured Approximately 37' After Removal of the Augers Backfilled with Cuttings and Capped with AC Aquaphalt on 4/27/2023	
	65								
410									
	70								
405									
	75								
400									
	80								
395									
	85								
390									
	90								

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CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-3

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~476' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
475	0							@ 0' - 4" Asphalt Concrete, 3" Aggregate Base	
			R-1	14 21 29	102.4	22.2	CL	@ 2.5' - Sandy CLAY: olive, very moist, hard	
	5	B-1	SPT-1	3 8 14		23.4		@ 5' - Sandy CLAY: olive, very moist, very stiff	-#200
470			R-2	13 25 32	104.6	21.9	ML	@ 7.5' - Sandy SILT: olive gray, very moist, hard	
	10		SPT-2	4 8 12		22.4		@ 10' - Sandy SILT: olive, very moist, very stiff	-#200
465									
	15		R-3	11 23 45	104.9	21.6	CL	@ 15' - CLAY: olive gray, very moist, hard	AL CN
460									
	20		SPT-3	5 15 26		18.6		@ 20' - Sandy CLAY: brownish gray, very moist, hard	
455									
	25		R-4	22 50/5"	111.7	16.3	SM	@ 25' - Silty SAND: brownish gray, very moist, very dense	
450									
	30								

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RV	R-VALUE
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Last Edited: 5/1/2023

Geotechnical Boring Log Borehole HS-3

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~476' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
445	30		SPT-4	11 26 30		10.3	SM	@ 30' - Silty SAND: grayish brown, moist, very dense	
440	35		R-5	40 50/5"	90.3	6.0		@ 35' - Silty SAND: yellowish brown, slightly moist, very dense	
435	40		SPT-5	13 14 24		22.1	ML	@ 40' - Silt with SAND: olive gray, very moist, hard	
430	45		R-6	15 50/5"	100.5	24.4	CL-SM	@ 45' - CLAY transitioning to Silty SAND: grayish brown, very moist, hard/very dense	
425	50		SPT-6	15 17 19		20.9	SC	@ 50' - Clayey SAND: brown, very moist, dense	
420	55		R-7	19 30 48	100.7	24.5	ML	@ 55' - Sandy SILT: grayish brown, very moist, hard	
	60								

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-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-3

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~476' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
415	60		SPT-7	11 15 18		22.6	ML	@ 60' - Sandy SILT: grayish brown, very moist, hard	
410	65							Total Depth = 61.5' Groundwater Not Encountered Caving: Hole Measured Approximately 37' After Removal of the Augers Backfilled with Cuttings and Capped with AC Aquaphalt on 4/27/2023	
405	70								
400	75								
395	80								
390	85								
	90								

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DS	DIRECT SHEAR
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EI	EXPANSION INDEX
CN	CONSOLIDATION
CR	CORROSION
AL	ATTERBERG LIMITS
CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-4

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~473' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	0							@ 0' - 4" Asphalt Concrete, 3" Aggregate Base	EI CR
470			SPT-1	3 5 7		24.4	CL	@ 2.5' - Sandy CLAY: grayish brown, very moist, stiff	
	5	B-1	R-1	7 13 19	102.7	22.3		@ 5' - CLAY: olive gray, very moist, very stiff	AL CN
465			SPT-2	3 6 8		24.7		@ 7.5' - Sandy CLAY: grayish brown, very moist, very stiff	
	10		R-2	7 18 25	99.7	25.4	CL-ML	@ 10' - Silty CLAY: olive gray, very moist, hard	CN
460									
	15		SPT-3	5 7 10		25.4	CL	@ 15' - CLAY: gray, very moist, hard	
455									
	20		R-3	5 23 37	101.1	24.4		@ 20' - CLAY: gray, very moist, hard	
450									
	25		SPT-4	5 13 18		21.7	ML	@ 25' - Sandy SILT: grayish brown, very moist, hard	
445									
	30								

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RV	R-VALUE
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Last Edited: 5/1/2023

Geotechnical Boring Log Borehole HS-4

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~473' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	30		R-4	18 50/5"	103.4	10.6	SM	@ 30' - Silty SAND: light brown, moist, very dense	
440									
	35		SPT-5	12 20 50/5"		17.5	SC	@ 35' - Clayey SAND: yellowish brown, moist, very dense	
435									
	40		R-5	35 50/5"	110.5	3.9	SP-SC	@ 40' - SAND with Clay: yellowish brown, slightly moist, very dense	
430									
	45		SPT-6	15 40 50/5"		8.5		@ 45' - SAND with Clay: yellowish brown, moist, very dense	
425									
	50		R-6	50/5"	126.0	2.0	SP-SM	@ 50' - SAND with Silt: light yellowish brown, slightly moist, very dense	
420									
	55		SPT-7	50/5"		3.3		@ 55' - SAND with Silt: pale brown, slightly moist, very dense	
415									
	60								

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CO	COLLAPSE/SWELL
RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Geotechnical Boring Log Borehole HS-4

Date: 4/27/2023 | **Drilling Company:** 2R Drilling

Project Name: Cape Point - La Paz Village | **Type of Rig:** Truck Mounted Rig

Project Number: 22023-01 | **Drop:** 30" | **Hole Diameter:** 6"

Elevation of Top of Hole: ~473' MSL | **Drive Weight:** 140 pounds

Hole Location: See Geotechnical Map

Logged By JMN
Sampled By JMN
Checked By BTZ/KBC

Elevation (ft)	Depth (ft)	Graphic Log	Sample Number	Blow Count	Dry Density (pcf)	Moisture (%)	USCS Symbol	DESCRIPTION	Type of Test
	60		R-7	50/5"	91.3	11.0	SM	@ 60' - Silty SAND: grayish brown, moist, very dense	
410	65							Total Depth = 60.4' Groundwater Not Encountered Caving: Hole Measured Approximately 37' After Removal of the Augers Backfilled with Cuttings and Capped with AC Aquaphalt on 4/27/2023	
405	70								
400	75								
395	80								
390	85								
385	90								

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RV	R-VALUE
-#200	% PASSING # 200 SIEVE

Appendix C
Laboratory Test Results

APPENDIX C

Laboratory Test Results

The laboratory testing program was directed towards providing quantitative data relating to the relevant engineering properties of the soils. Samples considered representative of site conditions were tested in general accordance with American Society for Testing and Materials (ASTM) procedure and/or California Test Methods (CTM), where applicable. The following summary is a brief outline of the test type and a table summarizing the test results.

Moisture and Density Determination Tests: Moisture content (ASTM D2216) and dry density determinations (ASTM D2937) were performed on driven samples obtained from the test borings. The results of these tests are presented in the boring logs.

Atterberg Limits: The liquid and plastic limits ("Atterberg Limits") were determined per ASTM D4318 for engineering classification of fine-grained material and presented in the table below. The USCS soil classification indicated in the table below is based on the portion of sample passing the No. 40 sieve and may not necessarily be representative of the entire sample. The plots are provided in this Appendix.

Sample Location	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	USCS Soil Classification
HS-1 @ 10 ft	42	22	20	CL
HS-2 @ 10 ft	42	25	17	CL
HS-3 @ 15 ft	42	23	19	CL
HS-4 @ 5 ft	44	22	22	CL

Grain Size Distribution/Fines Content: Representative samples were dried, weighed, and soaked in water until individual soil particles were separated (per ASTM D421) and then washed on a No. 200 sieve (ASTM D1140). Where applicable, the portion retained on the No. 200 sieve was dried and then sieved on a U.S. Standard brass sieve set in accordance with ASTM D6913 (sieve).

Sample Location	Description	% Passing # 200 Sieve
HS-1 @ 5 ft	Sandy Silt	70
HS-1 @ 10 ft	Sandy Clay	67
HS-1 @ 20 ft	Sandy Clay	55
HS-1 @ 30 ft	Clayey Sand	41
HS-1 @ 40 ft	Silty Sand	14
HS-3 @ 5 ft	Sandy Clay	61
HS-3 @ 10 ft	Sandy Silt	55

Laboratory Test Results

Expansion Index: The expansion potential of selected representative samples was evaluated by the Expansion Index Test per ASTM D4829. The results are presented in the table below.

Sample Location	Expansion Index	Expansion Potential*
HS-1 @ 0-5 ft	64	Medium
HS-4 @ 0-5 ft	68	Medium

* Per ASTM D4829

Direct Shear: A direct shear test was performed on a driven samples, which were soaked for a minimum of 24 hours prior to testing. The samples were tested under various normal loads using a motor-driven, strain-controlled, direct-shear testing apparatus (ASTM D3080). The plot is provided in this Appendix.

Consolidation: Consolidation tests were performed per ASTM D2435. Samples (2.4 inches in diameter and 1 inch in height) were placed in a consolidometer and increasing loads were applied. The samples were allowed to consolidate under "double drainage" and total deformation for each loading step was recorded. The percent consolidation for each load step was recorded as the ratio of the amount of vertical compression to the original sample height. The consolidation pressure curves are provided in this Appendix.

Soluble Sulfates: The soluble sulfate contents of selected samples were determined by standard geochemical methods (CTM 417). The test results are presented in the table below.

Sample Location	Sulfate Content (ppm)	Sulfate Content (%)
HS-1 @ 0-5 ft	753	0.08
HS-4 @ 0-5 ft	95	0.01

Chloride Content: Chloride content was tested per CTM 422. The results are presented below.

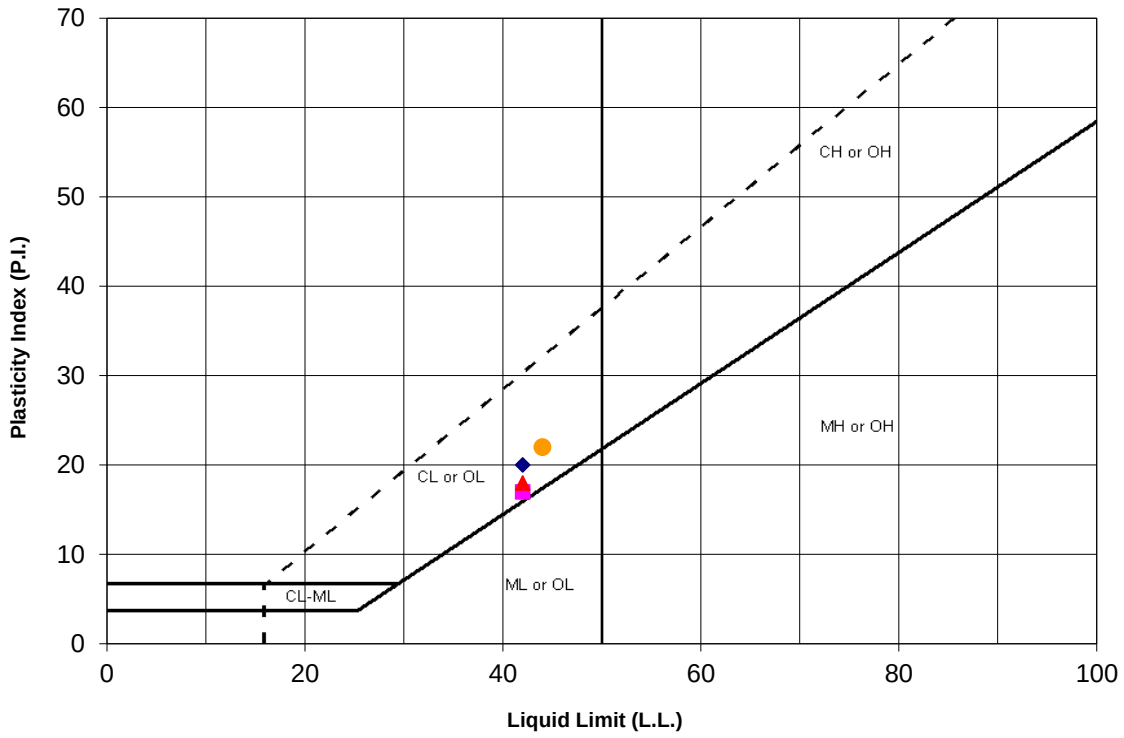
Sample Location	Chloride Content (ppm)
HS-4 @ 0-5 ft	80

Laboratory Test Results

Minimum Resistivity and pH Tests: Minimum resistivity and pH tests were performed in general accordance with CTM 643 and standard geochemical methods. The results are presented in the table below.

Sample Location	pH	Minimum Resistivity (ohm-cm)
HS-4 @ 0-5 ft	7.3	1,840

PLASTICITY CHART - CLASSIFICATION OF FINE-GRAINED SOILS



Symbol	Location.:	Sample No.:	Depth (ft)	Passing No. 200 Sieve (%)	Liquid Limit (%) LL	Plastic Limit (%) PL	Plasticity Index (%) PI	USCS
◆	HS-1	SPT-2	10'	67	42	22	20	CL
■	HS-2	R-2	10'	-	42	25	17	CL
▲	HS-3	R-3	15'	-	42	23	19	CL
●	HS-4	R-1	5'	-	44	22	22	CL

LGC Geotechnical, Inc.

ATTERBERG LIMITS
(ASTM D 4318)

Project Number: 22023-01
Date: May-23

La Paz Village, Laguna Hills

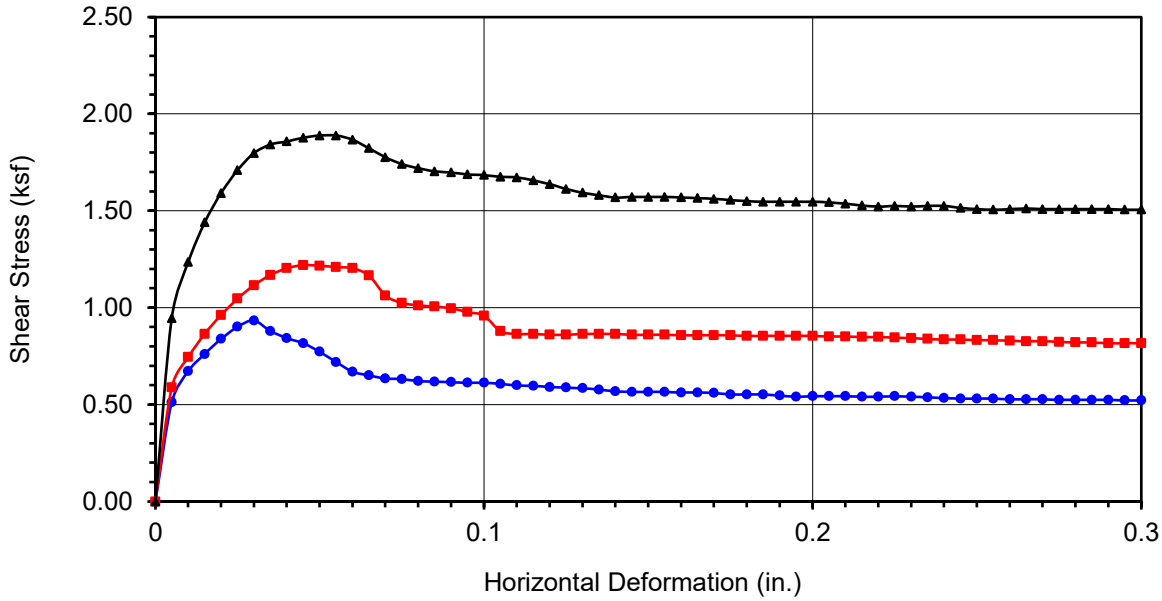
Location	Sample No.	Depth (ft)	Molding Moisture Content (%)	Initial Dry Density (pcf)	Final Moisture Content (%)	Expansion Index	Expansion Classification[1]
HS-1	B-1	0-5'	12.6	100.4	27.8	64	Medium
HS-4	B-1	0-5'	12.9	100.3	27.9	68	Medium

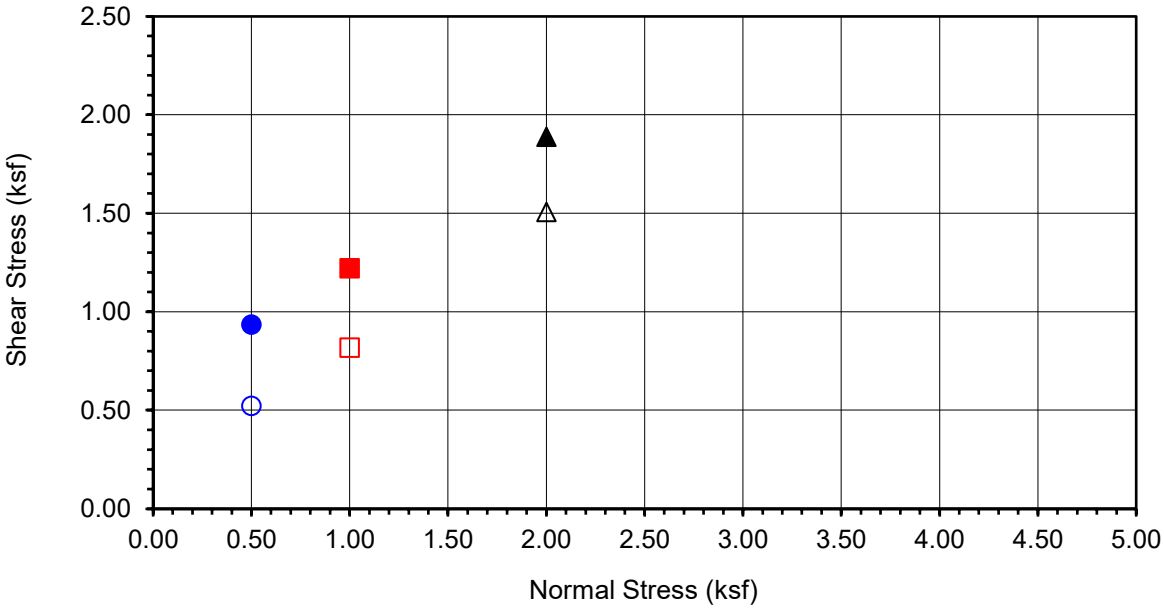
LGC Geotechnical, Inc.

EXPANSION INDEX
(ASTM D 4829)

Project Number: 22023-01
Date: May-23

La Paz Village, Laguna Hills





Boring No.	**HS-1**
Sample No.	**R-2**
Depth (ft)	**7.5**
Sample Type:	
Ring	
Soil Identification:	
Olive gray silty clay (CL-ML)	

Normal Stress (kip/ft²)	0.500	1.000	2.000
Peak Shear Stress (kip/ft²)	● 0.934	■ 1.220	▲ 1.889
Shear Stress @ End of Test (ksf)	○ 0.522	□ 0.817	△ 1.506
Deformation Rate (in./min.)	0.0017	0.0017	0.0017
Initial Sample Height (in.)	1.000	1.000	1.000
Diameter (in.)	2.415	2.415	2.415
Initial Moisture Content (%)	26.76	26.76	26.76
Dry Density (pcf)	97.5	98.3	98.5
Saturation (%)	99.0	101.0	101.5
Soil Height Before Shearing (in.)	1.0012	0.9918	0.9821
Final Moisture Content (%)	30.5	29.6	28.9

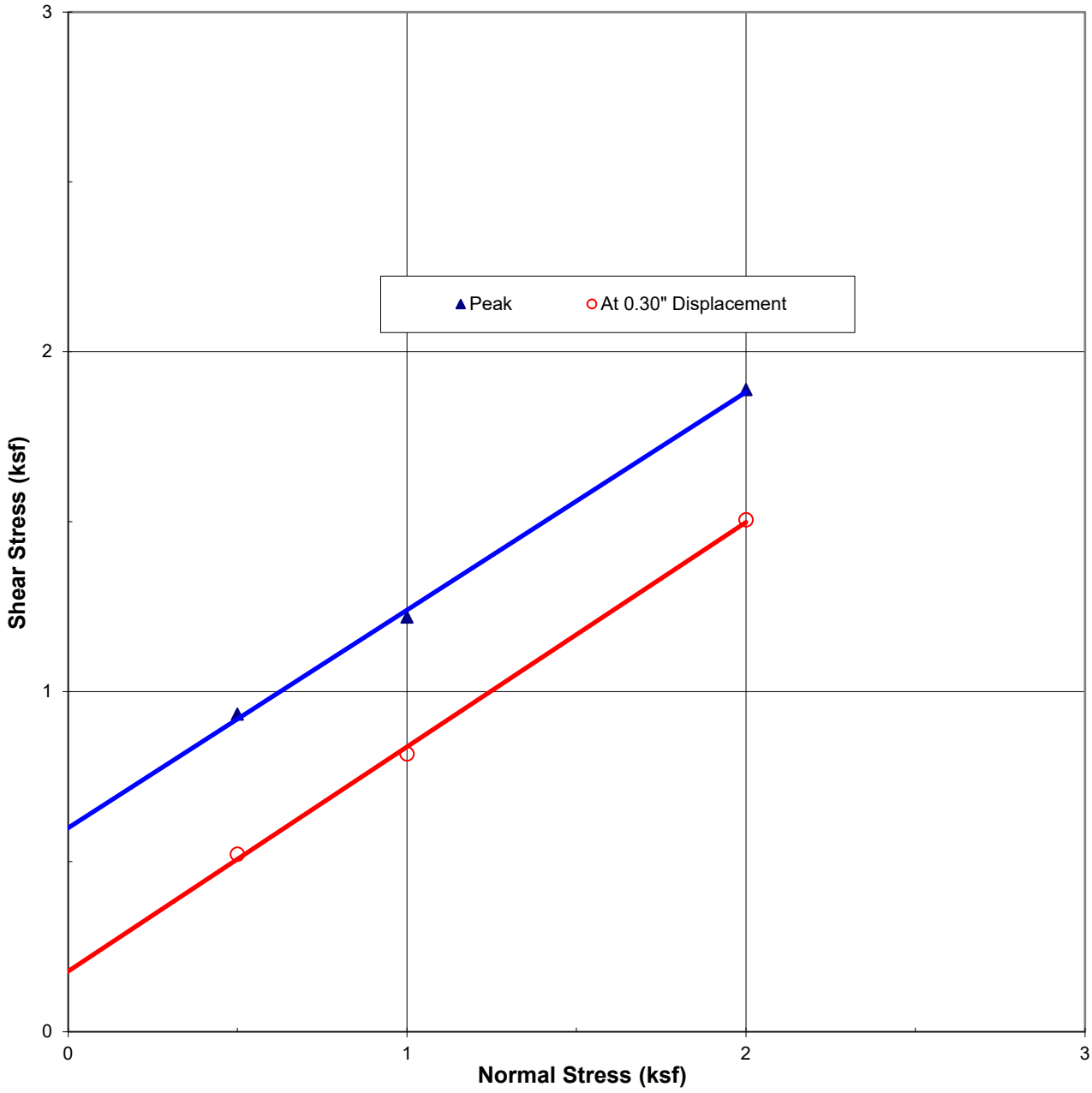
DIRECT SHEAR TEST RESULTS

Consolidated Drained - ASTM D 3080

Project No.: 22023-01

La Paz Village, Laguna Hills

05-23



Tested Sample:
HS-1 at 7.5 ft

Peak:	At 0.30" Displacement:
32.7 Degrees	33.5 Degrees
0.60 ksf	0.18 ksf

LGC Geotechnical, Inc.

DIRECT SHEAR PLOT

Project Number: 22023-01
Date: May-23

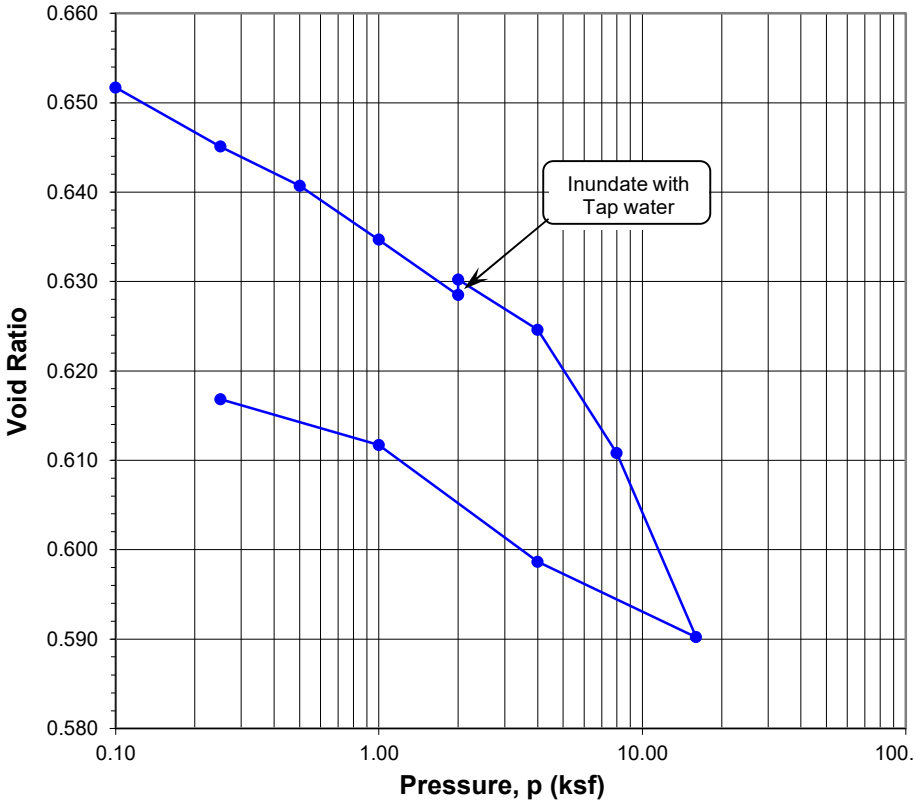
La Paz Village, Laguna Hills

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/03/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-1	Depth (ft.): 15.0	
Sample No.:	R-3	Sample Type: Ring	
Soil Identification:	Olive gray silt (ML)		

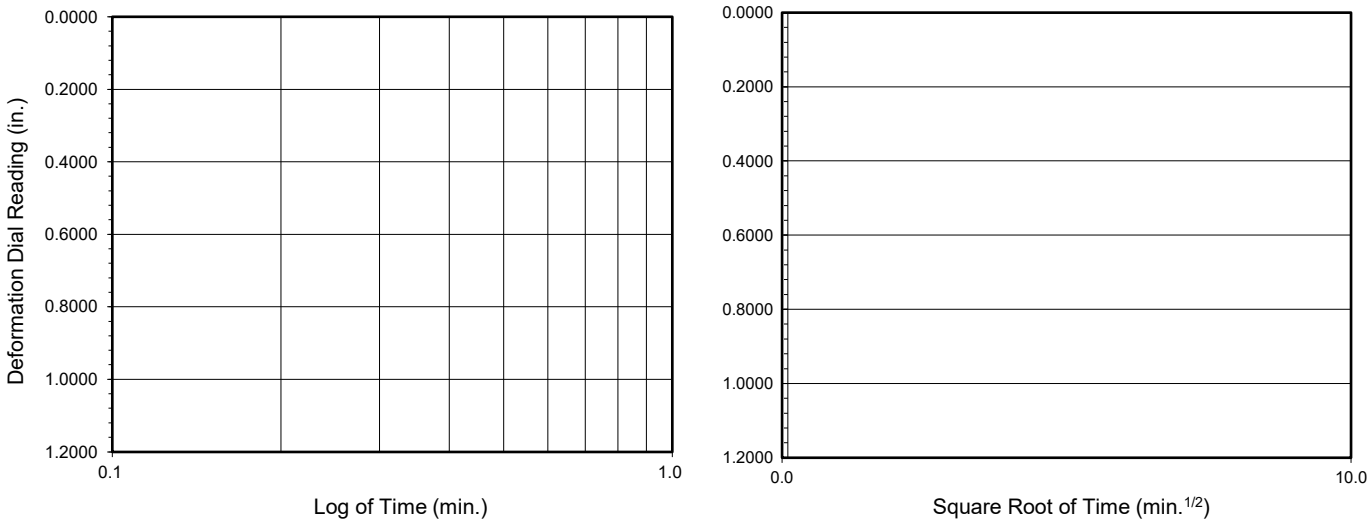
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	197.80
Weight of Ring (g):	45.24
Height after consol. (in.):	0.9784
Before Test	
Wt. of Wet Sample+Cont. (g):	190.43
Wt. of Dry Sample+Cont. (g):	165.19
Weight of Container (g):	55.55
Initial Moisture Content (%)	23.0
Initial Dry Density (pcf)	103.1
Initial Saturation (%):	96
Initial Vertical Reading (in.)	0.0131
After Test	
Wt. of Wet Sample+Cont. (g):	236.86
Wt. of Dry Sample+Cont. (g):	208.85
Weight of Container (g):	39.50
Final Moisture Content (%)	22.57
Final Dry Density (pcf):	105.5
Final Saturation (%):	100
Final Vertical Reading (in.)	0.0388
Specific Gravity (assumed):	2.73
Water Density (pcf):	62.43

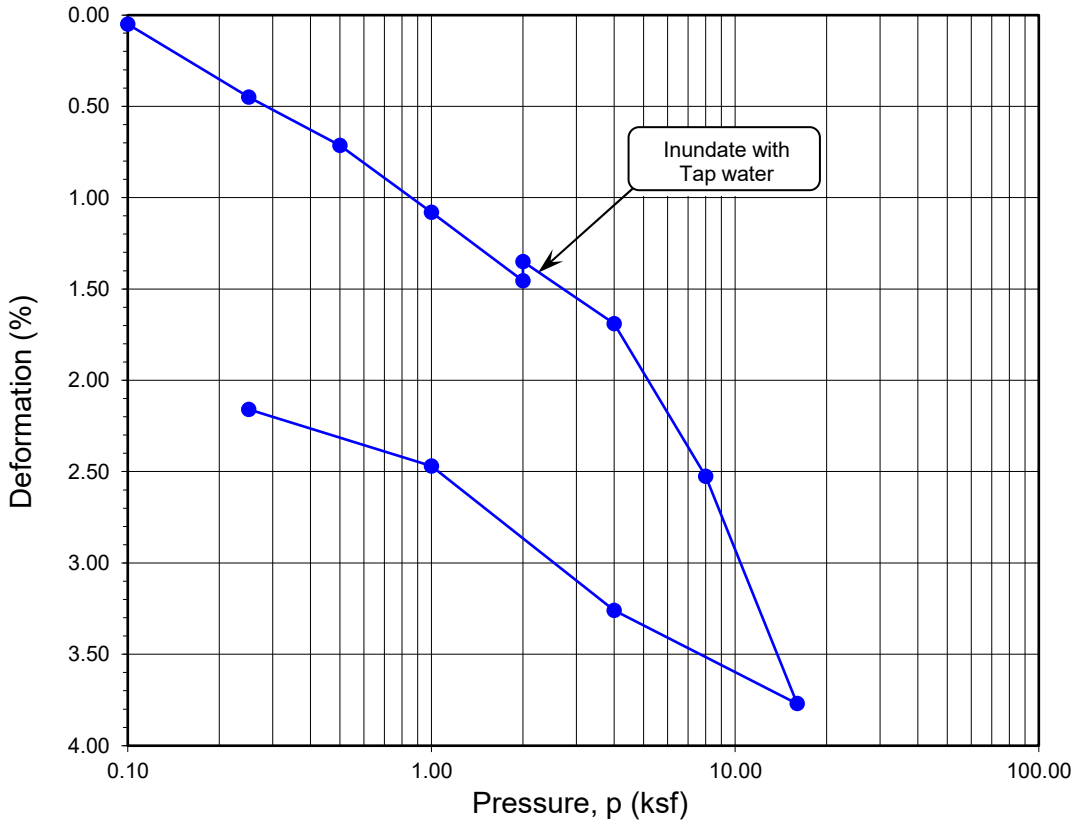


Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.0136	0.9995	0.00	0.05	0.652	0.05
0.25	0.0181	0.9950	0.05	0.50	0.645	0.45
0.50	0.0215	0.9917	0.12	0.83	0.641	0.71
1.00	0.0261	0.9870	0.22	1.30	0.635	1.08
2.00	0.0312	0.9820	0.35	1.81	0.628	1.46
2.00	0.0301	0.9830	0.35	1.70	0.630	1.35
4.00	0.0349	0.9782	0.49	2.18	0.625	1.69
8.00	0.0449	0.9683	0.65	3.17	0.611	2.52
16.00	0.0590	0.9541	0.82	4.59	0.590	3.77
4.00	0.0525	0.9606	0.68	3.94	0.599	3.26
1.00	0.0430	0.9701	0.52	2.99	0.612	2.47
0.25	0.0388	0.9743	0.41	2.57	0.617	2.16

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings





Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-1	**R-3**	**15**	**23.0**	**22.6**	**103.1**	**105.5**	**0.653**	**0.617**	**96**	**100**

Soil Identification: Olive gray silt (ML)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

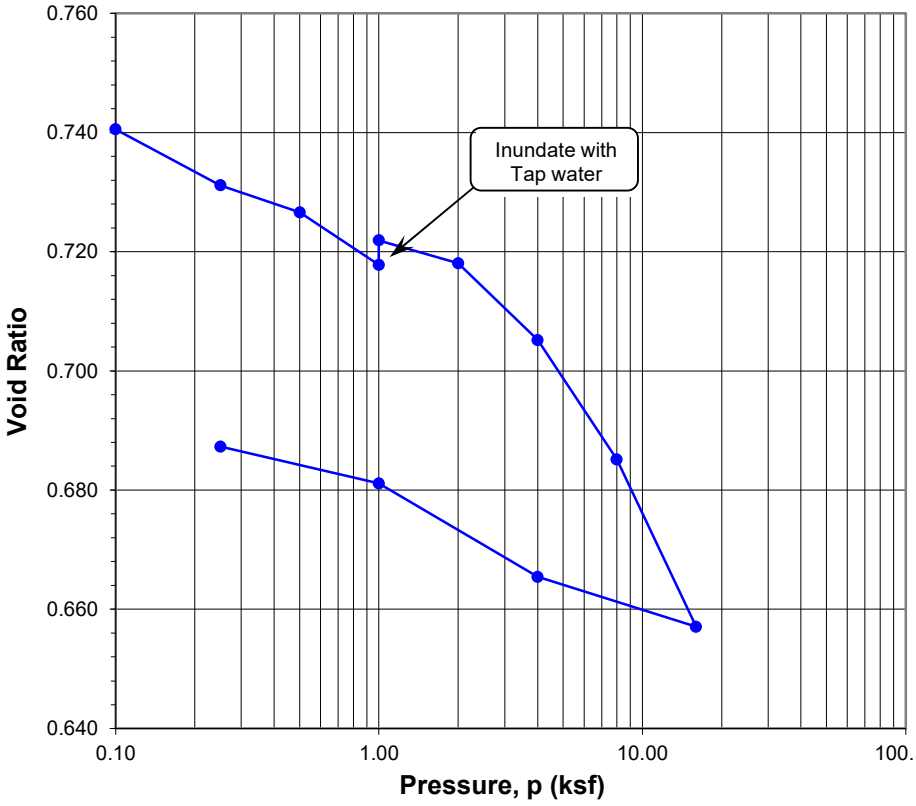
05-23

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/04/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-2	Depth (ft.): 10.0	
Sample No.:	R-2	Sample Type: Ring	
Soil Identification:	Olive gray clay (CL)		

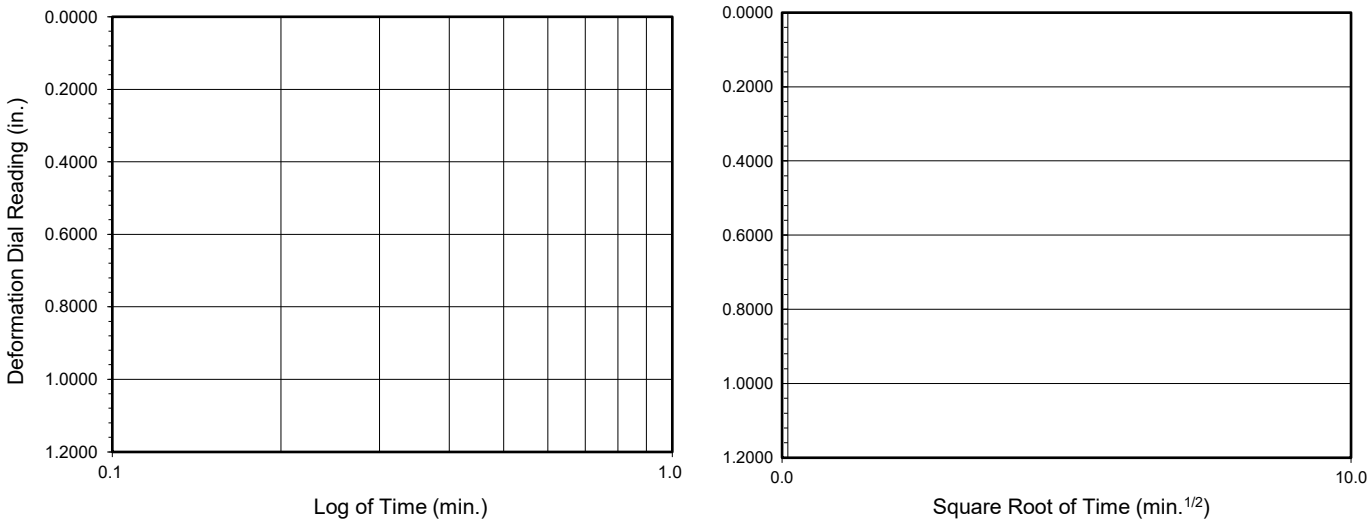
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	198.25
Weight of Ring (g):	47.23
Height after consol. (in.):	0.9684
Before Test	
Wt. of Wet Sample+Cont. (g):	179.29
Wt. of Dry Sample+Cont. (g):	155.25
Weight of Container (g):	58.12
Initial Moisture Content (%)	24.8
Initial Dry Density (pcf)	100.7
Initial Saturation (%):	94
Initial Vertical Reading (in.)	0.0379
After Test	
Wt. of Wet Sample+Cont. (g):	252.56
Wt. of Dry Sample+Cont. (g):	222.31
Weight of Container (g):	55.53
Final Moisture Content (%)	25.30
Final Dry Density (pcf):	102.7
Final Saturation (%):	100
Final Vertical Reading (in.)	0.0724
Specific Gravity (assumed):	2.81
Water Density (pcf):	62.43

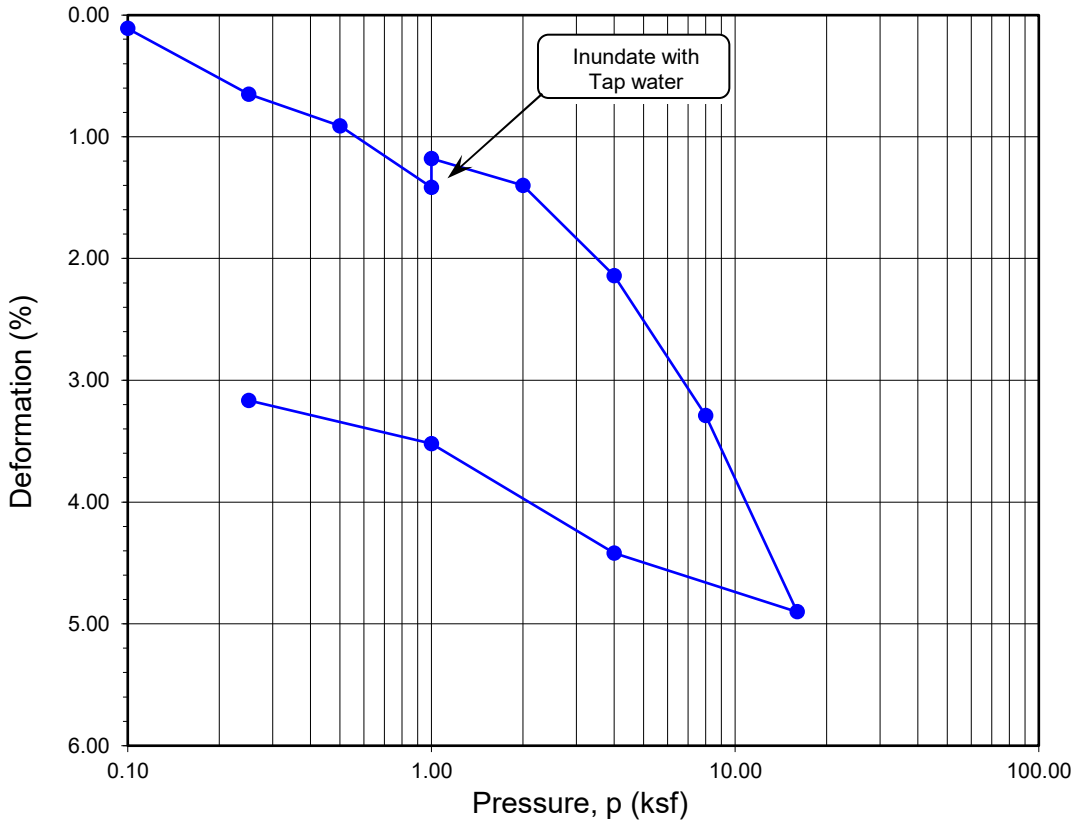


Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deforma-tion (%)
0.10	0.0390	0.9989	0.00	0.11	0.741	0.11
0.25	0.0448	0.9931	0.04	0.69	0.731	0.65
0.50	0.0479	0.9900	0.09	1.00	0.727	0.91
1.00	0.0536	0.9844	0.15	1.56	0.718	1.41
1.00	0.0512	0.9867	0.15	1.33	0.722	1.18
2.00	0.0544	0.9835	0.25	1.65	0.718	1.40
4.00	0.0630	0.9749	0.37	2.51	0.705	2.14
8.00	0.0757	0.9622	0.49	3.78	0.685	3.29
16.00	0.0934	0.9445	0.65	5.55	0.657	4.90
4.00	0.0872	0.9507	0.51	4.93	0.665	4.42
1.00	0.0770	0.9609	0.39	3.91	0.681	3.52
0.25	0.0724	0.9656	0.28	3.45	0.687	3.17

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings





Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-2	**R-2**	**10**	**24.8**	**25.3**	**100.7**	**102.7**	**0.742**	**0.687**	**94**	**100**

Soil Identification: Olive gray clay (CL)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

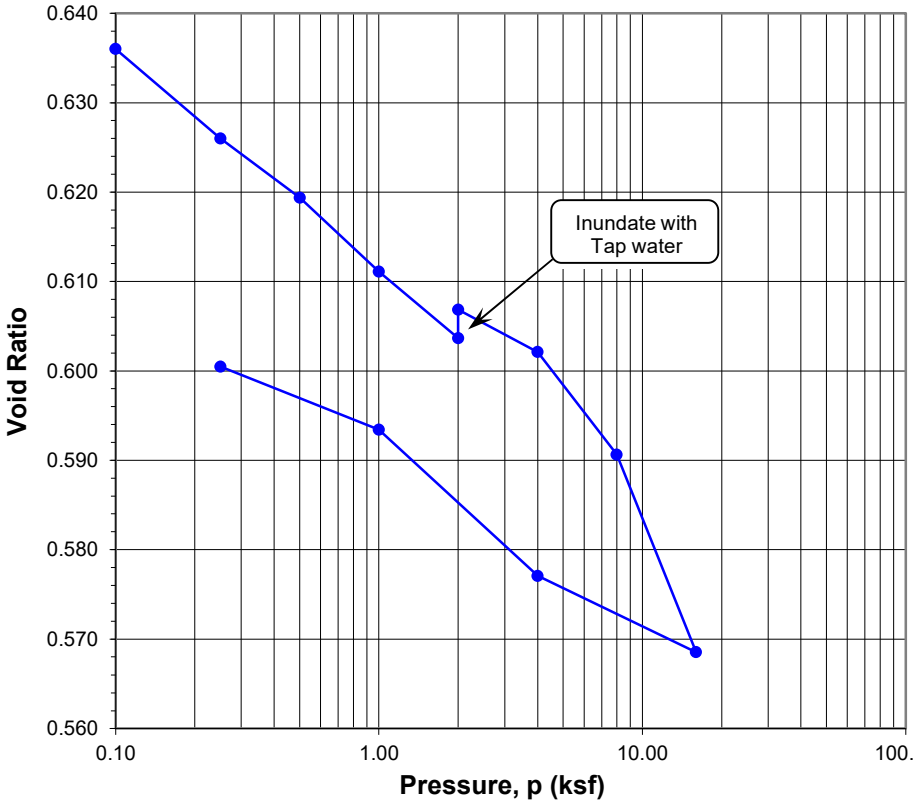
05-23

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/03/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-3	Depth (ft.): 15.0	
Sample No.:	R-3	Sample Type: Ring	
Soil Identification:	Olive gray clay (CL)		

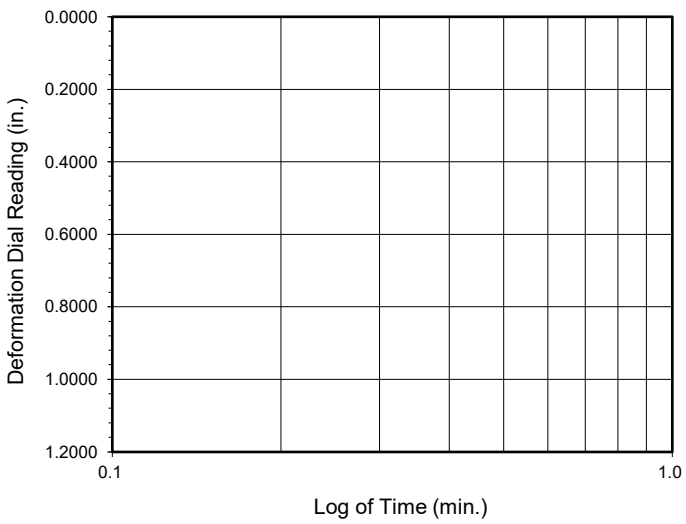
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	198.44
Weight of Ring (g):	45.18
Height after consol. (in.):	0.9775
Before Test	
Wt. of Wet Sample+Cont. (g):	175.80
Wt. of Dry Sample+Cont. (g):	154.75
Weight of Container (g):	57.10
Initial Moisture Content (%)	21.6
Initial Dry Density (pcf)	104.9
Initial Saturation (%):	93
Initial Vertical Reading (in.)	0.0411
After Test	
Wt. of Wet Sample+Cont. (g):	256.65
Wt. of Dry Sample+Cont. (g):	228.97
Weight of Container (g):	58.12
Final Moisture Content (%)	22.03
Final Dry Density (pcf):	106.9
Final Saturation (%):	100
Final Vertical Reading (in.)	0.0670
Specific Gravity (assumed):	2.75
Water Density (pcf):	62.43

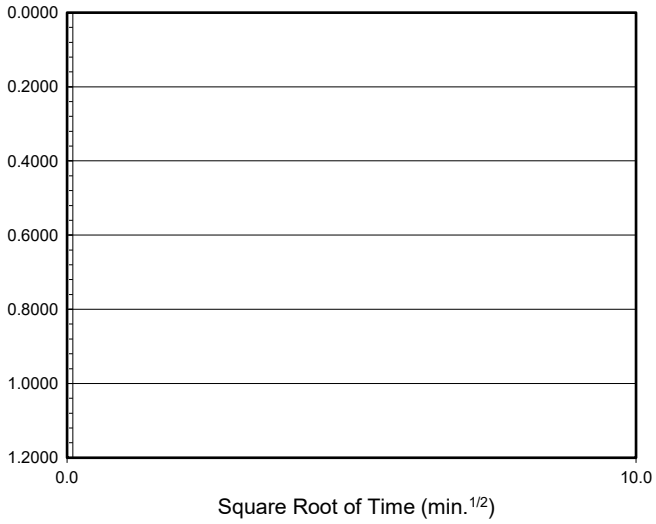


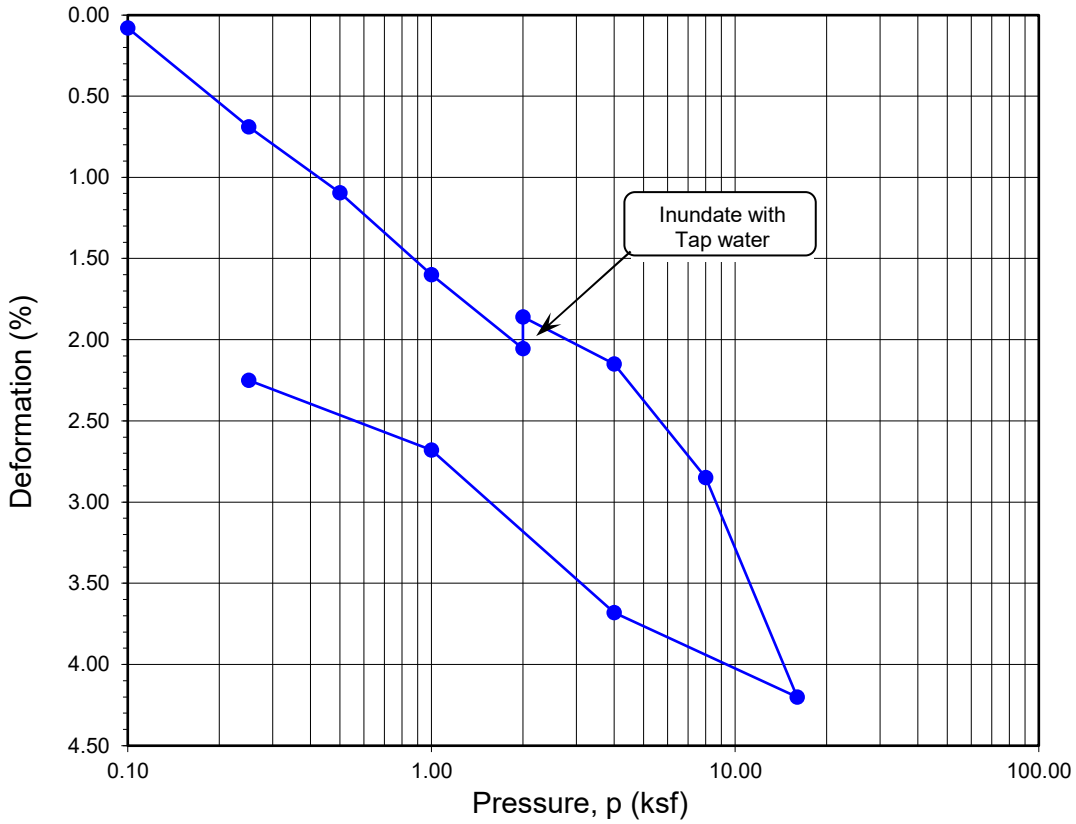
Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.0419	0.9992	0.00	0.08	0.636	0.08
0.25	0.0484	0.9927	0.04	0.73	0.626	0.69
0.50	0.0530	0.9882	0.09	1.19	0.619	1.10
1.00	0.0587	0.9824	0.16	1.76	0.611	1.60
2.00	0.0641	0.9771	0.24	2.30	0.604	2.06
2.00	0.0621	0.9790	0.24	2.10	0.607	1.86
4.00	0.0659	0.9752	0.33	2.48	0.602	2.15
8.00	0.0741	0.9670	0.45	3.30	0.591	2.85
16.00	0.0888	0.9523	0.57	4.77	0.569	4.20
4.00	0.0826	0.9585	0.47	4.15	0.577	3.68
1.00	0.0719	0.9692	0.40	3.08	0.593	2.68
0.25	0.0670	0.9741	0.34	2.59	0.600	2.25

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings







Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-3	**R-3**	**15**	**21.6**	**22.0**	**104.9**	**106.9**	**0.637**	**0.600**	**93**	**100**

Soil Identification: Olive gray clay (CL)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

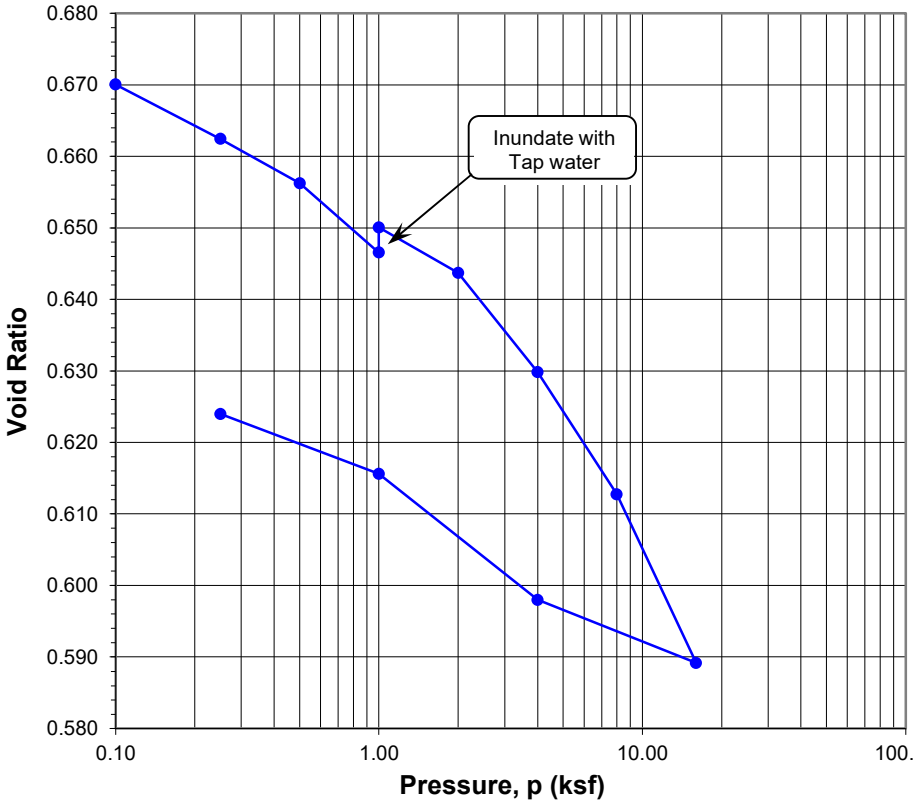
05-23

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/04/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-4	Depth (ft.): 5.0	
Sample No.:	R-1	Sample Type: Ring	
Soil Identification:	Olive gray clay (CL)		

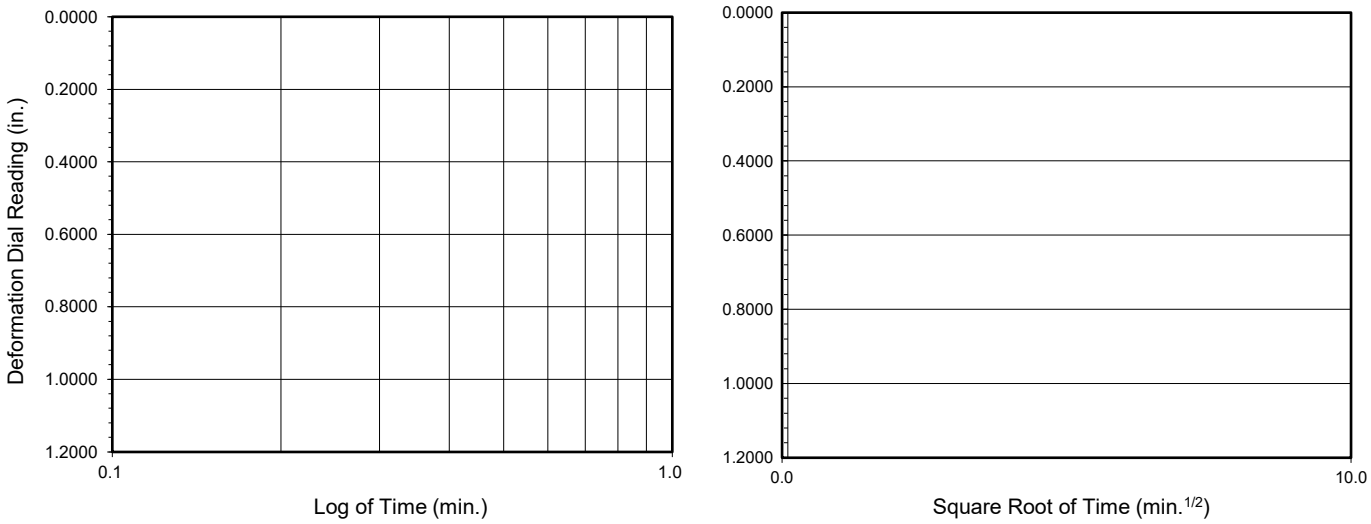
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	196.07
Weight of Ring (g):	45.05
Height after consol. (in.):	0.9711
Before Test	
Wt. of Wet Sample+Cont. (g):	184.12
Wt. of Dry Sample+Cont. (g):	157.71
Weight of Container (g):	39.49
Initial Moisture Content (%)	22.3
Initial Dry Density (pcf)	102.7
Initial Saturation (%):	91
Initial Vertical Reading (in.)	0.1156
After Test	
Wt. of Wet Sample+Cont. (g):	232.43
Wt. of Dry Sample+Cont. (g):	203.99
Weight of Container (g):	36.57
Final Moisture Content (%)	23.24
Final Dry Density (pcf):	104.8
Final Saturation (%):	100
Final Vertical Reading (in.)	0.1476
Specific Gravity (assumed):	2.75
Water Density (pcf):	62.43

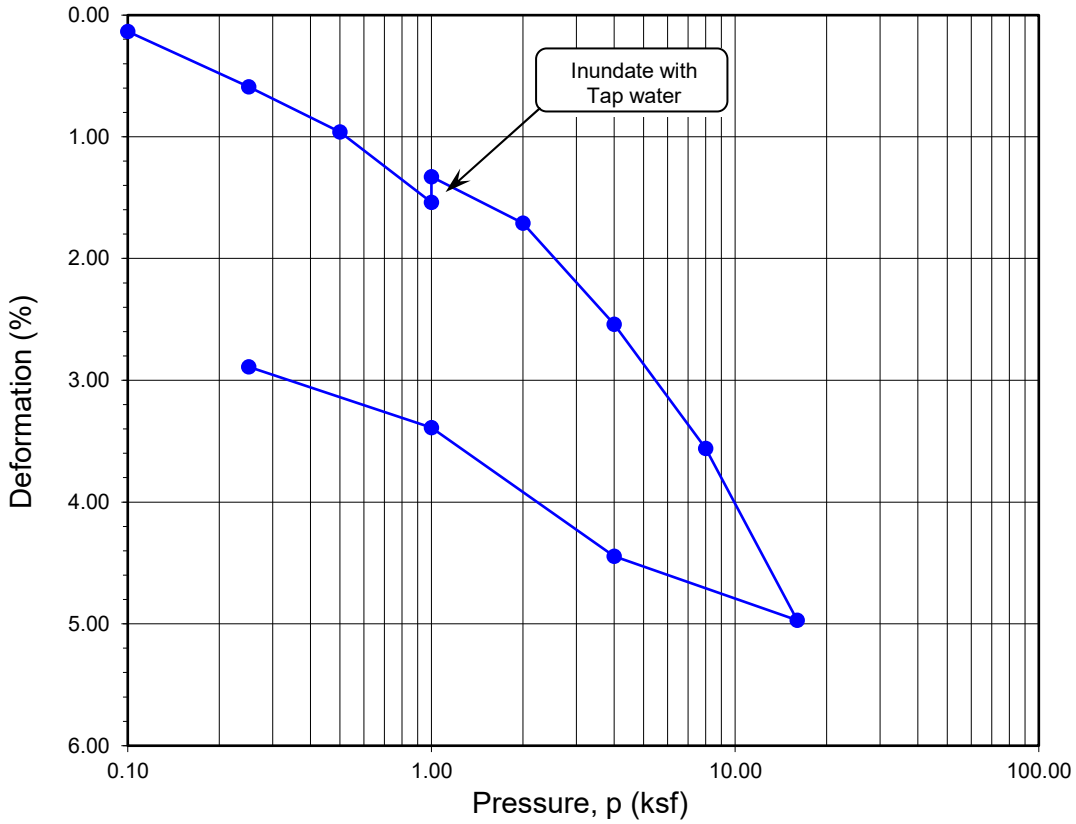


Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.1170	0.9987	0.00	0.13	0.670	0.13
0.25	0.1220	0.9936	0.05	0.64	0.662	0.59
0.50	0.1263	0.9893	0.11	1.07	0.656	0.96
1.00	0.1329	0.9827	0.19	1.73	0.647	1.54
1.00	0.1308	0.9848	0.19	1.52	0.650	1.33
2.00	0.1356	0.9800	0.29	2.00	0.644	1.71
4.00	0.1453	0.9703	0.43	2.97	0.630	2.54
8.00	0.1570	0.9586	0.58	4.14	0.613	3.56
16.00	0.1729	0.9427	0.76	5.73	0.589	4.97
4.00	0.1659	0.9498	0.58	5.03	0.598	4.45
1.00	0.1536	0.9620	0.41	3.80	0.616	3.39
0.25	0.1476	0.9680	0.31	3.20	0.624	2.89

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings





Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-4	**R-1**	**5**	**22.3**	**23.2**	**102.7**	**104.8**	**0.672**	**0.624**	**91**	**100**

Soil Identification: Olive gray clay (CL)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

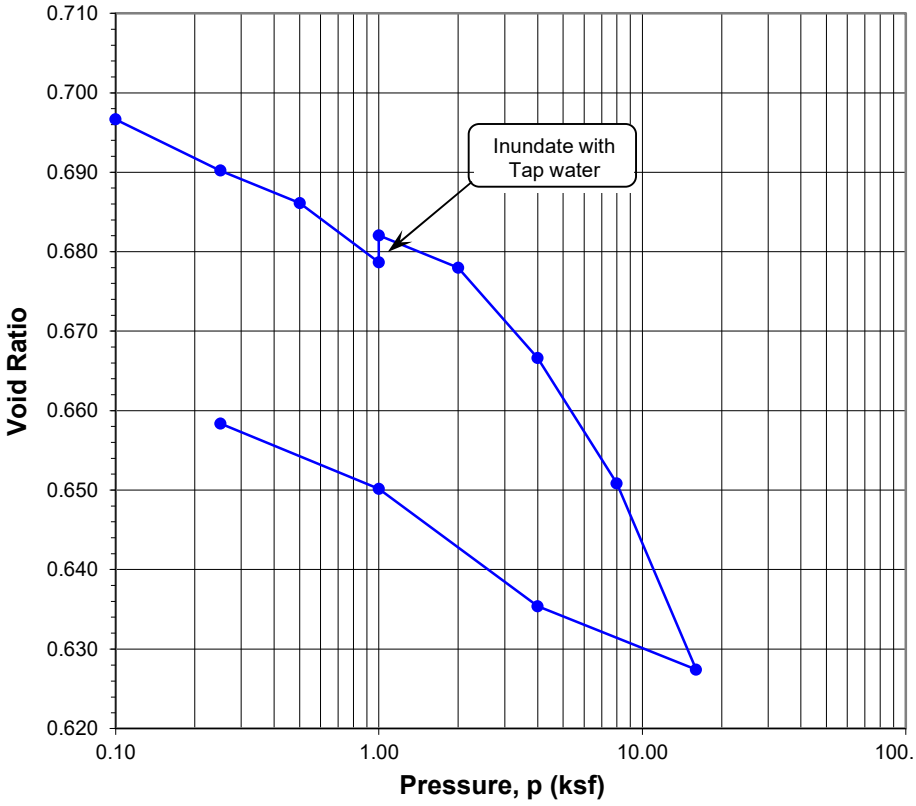
05-23

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS

ASTM D 2435

Project Name:	La Paz Village, Laguna Hills	Tested By: GB/JD	Date: 05/04/23
Project No.:	22023-01	Checked By: J. Ward	Date: 05/16/23
Boring No.:	HS-4	Depth (ft.): 10.0	
Sample No.:	R-2	Sample Type: Ring	
Soil Identification:	Olive gray silty clay (CL-ML)		

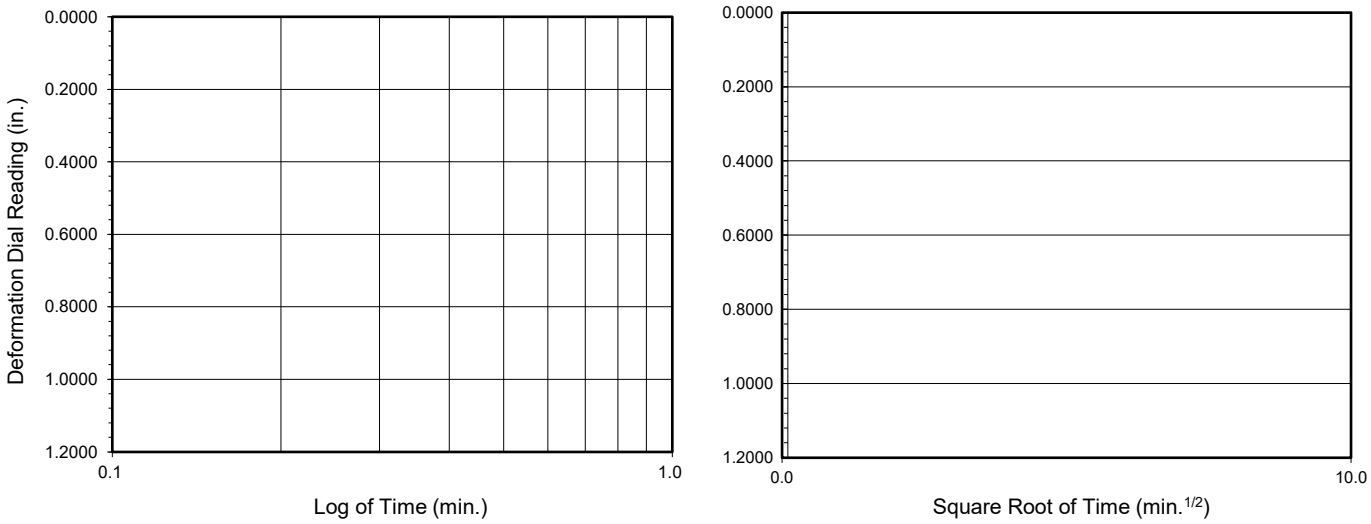
Sample Diameter (in.):	2.415
Sample Thickness (in.):	1.000
Weight of Sample + ring (g):	195.13
Weight of Ring (g):	44.76
Height after consol. (in.):	0.9773
Before Test	
Wt. of Wet Sample+Cont. (g):	190.53
Wt. of Dry Sample+Cont. (g):	163.25
Weight of Container (g):	56.00
Initial Moisture Content (%)	25.4
Initial Dry Density (pcf)	99.7
Initial Saturation (%):	99
Initial Vertical Reading (in.)	0.1193
After Test	
Wt. of Wet Sample+Cont. (g):	251.90
Wt. of Dry Sample+Cont. (g):	223.24
Weight of Container (g):	57.11
Final Moisture Content (%)	23.61
Final Dry Density (pcf):	103.3
Final Saturation (%):	100
Final Vertical Reading (in.)	0.1449
Specific Gravity (assumed):	2.71
Water Density (pcf):	62.43

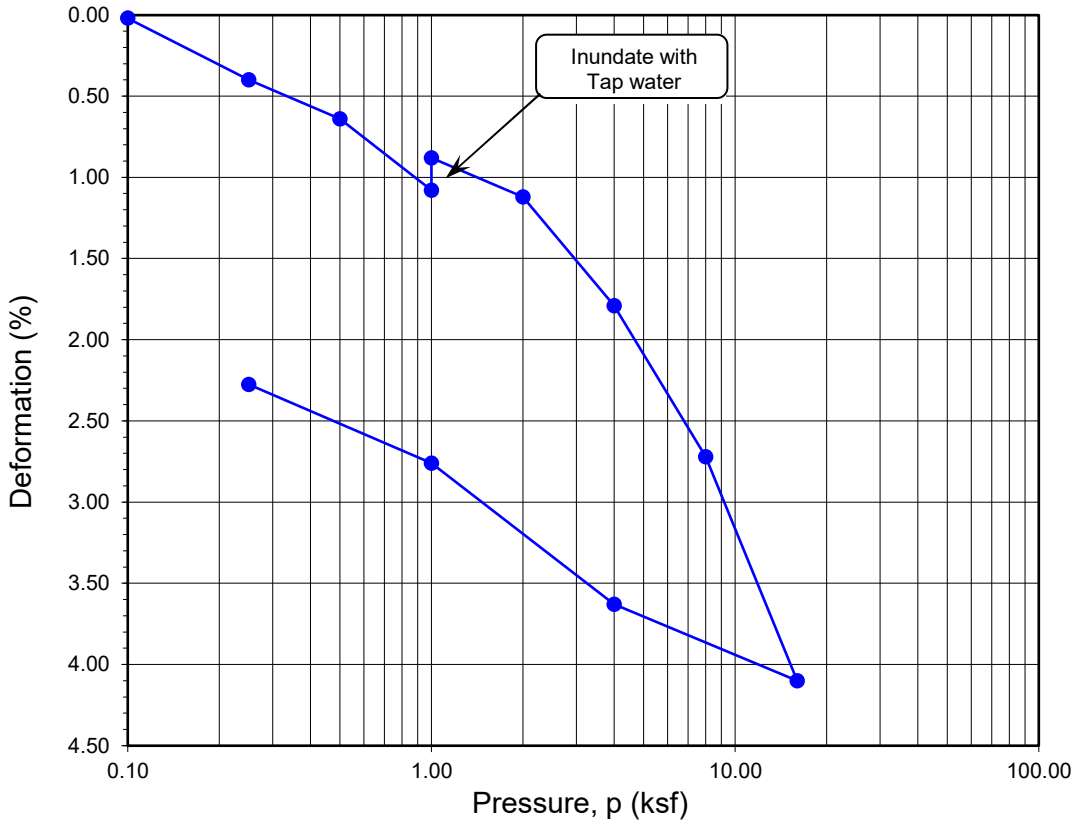


Pressure (p) (ksf)	Final Reading (in.)	Apparent Thickness (in.)	Load Compliance (%)	Deformation % of Sample Thickness	Void Ratio	Corrected Deformation (%)
0.10	0.1195	0.9998	0.00	0.02	0.697	0.02
0.25	0.1237	0.9956	0.04	0.44	0.690	0.40
0.50	0.1266	0.9927	0.09	0.73	0.686	0.64
1.00	0.1317	0.9876	0.16	1.24	0.679	1.08
1.00	0.1297	0.9896	0.16	1.04	0.682	0.88
2.00	0.1330	0.9863	0.25	1.37	0.678	1.12
4.00	0.1410	0.9783	0.38	2.17	0.667	1.79
8.00	0.1516	0.9677	0.51	3.23	0.651	2.72
16.00	0.1669	0.9524	0.66	4.76	0.627	4.10
4.00	0.1608	0.9585	0.52	4.15	0.635	3.63
1.00	0.1507	0.9686	0.38	3.14	0.650	2.76
0.25	0.1449	0.9745	0.28	2.56	0.658	2.28

Time Readings				
Date	Time	Elapsed Time (min)	Square Root of Time	Dial Rdgs. (in.)

Time Readings





Boring No.	Sample No.	Depth (ft.)	Moisture Content (%)		Dry Density (pcf)		Void Ratio		Degree of Saturation (%)	
			Initial	Final	Initial	Final	Initial	Final	Initial	Final
HS-4	**R-2**	**10**	**25.4**	**23.6**	**99.7**	**103.3**	**0.697**	**0.658**	**99**	**100**

Soil Identification: Olive gray silty clay (CL-ML)

ONE-DIMENSIONAL CONSOLIDATION PROPERTIES of SOILS
ASTM D 2435

Project No.: 22023-01

La Paz Village, Laguna Hills

05-23

TESTS for SULFATE CONTENT
CHLORIDE CONTENT and pH of SOILS

Project Name: La Paz Village, Laguna Hills Tested By : G. Berdy Date: 05/03/23

Project No. : 22023-01 Checked By: J. Ward Date: 05/16/23

Boring No.	HS-4			
Sample No.	B-1			
Sample Depth (ft)	0-5			
Soil Identification:	Olive CL			
Wet Weight of Soil + Container (g)	0.00			
Dry Weight of Soil + Container (g)	0.00			
Weight of Container (g)	1.00			
Moisture Content (%)	0.00			
Weight of Soaked Soil (g)	100.41			

SULFATE CONTENT, DOT California Test 417, Part II

Beaker No.	61			
Crucible No.	4			
Furnace Temperature (°C)	860			
Time In / Time Out	7:30/8:15			
Duration of Combustion (min)	45			
Wt. of Crucible + Residue (g)	21.6302			
Wt. of Crucible (g)	21.6279			
Wt. of Residue (g) (A)	0.0023			
PPM of Sulfate (A) x 41150	94.64			
PPM of Sulfate, Dry Weight Basis	**95**			

CHLORIDE CONTENT, DOT California Test 422

ml of Extract For Titration (B)	15			
ml of AgNO3 Soln. Used in Titration (C)	0.6			
PPM of Chloride (C -0.2) * 100 * 30 / B	80			
PPM of Chloride, Dry Wt. Basis	**80**			

pH TEST, DOT California Test 643

pH Value	**7.28**			
Temperature °C	20.6			

SOIL RESISTIVITY TEST

DOT CA TEST 643

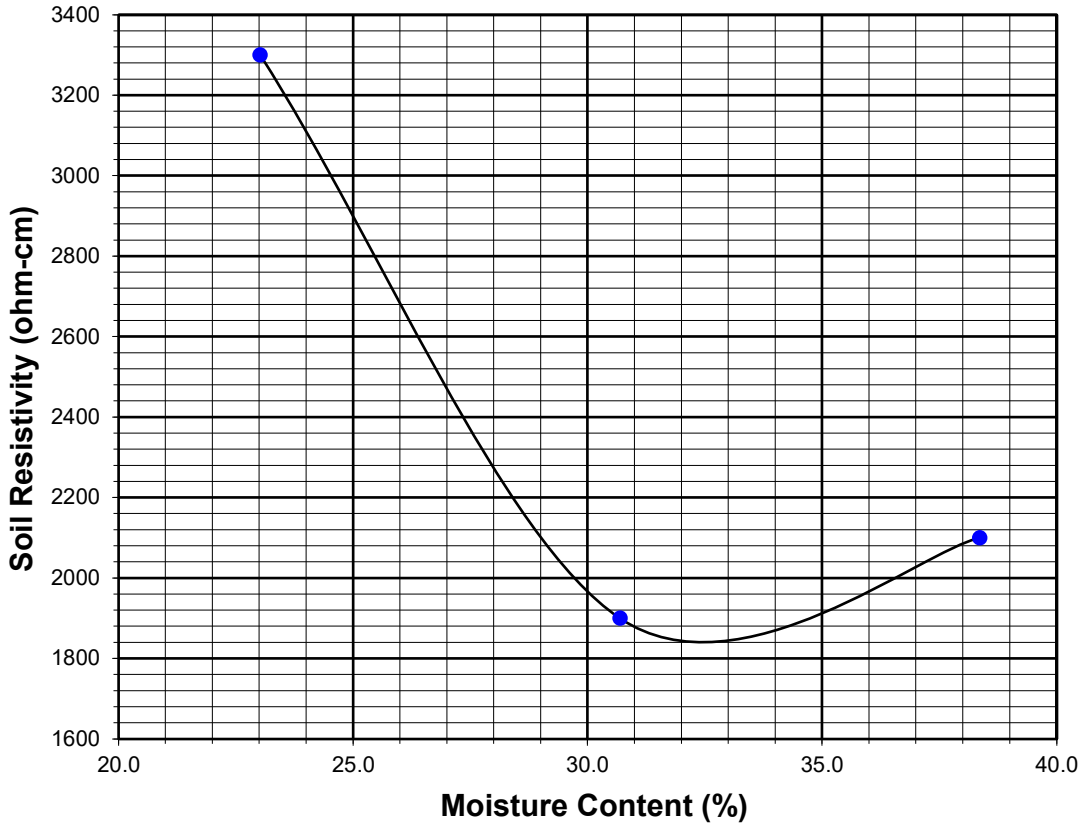
Project Name:	La Paz Village, Laguna Hills		Tested By :	G. Berdy	Date: 05/08/23
Project No. :	22023-01		Checked By:	J. Ward	Date: 05/16/23
Boring No.:	HS-4		Depth (ft.) :	0-5	
Sample No. :	B-1				
Soil Identification:*	Olive CL				

*California Test 643 requires soil specimens to consist only of portions of samples passing through the No. 8 US Standard Sieve before resistivity testing. Therefore, this test method may not be representative for coarser materials.

Specimen No.	Water Added (ml) (Wa)	Adjusted Moisture Content (MC)	Resistance Reading (ohm)	Soil Resistivity (ohm-cm)
1	30	23.02	3300	3300
2	40	30.69	1900	1900
3	50	38.36	2100	2100
4				
5				

Moisture Content (%) (MCi)	0.00
Wet Wt. of Soil + Cont. (g)	0.00
Dry Wt. of Soil + Cont. (g)	0.00
Wt. of Container (g)	1.00
Container No.	
Initial Soil Wt. (g) (Wt)	130.33
Box Constant	1.000
MC =(((1+Mci/100)x(Wa/Wt+1))-1)x100	

Min. Resistivity (ohm-cm)	Moisture Content (%)	Sulfate Content (ppm)	Chloride Content (ppm)	Soil pH	
				pH	Temp. (°C)
DOT CA Test 643		DOT CA Test 417 Part II	DOT CA Test 422	DOT CA Test 643	
1840	**32.5**	**95**	**80**	**7.28**	**20.6**



TESTS for SULFATE CONTENT
CHLORIDE CONTENT and pH of SOILS

Project Name: La Paz Village, Laguna Hills Tested By : G. Berdy Date: 05/03/23

Project No. : 22023-01 Checked By: J. Ward Date: 05/16/23

Boring No.	HS-1			
Sample No.	B-1			
Sample Depth (ft)	0-5			
Soil Identification:	Olive CL			
Wet Weight of Soil + Container (g)	0.00			
Dry Weight of Soil + Container (g)	0.00			
Weight of Container (g)	1.00			
Moisture Content (%)	0.00			
Weight of Soaked Soil (g)	100.34			

SULFATE CONTENT, DOT California Test 417, Part II

Beaker No.	4			
Crucible No.	2			
Furnace Temperature (°C)	860			
Time In / Time Out	7:30/8:15			
Duration of Combustion (min)	45			
Wt. of Crucible + Residue (g)	28.7368			
Wt. of Crucible (g)	28.7185			
Wt. of Residue (g) (A)	0.0183			
PPM of Sulfate (A) x 41150	753.04			
PPM of Sulfate, Dry Weight Basis	**753**			

CHLORIDE CONTENT, DOT California Test 422

ml of Extract For Titration (B)				
ml of AgNO3 Soln. Used in Titration (C)				
PPM of Chloride (C -0.2) * 100 * 30 / B				
PPM of Chloride, Dry Wt. Basis	**N/A**			

pH TEST, DOT California Test 643

pH Value	**N/A**			
Temperature °C				

Appendix D
General Earthwork & Grading Specifications

General Earthwork and Grading Specifications for Rough Grading

1.0 General

1.1 Intent

These General Earthwork and Grading Specifications are for the grading and earthwork shown on the approved grading plan(s) and/or indicated in the geotechnical report(s). These Specifications are a part of the recommendations contained in the geotechnical report(s). In case of conflict, the specific recommendations in the geotechnical report shall supersede these more general Specifications. Observations of the earthwork by the project Geotechnical Consultant during the course of grading may result in new or revised recommendations that could supersede these specifications or the recommendations in the geotechnical report(s).

1.2 The Geotechnical Consultant of Record

Prior to commencement of work, the owner shall employ a qualified Geotechnical Consultant of Record (Geotechnical Consultant). The Geotechnical Consultant shall be responsible for reviewing the approved geotechnical report(s) and accepting the adequacy of the preliminary geotechnical findings, conclusions, and recommendations prior to the commencement of the grading.

Prior to commencement of grading, the Geotechnical Consultant shall review the "work plan" prepared by the Earthwork Contractor (Contractor) and schedule sufficient personnel to perform the appropriate level of observation, mapping, and compaction testing.

During the grading and earthwork operations, the Geotechnical Consultant shall observe, map, and document the subsurface exposures to verify the geotechnical design assumptions. If the observed conditions are found to be significantly different than the interpreted assumptions during the design phase, the Geotechnical Consultant shall inform the owner, recommend appropriate changes in design to accommodate the observed conditions, and notify the review agency where required.

The Geotechnical Consultant shall observe the moisture-conditioning and processing of the subgrade and fill materials and perform relative compaction testing of fill to confirm that the attained level of compaction is being accomplished as specified. The Geotechnical Consultant shall provide the test results to the owner and the Contractor on a routine and frequent basis.

1.3 The Earthwork Contractor

The Earthwork Contractor (Contractor) shall be qualified, experienced, and knowledgeable in earthwork logistics, preparation and processing of ground to receive fill, moisture-conditioning and processing of fill, and compacting fill. The Contractor shall review and accept the plans, geotechnical report(s), and these Specifications prior to commencement of grading. The Contractor shall be solely responsible for performing the grading in accordance with the project plans and specifications. The Contractor shall prepare and submit to the owner and the Geotechnical Consultant a work plan that indicates the sequence of earthwork grading, the number of “equipment” of work and the estimated quantities of daily earthwork

contemplated for the site prior to commencement of grading. The Contractor shall inform the owner and the
Geotechnical Consultant of changes in work schedules and updates to the work plan at least 24 hours in advance of such changes so that appropriate personnel will be available for observation and testing. The Contractor shall not assume that the Geotechnical Consultant is aware of all grading operations.

The Contractor shall have the sole responsibility to provide adequate equipment and methods to accomplish the earthwork in accordance with the applicable grading codes and agency ordinances, these Specifications, and the recommendations in the approved geotechnical report(s) and grading plan(s). If, in the opinion of the Geotechnical Consultant, unsatisfactory conditions, such as unsuitable soil, improper moisture condition, inadequate compaction, insufficient buttress key size, adverse weather, etc., are resulting in a quality of work less than required in these specifications, the Geotechnical Consultant shall reject the work and may recommend to the owner that construction be stopped until the conditions are rectified. It is the contractor's sole responsibility to provide proper fill compaction.

2.0 Preparation of Areas to be Filled

2.1 Clearing and Grubbing

Vegetation, such as brush, grass, roots, and other deleterious material shall be sufficiently removed and properly disposed of in a method acceptable to the owner, governing agencies, and the Geotechnical Consultant.

The Geotechnical Consultant shall evaluate the extent of these removals depending on specific site conditions. Earth fill material shall not contain more than 1 percent of organic materials (by volume). Nesting of the organic materials shall not be allowed.

If potentially hazardous materials are encountered, the Contractor shall stop work in the affected area, and a hazardous material specialist shall be informed immediately for proper evaluation and handling of these materials prior to continuing to work in that area.

As presently defined by the State of California, most refined petroleum products (gasoline, diesel fuel, motor oil, grease, coolant, etc.) have chemical constituents that are considered to be hazardous waste. As such, the indiscriminate dumping or spillage of these fluids onto the ground may constitute a misdemeanor, punishable by fines and/or imprisonment, and shall not be allowed. The contractor is responsible for all hazardous waste relating to his work. The Geotechnical Consultant does not have expertise in this area. If hazardous waste is a concern, then the Client should acquire the services of a qualified environmental assessor.

2.2 Processing

Existing ground that has been declared satisfactory for support of fill by the Geotechnical Consultant shall be scarified to a minimum depth of 6 inches. Existing ground that is not satisfactory shall be over-excavated as specified in the following section. Scarification shall continue until soils are broken down and free of oversize material and the working surface is reasonably uniform, flat, and free of uneven features that would inhibit uniform compaction.

2.3 Over-excavation

In addition to removals and over-excavations recommended in the approved geotechnical report(s) and the grading plan, soft, loose, dry, saturated, spongy, organic-rich, highly fractured or otherwise unsuitable ground shall be over-excavated to competent ground as evaluated by the Geotechnical Consultant during grading.

2.4 Benching

Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), the ground shall be stepped or benched. Please see the Standard Details for a graphic illustration. The lowest bench or key shall be a minimum of 15 feet wide and at least 2 feet deep, into competent material as evaluated by the Geotechnical Consultant. Other benches shall be excavated a minimum height of 4 feet into competent material or as otherwise recommended by the Geotechnical Consultant. Fill placed on ground sloping flatter than 5:1 shall also be benched or otherwise over-excavated to provide a flat subgrade for the fill.

2.5 Evaluation/Acceptance of Fill Areas

All areas to receive fill, including removal and processed areas, key bottoms, and benches, shall be observed, mapped, elevations recorded, and/or tested prior to being accepted by the Geotechnical Consultant as suitable to receive fill. The Contractor shall obtain a written acceptance from the Geotechnical Consultant prior to fill placement. A licensed surveyor shall provide the survey control for determining elevations of processed areas, keys, and benches.

3.0 Fill Material

3.1 General

Material to be used as fill shall be essentially free of organic matter and other deleterious substances evaluated and accepted by the Geotechnical Consultant prior to placement. Soils of poor quality, such as those with unacceptable gradation, high expansion potential, or low strength shall be placed in areas acceptable to the Geotechnical Consultant or mixed with other soils to achieve satisfactory fill material.

3.2 Oversize

Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 8 inches, shall not be buried or placed in fill unless location, materials, and placement methods are specifically accepted by the Geotechnical Consultant. Placement operations shall be such that nesting of oversized material does not occur and such that oversize material is completely surrounded by compacted or densified fill. Oversize material shall not be placed within 10 vertical feet of finish grade or within 2 feet of future utilities or underground construction.

3.3 Import

If importing of fill material is required for grading, proposed import material shall meet the requirements of the geotechnical consultant. The potential import source shall be given to the Geotechnical Consultant at least 48 hours (2 working days) before importing begins so that its suitability can be determined and appropriate tests performed.

4.0 Fill Placement and Compaction

4.1 Fill Layers

Approved fill material shall be placed in areas prepared to receive fill (per Section 3.0) in near-horizontal layers not exceeding 8 inches in loose thickness. The Geotechnical Consultant may accept thicker layers if testing indicates the grading procedures can adequately compact the thicker layers. Each layer shall be spread evenly and mixed thoroughly to attain relative uniformity of material and moisture throughout.

4.2 Fill Moisture Conditioning

Fill soils shall be watered, dried back, blended, and/or mixed, as necessary to attain a relatively uniform moisture content at or slightly over optimum. Maximum density and optimum soil moisture content tests shall be performed in accordance with the American Society of Testing and Materials (ASTM Test Method D1557).

4.3 Compaction of Fill

After each layer has been moisture-conditioned, mixed, and evenly spread, it shall be uniformly compacted to not less than 90 percent of maximum dry density (ASTM Test Method D1557). Compaction equipment shall be adequately sized and be either specifically designed for soil compaction or of proven reliability to efficiently achieve the specified level of compaction with uniformity.

4.4 Compaction of Fill Slopes

In addition to normal compaction procedures specified above, compaction of slopes shall be accomplished by backrolling of slopes with sheepsfoot rollers at increments of 3 to 4 feet in fill elevation, or by other methods producing satisfactory results acceptable to the Geotechnical Consultant. Upon completion of grading, relative compaction of the fill, out to the slope face, shall be at least 90 percent of maximum density per ASTM Test Method D1557.

4.5 Compaction Testing

Field tests for moisture content and relative compaction of the fill soils shall be performed by the Geotechnical Consultant. Location and frequency of tests shall be at the Consultant's discretion based on field conditions encountered. Compaction test locations will not necessarily be selected on a random basis. Test locations shall be selected to verify adequacy of compaction levels in areas that are judged to be prone to inadequate compaction (such as close to slope faces and at the fill/bedrock benches).

4.6 Frequency of Compaction Testing

Tests shall be taken at intervals not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of compacted fill soils embankment. In addition, as a guideline, at least one test shall be taken on slope faces for each 5,000 square feet of slope face and/or each 10 feet of vertical height of slope. The Contractor shall assure that fill construction is such that the testing schedule can be accomplished by the Geotechnical Consultant. The Contractor shall stop or slow down the earthwork construction if these minimum standards are not met.

4.7 Compaction Test Locations

The Geotechnical Consultant shall document the approximate elevation and horizontal coordinates of each test location. The Contractor shall coordinate with the project surveyor to assure that sufficient grade stakes are established so that the Geotechnical Consultant can determine the test locations with sufficient accuracy. At a minimum, two grade stakes within a horizontal distance of 100 feet and vertically less than
5 feet apart from potential test locations shall be provided.

5.0 Subdrain Installation

Subdrain systems shall be installed in accordance with the approved geotechnical report(s), the grading plan, and the Standard Details. The Geotechnical Consultant may recommend additional subdrains and/or changes in subdrain extent, location, grade, or material depending on conditions encountered during grading. All subdrains shall be surveyed by a land surveyor/civil engineer for line and grade after installation and prior to burial. Sufficient time should be allowed by the Contractor for these surveys.

6.0 Excavation

Excavations, as well as over-excavation for remedial purposes, shall be evaluated by the Geotechnical Consultant during grading. Remedial removal depths shown on geotechnical plans are estimates only. The actual extent of removal shall be determined by the Geotechnical Consultant based on the field evaluation of exposed conditions during grading. Where fill-over-cut slopes are to be graded, the cut portion of the slope shall be made, evaluated, and accepted by the Geotechnical Consultant prior to placement of materials for construction of the fill portion of the slope, unless otherwise recommended by the Geotechnical Consultant.

7.0 Trench Backfills

7.1 The Contractor shall follow all OHSA and Cal/OSHA requirements for safety of trench excavations.

7.2 All bedding and backfill of utility trenches shall be done in accordance with the applicable provisions of Standard Specifications of Public Works Construction. Bedding material shall have a Sand Equivalent greater than 30 (SE>30). The bedding shall be placed to 1 foot over

the top of the conduit and densified by jetting. Backfill shall be placed and densified to a minimum of 90 percent of maximum from 1 foot above the top of the conduit to the surface.

7.3 The jetting of the bedding around the conduits shall be observed by the Geotechnical Consultant.

7.4 The Geotechnical Consultant shall test the trench backfill for relative compaction. At least one test should be made for every 300 feet of trench and 2 feet of fill.

7.5 Lift thickness of trench backfill shall not exceed those allowed in the Standard Specifications of Public Works Construction unless the Contractor can demonstrate to the Geotechnical Consultant that the fill lift can be compacted to the minimum relative compaction by his alternative equipment and method.

CALIFORNIA NATIVE PLANT SOCIETY DATABASE SEARCH RESULTS

CNPS Rare Plant Inventory

Search Results

80 matches found. Click on scientific name for details

Search Criteria: 9-Quad include [3311757:3311765:3311767:3311766:3311745:3311755:3311746:3311756]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC
Allium marvinii	Yucaipa onion	Alliaceae	perennial bulbiferous herb	Apr-May	None	None	S1	1B.2	Yes
Aphanisma blitoides	aphanisma	Chenopodiaceae	annual herb	Feb-Jun	None	None	S2	1B.2	
Artemisia palmeri	San Diego sagewort	Asteraceae	perennial deciduous shrub	(Feb)May-Sep	None	None	S3?	4.2	
Asplenium vespertinum	western spleenwort	Aspleniaceae	perennial rhizomatous herb	Feb-Jun	None	None	S4	4.2	
Astragalus brauntonii	Braunton's milk-vetch	Fabaceae	perennial herb	Jan-Aug	FE	None	S2	1B.1	Yes
Atriplex coulteri	Coulter's saltbush	Chenopodiaceae	perennial herb	Mar-Oct	None	None	S2	1B.2	
Atriplex pacifica	south coast saltscale	Chenopodiaceae	annual herb	Mar-Oct	None	None	S2	1B.2	
Atriplex parishii	Parish's brittlescale	Chenopodiaceae	annual herb	Jun-Oct	None	None	S1	1B.1	
Atriplex serenana var. *davidsonii*	Davidson's saltscale	Chenopodiaceae	annual herb	Apr-Oct	None	None	S1	1B.2	
Bahiopsis laciniata	San Diego County viguiera	Asteraceae	perennial shrub	Feb-Jun(Aug)	None	None	S4	4.3	
Brodiaea filifolia	thread-leaved brodiaea	Themidaceae	perennial bulbiferous herb	Mar-Jun	FT	CE	S2	1B.1	Yes
Calochortus catalinae	Catalina mariposa lily	Liliaceae	perennial bulbiferous herb	(Feb)Mar-Jun	None	None	S3S4	4.2	Yes
Calochortus plummerae	Plummer's mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	S4	4.2	Yes
Calochortus weedii var. *intermedius*	intermediate mariposa-lily	Liliaceae	perennial bulbiferous herb	May-Jul	None	None	S3	1B.2	Yes
Camissoniopsis lewisii	Lewis' evening-primrose	Onagraceae	annual herb	Mar-May(Jun)	None	None	S4	3	
Caulanthus simulans	Payson's jewelflower	Brassicaceae	annual herb	(Feb)Mar-May(Jun)	None	None	S4	4.2	Yes
Centromadia parryi ssp. *australis*	southern tarplant	Asteraceae	annual herb	May-Nov	None	None	S2	1B.1	

Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	Asteraceae	annual herb	Jan-Aug	None	None	S1	1B.1	
Chorizanthe leptotheca	Peninsular spineflower	Polygonaceae	annual herb	May-Aug	None	None	S3	4.2	
Chorizanthe polygonoides var. *longispina*	long-spined spineflower	Polygonaceae	annual herb	Apr-Jul	None	None	S3	1B.2	
Cistanthe maritima	seaside cistanthe	Montiaceae	annual herb	(Feb)Mar-Jun(Aug)	None	None	S3	4.2	
Clinopodium chandleri	San Miguel savory	Lamiaceae	perennial shrub	Mar-Jul	None	None	S2	1B.2	
Comarostaphylis diversifolia ssp. *diversifolia*	summer holly	Ericaceae	perennial evergreen shrub	Apr-Jun	None	None	S2	1B.2	
Convolvulus simulans	small-flowered morning-glory	Convolvulaceae	annual herb	Mar-Jul	None	None	S4	4.2	
Deinandra paniculata	paniculate tarplant	Asteraceae	annual herb	(Mar)Apr-Nov	None	None	S4	4.2	
Dichondra occidentalis	western dichondra	Convolvulaceae	perennial rhizomatous herb	(Jan)Mar-Jul	None	None	S3S4	4.2	
Diplacus clevelandii	Cleveland's bush monkeyflower	Phrymaceae	perennial rhizomatous herb	Apr-Jul	None	None	S4	4.2	
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	Crassulaceae	perennial herb	Apr-Jun	None	None	S2	1B.1	
Dudleya cymosa ssp. *ovatifolia*	Santa Monica dudleya	Crassulaceae	perennial herb	Mar-Jun	FT	None	S1	1B.1	Yes
Dudleya multicaulis	many-stemmed dudleya	Crassulaceae	perennial herb	Apr-Jul	None	None	S2	1B.2	Yes
Dudleya stolonifera	Laguna Beach dudleya	Crassulaceae	perennial stoloniferous herb	May-Jul	FT	CT	S1	1B.1	Yes
Dudleya viscida	sticky dudleya	Crassulaceae	perennial herb	May-Jun	None	None	S2	1B.2	Yes
Eryngium pendletonense	Pendleton button-celery	Apiaceae	perennial herb	Apr-Jun(Jul)	None	None	S1	1B.1	Yes
Erythranthe diffusa	Palomar monkeyflower	Phrymaceae	annual herb	Apr-Jun	None	None	S3	4.3	
Euphorbia misera	cliff spurge	Euphorbiaceae	perennial shrub	(Oct)Dec-Aug	None	None	S2	2B.2	
Harpagonella palmeri	Palmer's grapplinghook	Boraginaceae	annual herb	Mar-May	None	None	S3	4.2	
Helianthus nuttallii ssp. *parishii*	Los Angeles sunflower	Asteraceae	perennial rhizomatous herb	Aug-Oct	None	None	SX	1A	Yes
Hesperocyparis forbesii	Tecate cypress	Cupressaceae	perennial evergreen tree		None	None	S2	1B.1	
Holocarpha virgata ssp. *elongata*	graceful tarplant	Asteraceae	annual herb	May-Nov	None	None	S3	4.2	Yes
Hordeum intercedens	vernal barley	Poaceae	annual herb	Mar-Jun	None	None	S3S4	3.2	
Horkelia cuneata var. *puberula*	mesa horkelia	Rosaceae	perennial herb	Feb-Jul(Sep)	None	None	S1	1B.1	Yes

Imperata brevifolia	California satintail	Poaceae	perennial rhizomatous herb	Sep-May	None	None	S3	2B.1	
Isocoma menziesii var. *decumbens*	decumbent goldenbush	Asteraceae	perennial shrub	Apr-Nov	None	None	S2	1B.2	
Juglans californica	Southern California black walnut	Juglandaceae	perennial deciduous tree	Mar-Aug	None	None	S4	4.2	Yes
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	Juncaceae	perennial rhizomatous herb	(Mar)May-Jun	None	None	S4	4.2	
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	S2	1B.1	
Lepechinia cardiophylla	heart-leaved pitcher sage	Lamiaceae	perennial shrub	Apr-Jul	None	None	S2S3	1B.2	
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	Brassicaceae	annual herb	Jan-Jul	None	None	S3	4.3	
Lessingia hololeuca	woolly-headed lessingia	Asteraceae	annual herb	Jun-Oct	None	None	S2S3	3	Yes
Lilium humboldtii ssp. *ocellatum*	ocellated Humboldt lily	Liliaceae	perennial bulbiferous herb	Mar-Jul(Aug)	None	None	S4?	4.2	Yes
Lycium brevipes var. *hassei*	Santa Catalina Island desert-thorn	Solanaceae	perennial deciduous shrub	Jun(Aug)	None	None	S1	3.1	Yes
Lycium californicum	California box-thorn	Solanaceae	perennial shrub	Mar-Aug(Dec)	None	None	S4	4.2	
Malacothrix saxatilis var. *saxatilis*	cliff malacothrix	Asteraceae	perennial rhizomatous herb	Mar-Sep	None	None	S4	4.2	Yes
Microseris douglasii ssp. *platycarpha*	small-flowered microseris	Asteraceae	annual herb	Mar-May	None	None	S4	4.2	
Monardella hypoleuca ssp. *intermedia*	intermediate monardella	Lamiaceae	perennial rhizomatous herb	Apr-Sep	None	None	S2?	1B.3	Yes
Monardella macrantha ssp. *hallii*	Hall's monardella	Lamiaceae	perennial rhizomatous herb	Jun-Oct	None	None	S3	1B.3	Yes
Myosurus minimus ssp. *apus*	little mousetail	Ranunculaceae	annual herb	Mar-Jun	None	None	S2	3.1	
Nama stenocarpa	mud nama	Namaceae	annual/perennial herb	Jan-Jul	None	None	S1S2	2B.2	
Nasturtium gambelii	Gambel's water cress	Brassicaceae	perennial rhizomatous herb	Apr-Oct	FE	CT	S1	1B.1	
Navarretia prostrata	prostrate vernal pool navarretia	Polemoniaceae	annual herb	Apr-Jul	None	None	S2	1B.2	Yes
Nolina cismontana	chaparral nolina	Ruscaceae	perennial evergreen shrub	(Mar)May-Jul	None	None	S3	1B.2	Yes
Orcuttia californica	California Orcutt grass	Poaceae	annual herb	Apr-Aug	FE	CE	S1	1B.1	
Pentachaeta aurea ssp. *allenii*	Allen's pentachaeta	Asteraceae	annual herb	Mar-Jun	None	None	S1	1B.1	Yes
Pentachaeta aurea ssp. *aurea*	golden-rayed pentachaeta	Asteraceae	annual herb	Mar-Jul	None	None	S3	4.2	

Phacelia hubbyi	Hubby's phacelia	Hydrophyllaceae	annual herb	Apr-Jul	None	None	S4	4.2	Yes
Phacelia keckii	Santiago Peak phacelia	Hydrophyllaceae	annual herb	May-Jul	None	None	S1	1B.3	Yes
Phacelia ramosissima var. *austrolitoralis*	south coast branching phacelia	Hydrophyllaceae	perennial herb	Mar-Aug	None	None	S3	3.2	
Piperia cooperi	chaparral rein orchid	Orchidaceae	perennial herb	Mar-Jun	None	None	S3S4	4.2	
Piperia leptopetala	narrow-petaled rein orchid	Orchidaceae	perennial herb	May-Jul	None	None	S4	4.3	Yes
Pseudognaphalium leucocephalum	white rabbit-tobacco	Asteraceae	perennial herb	(Jul)Aug-Nov(Dec)	None	None	S2	2B.2	
Quercus dumosa	Nuttall's scrub oak	Fagaceae	perennial evergreen shrub	Feb-Apr(May-Aug)	None	None	S3	1B.1	
Rhinotropis cornuta var. *fishiae*	Fish's milkwort	Polygalaceae	perennial deciduous shrub	May-Aug	None	None	S4	4.3	
Romneya coulteri	Coulter's matilija poppy	Papaveraceae	perennial rhizomatous herb	Mar-Jul(Aug)	None	None	S4	4.2	
Selaginella cinerascens	ashy spike-moss	Selaginellaceae	perennial rhizomatous herb		None	None	S3?	4.1	
Senecio aphanactis	chaparral ragwort	Asteraceae	annual herb	Jan-Apr(May)	None	None	S2	2B.2	
Sidalcea neomexicana	salt spring checkerbloom	Malvaceae	perennial herb	Mar-Jun	None	None	S2	2B.2	
Suaeda esteroa	estuary seablite	Chenopodiaceae	perennial herb	(Jan-May)Jul-Oct	None	None	S2	1B.2	
Suaeda taxifolia	woolly seablite	Chenopodiaceae	perennial evergreen shrub	Jan-Dec	None	None	S3S4	4.2	
Symphyotrichum defoliatum	San Bernardino aster	Asteraceae	perennial rhizomatous herb	Jul-Nov	None	None	S2	1B.2	Yes
Verbesina dissita	big-leaved crownbeard	Asteraceae	perennial herb	(Mar)Apr-Jul	FT	CT	S1	1B.1	

Showing 1 to 80 of 80 entries

Suggested Citation:
California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 21 August 2024].

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DATABASE SEARCH RESULTS

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (San Juan Capistrano (3311756) OR Laguna Beach (3311757) OR Dana Point (3311746) OR San Clemente (3311745) OR Canada Gobernadora (3311755) OR El Toro (3311766) OR Santiago Peak (3311765) OR Tustin (3311767))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Actinemys pallida southwestern pond turtle	ARAAD02032	Proposed Threatened	None	G2G3	SNR	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Aimophila ruficeps canescens southern California rufous-crowned sparrow	ABPBX91091	None	None	G5T3	S4	WL
Ammodramus savannarum grasshopper sparrow	ABPBXA0020	None	None	G5	S3	SSC
Anaxyrus californicus arroyo toad	AAABB01230	Endangered	None	G2G3	S2	SSC
Anniella stebbinsi Southern California legless lizard	ARACC01060	None	None	G3	S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Aphanisma blitoides aphanisma	PDCHE02010	None	None	G3G4	S2	1B.2
Aquila chrysaetos golden eagle	ABNKC22010	None	None	G5	S3	FP
Arizona elegans occidentalis California glossy snake	ARADB01017	None	None	G5T2	S2	SSC
Asio otus long-eared owl	ABNSB13010	None	None	G5	S3?	SSC
Aspidoscelis hyperythra orange-throated whiptail	ARACJ02060	None	None	G5	S2S3	WL
Aspidoscelis tigris stejnegeri coastal whiptail	ARACJ02143	None	None	G5T5	S3	SSC
Astragalus brauntonii Braunton's milk-vetch	PDFAB0F1G0	Endangered	None	G2	S2	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S2	SSC
Atriplex coulteri Coulter's saltbush	PDCHE040E0	None	None	G3	S2	1B.2
Atriplex pacifica south coast saltscale	PDCHE041C0	None	None	G4	S2	1B.2
Atriplex parishii Parish's brittlescale	PDCHE041D0	None	None	G1G2	S1	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Atriplex serenana var. davidsonii Davidson's saltscale	PDCHE041T1	None	None	G5T1	S1	1B.2
Bombus crotchii Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Branchinecta sandiegonensis San Diego fairy shrimp	ICBRA03060	Endangered	None	G2	S1	
Brodiaea filifolia thread-leaved brodiaea	PMLIL0C050	Threatened	Endangered	G2	S2	1B.1
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Calochortus weedii var. intermedius intermediate mariposa-lily	PMLIL0D1J1	None	None	G3G4T3	S3	1B.2
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	ABPBG02095	None	None	G5T3Q	S2	SSC
Canyon Live Oak Ravine Forest Canyon Live Oak Ravine Forest	CTT61350CA	None	None	G3	S3.3	
Centromadia parryi ssp. australis southern tarplant	PDAST4R0P4	None	None	G3T2	S2	1B.1
Chaenactis glabriuscula var. orcuttiana Orcutt's pincushion	PDAST20095	None	None	G5T1	S1	1B.1
Chaetodipus californicus femoralis Dulzura pocket mouse	AMAFD05021	None	None	G5T3	S3	
Chaetodipus fallax fallax northwestern San Diego pocket mouse	AMAFD05031	None	None	G5T3T4	S3S4	
Choeronycteris mexicana Mexican long-tongued bat	AMACB02010	None	None	G3G4	S1	SSC
Chorizanthe polygonoides var. longispina long-spined spineflower	PDPGN040K1	None	None	G5T3	S3	1B.2
Cicindela latesignata western beach tiger beetle	IICOL02110	None	None	G2G3	S1	
Circus hudsonius northern harrier	ABNKC11011	None	None	G5	S3	SSC
Clinopodium chandleri San Miguel savory	PDLAM08030	None	None	G2G3	S2	1B.2
Coccyzus americanus occidentalis western yellow-billed cuckoo	ABNRB02022	Threatened	Endangered	G5T2T3	S1	
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Comarostaphylis diversifolia ssp. diversifolia summer holly	PDERI0B011	None	None	G3T2	S2	1B.2

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Coturnicops noveboracensis yellow rail	ABNME01010	None	None	G4	S2	SSC
Crotalus ruber red-diamond rattlesnake	ARADE02090	None	None	G4	S3	SSC
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Candidate	None	G4T1T2Q	S2	
Dipodomys stephensi Stephens' kangaroo rat	AMAFD03100	Threatened	Threatened	G2	S3	
Dudleya blochmaniae ssp. blochmaniae Blochman's dudleya	PDCRA04051	None	None	G3T2	S2	1B.1
Dudleya multicaulis many-stemmed dudleya	PDCRA040H0	None	None	G2	S2	1B.2
Dudleya stolonifera Laguna Beach dudleya	PDCRA040P0	Threatened	Threatened	G1	S1	1B.1
Dudleya viscida sticky dudleya	PDCRA040T0	None	None	G2	S2	1B.2
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Empidonax traillii extimus southwestern willow flycatcher	ABPAE33043	Endangered	Endangered	G5T2	S3	
Eremophila alpestris actia California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
Eryngium pendletonense Pendleton button-celery	PDAPI0Z120	None	None	G1	S1	1B.1
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
Eumops perotis californicus western mastiff bat	AMACD02011	None	None	G4G5T4	S3S4	SSC
Euphorbia misera cliff spurge	PDEUP0Q1B0	None	None	G5	S2	2B.2
Gila orcuttii arroyo chub	AFCJB13120	None	None	G2	S2	SSC
Harpagonella palmeri Palmer's grapplinghook	PDBOR0H010	None	None	G4	S3	4.2
Helianthus nuttallii ssp. parishii Los Angeles sunflower	PDAST4N102	None	None	G5TX	SX	1A
Hesperocyparis forbesii Tecate cypress	PGCUP040C0	None	None	G2	S2	1B.1
Horkelia cuneata var. puberula mesa horkelia	PDROS0W045	None	None	G4T1	S1	1B.1
Icteria virens yellow-breasted chat	ABPBX24010	None	None	G5	S4	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Imperata brevifolia California satintail	PMPOA3D020	None	None	G3	S3	2B.1
Isocoma menziesii var. decumbens decumbent goldenbush	PDAST57091	None	None	G3G5T2T3	S2	1B.2
Lasiurus frantzii western red bat	AMACC05080	None	None	G4	S3	SSC
Lasthenia glabrata ssp. coulteri Coulter's goldfields	PDAST5L0A1	None	None	G4T2	S2	1B.1
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3T1	S2	FP
Lepechinia cardiophylla heart-leaved pitcher sage	PDLAM0V020	None	None	G3	S2S3	1B.2
Lepidium virginicum var. robinsonii Robinson's pepper-grass	PDBRA1M114	None	None	G5T3	S3	4.3
Lycium brevipes var. hassei Santa Catalina Island desert-thorn	PDSOL0G0N0	None	None	G5T1Q	S1	3.1
Monardella hypoleuca ssp. intermedia intermediate monardella	PDLAM180A4	None	None	G4T2?	S2?	1B.3
Monardella macrantha ssp. hallii Hall's monardella	PDLAM180E1	None	None	G5T3	S3	1B.3
Myosurus minimus ssp. apus little mousetail	PDRAN0H031	None	None	G5T2Q	S2	3.1
Myotis yumanensis Yuma myotis	AMACC01020	None	None	G5	S4	
Nama stenocarpa mud nama	PDHYD0A0H0	None	None	G4G5	S1S2	2B.2
Nasturtium gambelii Gambel's water cress	PDBRA270V0	Endangered	Threatened	G1	S1	1B.1
Navarretia prostrata prostrate vernal pool navarretia	PDPLM0C0Q0	None	None	G2	S2	1B.2
Neotoma lepida intermedia San Diego desert woodrat	AMAFF08041	None	None	G5T3T4	S3S4	SSC
Nolina cismontana chaparral nolina	PMAGA080E0	None	None	G3	S3	1B.2
Nyctinomops femorosaccus pocketed free-tailed bat	AMACD04010	None	None	G5	S3	SSC
Nyctinomops macrotis big free-tailed bat	AMACD04020	None	None	G5	S3	SSC
Oncorhynchus mykiss irideus pop. 10 steelhead - southern California DPS	AFCHA0209J	Endangered	Candidate Endangered	G5T1Q	S1	
Onychomys torridus ramona southern grasshopper mouse	AMAFF06022	None	None	G5T3	S3	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Passerculus sandwichensis beldingi Belding's savannah sparrow	ABPBX99015	None	Endangered	G5T3	S3	
Pentachaeta aurea ssp. allenii Allen's pentachaeta	PDAST6X021	None	None	G4T1	S1	1B.1
Perognathus longimembris pacificus Pacific pocket mouse	AMAFD01042	Endangered	None	G5T2	S2	SSC
Phacelia keckii Santiago Peak phacelia	PDHYD0C4G1	None	None	G1	S1	1B.3
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G4	S4	SSC
Plestiodon skiltonianus interparietalis Coronado skink	ARACH01114	None	None	G5T5	S2S3	WL
Polioptila californica californica coastal California gnatcatcher	ABPBJ08081	Threatened	None	G4G5T3Q	S2	SSC
Pseudognaphalium leucocephalum white rabbit-tobacco	PDAST440C0	None	None	G4	S2	2B.2
Quercus dumosa Nuttall's scrub oak	PDFAG050D0	None	None	G3	S3	1B.1
Rallus obsoletus levipes light-footed Ridgway's rail	ABNME05014	Endangered	Endangered	G3T1T2	S1	FP
Rhinichthys osculus ssp. 8 Santa Ana speckled dace	AFCJB3705K	None	None	G5T1	S1	SSC
Salvadora hexalepis virgultea coast patch-nosed snake	ARADB30033	None	None	G5T4	S3	SSC
Senecio aphanactis chaparral ragwort	PDAST8H060	None	None	G3	S2	2B.2
Setophaga petechia yellow warbler	ABPBX03010	None	None	G5	S3	SSC
Sidalcea neomexicana salt spring checkerbloom	PDMAL110J0	None	None	G4	S2	2B.2
Sorex ornatus salicornicus southern California saltmarsh shrew	AMABA01104	None	None	G5T1?	S1	SSC
Southern Coast Live Oak Riparian Forest Southern Coast Live Oak Riparian Forest	CTT61310CA	None	None	G4	S4	
Southern Coastal Salt Marsh Southern Coastal Salt Marsh	CTT52120CA	None	None	G2	S2.1	
Southern Cottonwood Willow Riparian Forest Southern Cottonwood Willow Riparian Forest	CTT61330CA	None	None	G3	S3.2	
Southern Dune Scrub Southern Dune Scrub	CTT21330CA	None	None	G1	S1.1	
Southern Foredunes Southern Foredunes	CTT21230CA	None	None	G2	S2.1	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Southern Mixed Riparian Forest	CTT61340CA	None	None	G2	S2.1	
Southern Mixed Riparian Forest						
Southern Riparian Scrub	CTT63300CA	None	None	G3	S3.2	
Southern Riparian Scrub						
Southern Sycamore Alder Riparian Woodland	CTT62400CA	None	None	G4	S4	
Southern Sycamore Alder Riparian Woodland						
Spea hammondii	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
western spadefoot						
Sternula antillarum browni	ABNNM08103	Endangered	Endangered	G4T2T3Q	S2	FP
California least tern						
Streptocephalus woottoni	ICBRA07010	Endangered	None	G1G2	S2	
Riverside fairy shrimp						
Suaeda esteroa	PDCHE0P0D0	None	None	G3	S2	1B.2
estuary seablite						
Symphyotrichum defoliatum	PDASTE80C0	None	None	G2	S2	1B.2
San Bernardino aster						
Taricha torosa	AAAAF02032	None	None	G4	S4	SSC
Coast Range newt						
Taxidea taxus	AMAJF04010	None	None	G5	S3	SSC
American badger						
Thamnophis hammondii	ARADB36160	None	None	G4	S3S4	SSC
two-striped gartersnake						
Tryonia imitator	IMGASJ7040	None	None	G2	S2	
mimic tryonia (=California brackishwater snail)						
Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Valley Needlegrass Grassland						
Verbesina dissita	PDAST9R050	Threatened	Threatened	G1G2	S1	1B.1
big-leaved crownbeard						
Vireo bellii pusillus	ABPBW01114	Endangered	Endangered	G5T2	S3	
least Bell's vireo						

Record Count: 118

BUILT ENVIRONMENT INVENTORY AND EVALUATION REPORT

Built Environment Inventory and Evaluation Report

La Paz Village Senior Housing Project, Laguna Hills, Orange County, California

FEBRUARY 2025

Prepared for:

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Report Contributions: The report was prepared with contributions from Architectural Historian Claire Cancilla, MSHP. Senior Architectural Historian Monte Kim, Ph.D. provided senior-level review of the report.

Team Support: Carmen Gardner, GIS Analyst, managed the geographic information system data and created the figures in the report.

Intended Use: This report is intended for the Client's and its representatives' exclusive use. Based on the results of Dudek's investigation, it contains professional conclusions and recommendations concerning the potential for project-related impacts to cultural resources. It should not be considered to constitute project clearance with regard to the treatment of cultural resources or permission to proceed with the project described in lieu of review by the appropriate reviewing or permitting agency. This report should be submitted to the appropriate federal, state, and local review agencies for their comments prior to the commencement of the project.

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Executive Summary

The City of Laguna Hills retained Dudek to prepare a Built Environment Inventory and Evaluation Report for the proposed La Paz Village Senior Housing Project (project) in Laguna Hills, Orange County, California. The project site encompasses two buildings at the La Paz Village commercial complex located at 25254 La Paz Road (APN 620-211-17), constructed in 1974 (Figure 1, Project Location). Additionally, there are three (3) historic age properties directly adjacent to the proposed project site that have been historically associated with the La Paz Village commercial complex, located at 25250 La Paz Road (APN 620-211-18), 25252 La Paz Road (APN 620-211-15), and 25758 La Paz Road (APN 620-211-09). This report includes the formal recordation and evaluation of the entire La Paz Village commercial complex (subject properties).

The project proposes to demolish the majority of the buildings on the project site for the construction of a 5-story, 180-unit, senior housing building. The purpose of this report is to determine if the project would adversely affect any historic properties pursuant to the California Environmental Quality Act. These efforts included the development of a study area or Area of Potential Impacts (API), an intensive-level survey of the API for built resources of historic age (45 years of age or older), building development and archival research, the creation of appropriate historic contexts, and recordation and evaluation of historic-era properties located in the API under National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) listing criteria.

Dudek archival research and field survey identified four historic-era properties in the API (Figure 2, Area of Potential Impacts). Dudek concludes that none of the subject properties are eligible for listing in the NRHP or CRHR due to a lack of significant associations and architectural merit. The recommended California Historical Resource Status Code for the property is 6Z, meaning it was found ineligible for the NRHP or CRHR through survey evaluation.

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A Interested Party Correspondence

B DPR Form

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ACHP	Advisory Council on Historic Preservation
API	Area of Potential Impacts
APN	Assessor's Parcel Number
BERD	Built Environment Resource Directory
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
City	Laguna Hills
County	Orange County
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	Public Resources Code
Project	La Paz Village Senior Housing Project
SCCIC	South Central Coastal Information Center

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1 Introduction

This Built Environment Inventory and Evaluation Report documents the identification and evaluation of built environment cultural resources within or adjacent to the proposed La Paz Village Senior Housing Project (project) that may require additional analysis for compliance under the California Environmental Quality Act (CEQA). This report includes the following components: (1) an introduction including project location, description, the Area of Potential Impacts (API), and regulatory context; (2) background research, which includes a focused records search review of previously recorded built environment resources included in the California Historical Resources Information System (CHRIS), a review of historical maps and aerial photographs, and the field methodology and the intensive-level survey of the API; (3) the development of applicable historic contexts for the project area; (4) an evaluation of significance for all resources within the API; and (5) findings and conclusions.

1.1 Project Location

The project site is approximately 4 acres and consists of one contiguous parcel located at 25254 La Paz Road (APN 620-211-17) in Laguna Hills, Orange County, California (Figure 1, Project Location). The project site is in an urban setting on the south side of La Paz Road between MacKenzie Street to the west and McIntyre Street to the east. It is located approximately 0.20 miles west of Highway 5. The project site is currently fully developed with four commercial buildings surrounded by parking lots. The surrounding area primarily contains single-family residences with commercial buildings along La Paz Road, east of the project site.

1.2 Project Description

The project includes the construction of a senior living podium-style development in the City of Laguna Hills (City), California. The proposed development would be up to 5 stories and would include 180 age-restricted units, of which 144 would be market rate and 36 would be affordable units, along with 255 parking spaces in a parking garage on the basement and at-grade parking on the first level. The project would have a maximum height of 60.3 feet, with a two- to four-story wing at the west and east ends of the building and a five-story portion in the north and center of the building. The lobby would be on the east side of the building. The project would include 21,110 square feet of open space, including two courtyards at the center of each building wing, aboveground courtyards, and a rooftop deck on level five on the McIntyre Street side. Resident amenities would include the following: a lounge, salon, pantry, pool, two dining rooms, club room, golf room, whiskey room, and theater.

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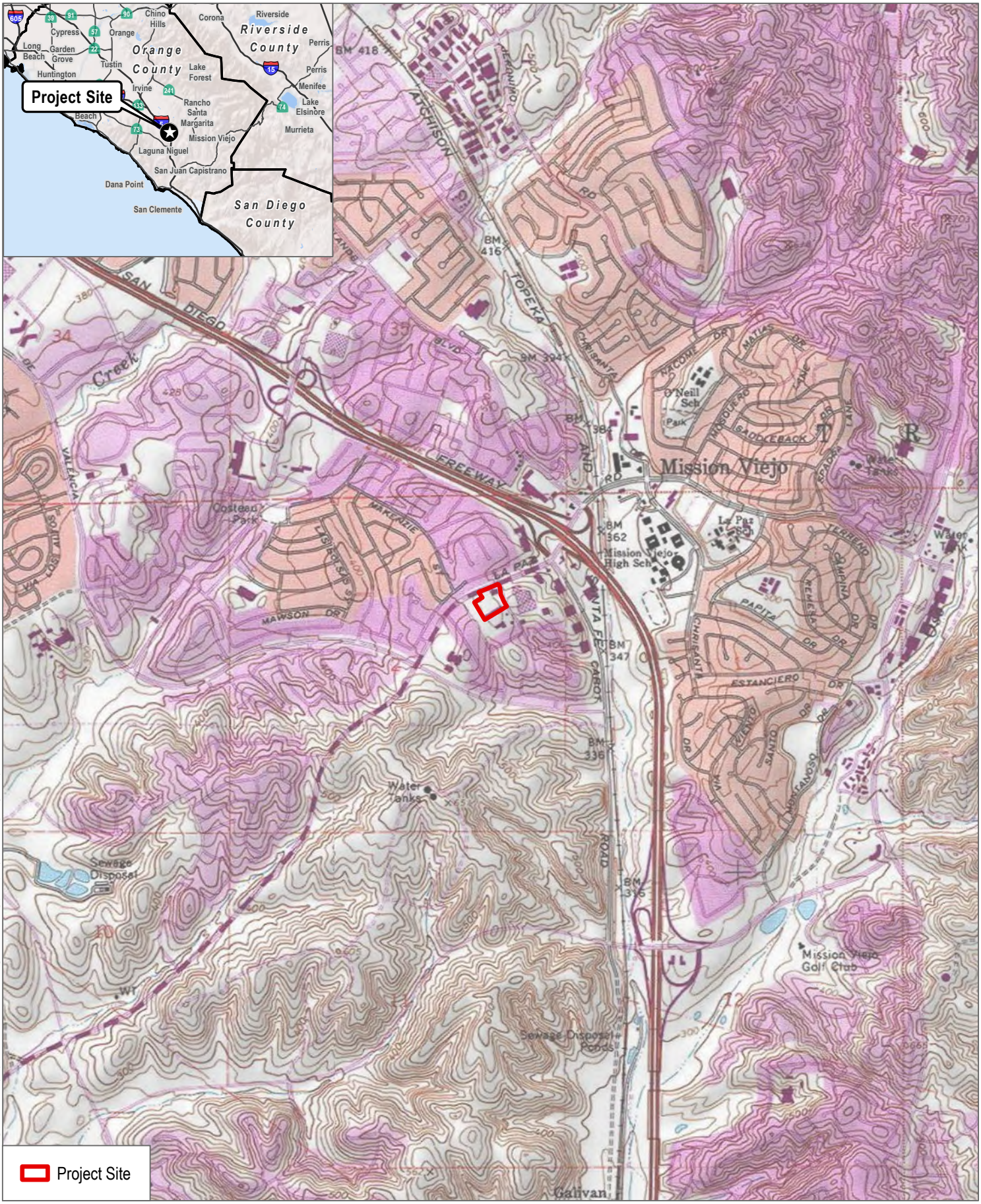

SOURCE: USGS 7.5 Minute Series

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

La Paz Village Senior Housing

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1.3 Regulatory Setting

While the project as currently planned is subject only to state and local regulatory conditions, federal regulations are also provided here for reference should they be relevant in the future. The following sections provide a brief overview of the federal and state regulatory framework through which historic properties and historical resources are identified and evaluated.

1.3.1 Federal

National Historic Preservation Act (54 USC § 300101 et seq., including Section 106 of the NHPA, 54 USC § 306108)

The National Historic Preservation Act (NHPA) established the National Register of Historic Places (NRHP) and the Advisory Council on Historic Preservation. Under the NHPA, significant cultural resources are referred to as historic properties, which include any prehistoric or historic district, site, building, structure, or object included in, or determined eligible for inclusion in, the NRHP. Historic properties that are designated by the Secretary of the Interior to be National Historic Landmarks are nationally significant historic places that possess exceptional value or quality in illustrating or interpreting the heritage of the United States. A property is considered historically significant if it meets one of the NRHP criteria and retains sufficient historic integrity to convey its significance.

Implementing Regulations for Section 106 of the NHPA (36 CFR Part 800)

Section 106 of the NHPA requires federal agencies to consider the effects of their undertakings on historic properties. The Section 106 process consists of four principal steps: 1) initiation of the Section 106 process, which includes identifying and initiating consultation with Native American tribes, local governments, and other interested parties; 2) identification of historic properties; 3) assessment of adverse effects; and 4) delineation of stipulations to resolve adverse effects in an agreement document.

Section 106 affords the Advisory Council on Historic Preservation and the State Historic Preservation Officer, as well as other consulting parties, a reasonable opportunity to comment on any project that would adversely affect historic properties. The Advisory Council on Historic Preservation is an independent administering agency that develops procedures at the federal level to protect cultural resources included in, or eligible for inclusion in, the NRHP. The State Historic Preservation Officers administer the national historic preservation program at the state level, in addition to reviewing NRHP nominations, maintaining data on historic properties, and consulting with federal agencies during the Section 106 review.

The NRHP criteria for evaluation (36 Code of Federal Regulations [CFR] Section 60.4) considers the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that:

A. Are associated with events that have made a significant contribution to the broad patterns of our history
B. Are associated with the lives of persons significant in our past

C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

D. Have yielded or may be likely to yield, information important in prehistory or history

To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. In addition to meeting at least one of the significance criteria discussed above, the assessment of integrity requires consideration under the following seven aspects or qualities: location, design, materials, workmanship, setting, feeling, and association. To retain integrity, a property will always possess several, and generally most, of these aspects (NPS 1995:44).

Certain properties are not typically considered for listing in the NRHP: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past 50 years. These properties may be eligible for listing in the NRHP if the property meets one of the four criteria listed above and if the property also meets the appropriate Criteria Consideration for the property.

National Environmental Policy Act (42 USC § 4331 et seq.) and CEQ NEPA Regulations (40 CFR § 1500 et seq.)

The National Environmental Policy Act (NEPA), as amended, establishes the federal government's policy for protecting important historic cultural, and natural aspects of our national heritage during the planning for federal projects. All federal or federally assisted projects requiring action pursuant to Section 102 of the NEPA must take into account the effects of those projects on cultural resources. In considering whether an action may "significantly affect the quality of the human environment," the NEPA regulations require that an agency must consider, among other things, unique characteristics of the geographic area such as proximity to historic or cultural resources (40 CFR § 1508.27(b)(3) and the degree to which the action may affect districts, sites, highways, structures, or objects listed in or eligible for listing in the NRHP. The NEPA regulations also require that, to the fullest extent possible, agencies prepare Environmental Impact Statements concurrently and integrated with impact analyses and related surveys and studies required by the NHPA. When Section 106 of the NHPA and NEPA are integrated, project impacts that cause adverse effects under Section 106 are described in the Environmental Impact Statement.

1.3.2 State

California Environmental Quality Act (PRC § 21083.2) and CEQA Guidelines (14 CCR § 15064.5)

CEQA requires that the lead agency consider the impacts of a project on historical resources. Public Resources Code (PRC) Section 21084.1 defines historical resources as those listed, or eligible for listing, in the California Register of Historical Resources (CRHR), or those officially designated or recognized as historically significant by a local government pursuant to a local county or city ordinance or jurisdiction, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. Historical resources also include "historic properties" in California that are listed, or determined eligible for listing, in the NRHP and CRHR. The CEQA

Guidelines provide specific guidance for determining the significance of impacts on historical resources. As described in in Section 15064.5(b) of the CEQA Guidelines, a "project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment."

- A "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Section 15064.5[b][1]).
- The significance of an historical resource is materially impaired when a project:
  - Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources (Section 15064.5[b][2][A]); or
  - Demolishes or materially alters in an adverse manner those physical characteristics that account for it inclusion in a local register of historical resources pursuant to section 5020.1[k] of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1[g] of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant (Section 15064.5[b][2][B]); or
  - Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historic significance and that justify its inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Section 15064.5[b][2][B]); or

The CEQA Guidelines also provide guidance on minimizing or avoiding significant adverse impacts on historical resources as outlined in the following provisions of Section 15064.5(b)(3)-(5).

- Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource (Section 15064.5[b][3]).
- A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures (Section 15064.5[b][4]).
- When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of the environmental documents (Section 15064.5[b][5]).

California Register of Historical Resources (PRC § 5024.1 and 14 CCR § 4850)

PRC Section 5024.1 establishes the CRHR, which lists all significant resources in California that are considered to be historical resources. In California, the term "historical resource" includes, but is not limited to, "any object,

building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California PRC Section 5020.1[j]). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California PRC Section 5024.1[a]). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. As such, a resource is considered historically significant if it meets at least one of the following criteria outlined under PRC Section 5024.1(c):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one of the significance criteria described in PRC Section 5024.1(c), a resource must also possess sufficient integrity to qualify for listing in the CRHR. Integrity as defined in 14 California Code of Regulations (CCR) Section 4852(c) as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" as evaluated with regard to the resource's retention of location, design, setting, materials, workmanship, feeling, and association. Historical resources that lack sufficient integrity to meet the criteria for listing in the NRHP may still be eligible for listing in the CRHR if they have the potential to yield significant scientific, historical information, specific data. The special considerations within the CRHR for certain property types are limited to moved buildings, structures or objects; historical resources achieving significance within the past 50 years; and reconstructed buildings. The CRHR includes not only listed prehistoric and historic cultural resources but also resources that are identified through local historical resource surveys or designated under local ordinances provided the survey and ordinance meet the criteria in 14 CCR Section 4852(e) and (f).

1.4 Area of Potential Impacts

The API is the study area delineated to assess potential impacts from the construction and operation of the project on both archaeological and historic built environment resources. The API for built environment resources encompasses the geographic area or areas within which the project may directly or indirectly cause a substantial adverse change in the significance of a known or unknown historical resource. A substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource is materially impaired (14 CCR Section 15064.5[b][1]). Under CEQA, material impairment of a historical resource is considered a significant impact (or effect), which can be direct, indirect, or cumulative.[1]

A direct or primary effect on a historical resource is one that is caused by the project and occurs at the same time and place (14 CCR Section 15358[a][1]). Examples of direct effects that are caused by, and immediately related

[1] As used in the CEQA Guidelines and 14 CCR Section 15358, the terms "effects" and "impacts" are synonymous in this report.

to, the project include, but are not limited to, demolition, destruction, relocation, and alteration of a historical resource as a result of ground disturbance and other construction activities. Direct effects, however, are not limited to physical effects and, in certain circumstances, can be visual, vibratory, auditory, or atmospheric in nature if the effect is immediate and results in the material impairment of the significance of a historical resource. Visual intrusions within the viewshed of a historical resource, for example, could result in the material impairment of the resource's integrity of setting if an unencumbered view of the surrounding area or a specific area is a characteristic that contributes to the significance of the resource. Similarly, operational noise that exceeds the ambient level of a sensitive noise receptor can cause material impairment to a historical resource that derives part or all its significance from an inherently quiet auditory setting.[2] Finally, atmospheric intrusions, such as those caused by the introduction of high levels of fugitive dust emissions or chemical pollutants, can result in adverse effects that directly and physically affect biological landscape features that have been identified as historical resources for the purposes of CEQA. Overall, while direct effects clearly include physical effects, they may also include other types of effects that are visual, vibratory, auditory, or atmospheric in nature if the effect is caused by and occurs at the same time and place as the project and there is no other intervening cause between the activities or components of the project and the historical resource.

By contrast, an indirect or secondary effect is a reasonably foreseeable effect caused by the project that occurs later in time or is farther removed in distance. Indirect effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems (14 CCR Section 15358[a][2]). Because these types of effects are not immediately related to the project, they are considered secondary effects.

Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (14 CCR Section 15355[a]–[b]). The API for cumulative impacts, if any exist, would include the API for direct effects, indirect effects, or both, because in order for a cumulative impact to exist, a historical resource must first be directly or indirectly affected by the project.

1.4.1 Area of Potential Impacts for the Proposed Project

Delineation of the API considered the proposed project activities in conjunction with historic era-built resources that are 45 years of age or older (those built in or prior to 1978) that may sustain impacts due to the construction or operation of the project.[3] The delineation of the API is influenced by a project's planned activities or setting, the

[2] Construction noise that exceeds the ambient level of a sensitive noise receptor is not analyzed because it is considered a temporary impact that would not have an adverse effect on historical resources, as it would not cause physical damage and would not permanently alter or diminish the integrity of such resources. Temporary construction noise would not result in a substantial adverse change in the significance of a historical resource and, therefore, would not cause a significant impact under CEQA.

[3] While the 50-year threshold is generally used for listing resources in the National Register of Historic Places (NRHP) and the California Register of Historical resources (CRHR), the California Office of Historic Preservation's (OHP) Instructions for Recording Historical Resources recommends recording "any physical evidence of human activities over 45 years . . . for the purposes of inclusion in the OHP's filing system." It also allows for the "documentation of resources less than 45 years . . . if those resources have been formally evaluated, regardless of the outcome of the evaluation." Further, the guidance notes that the 45-year threshold recognizes that there is commonly a 5-year lag between resource identification and the date that planning decisions are made, and thus it explicitly encourages the collection of data about resources that may become eligible for the NRHP or CRHR

scale and nature of the project, and the types of impacts (direct or indirect) that may result from project implementation.

The vertical above ground extent of the API is anticipated to be five-stories, which is the height of the senior housing development proposed for construction on the project site. The horizontal limits of the API considered the proposed project components, which are limited to the footprint of the project site at 25254 La Paz Road (APN 620-211-17), as well as three historic-age buildings located at 25250 La Paz Road (APN 620-211-18), 25252 La Paz Road (APN 620-211-15), and 25758 La Paz Road (APN 6220-211-09) adjacent to the project site. These properties were included in the API in consideration of potential visual, vibratory, auditory, and atmospheric effects. All properties in the API are included in Table 1.

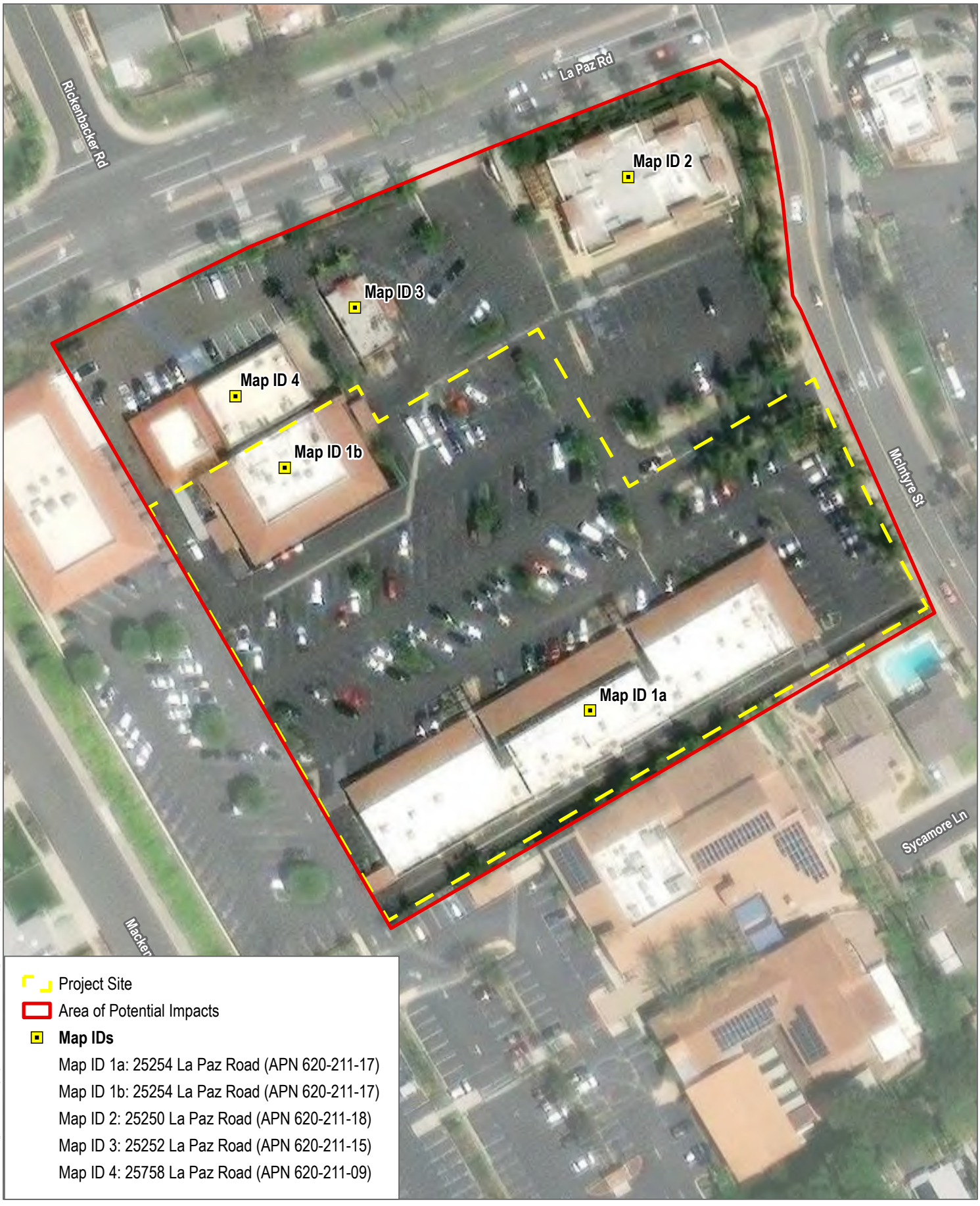
Additional considerations used to justify the delineation of the API include the following:

- The area of direct physical effect is confined to the project site wherein all ground disturbance associated with the project will occur. Other construction activities that would occur within the boundary of the project site include the demolition of existing buildings for the construction of a five-story 180-unit senior living development with an underground parking garage. Because of the geographically constrained nature of these activities, the area of direct physical impact is confined to the project site as presented in Figure 2, Built Environment Area of Potential Impacts.
- The area of direct effect encompasses the project site as well as three adjacent properties at 25250 La Paz Road (APN 620-211-18), 25252 La Paz Road (APN 620-211-15), and 25758 La Paz Road (APN 620-211-09) where potential impacts from visual, vibratory, auditory, or atmospheric effects were also considered.
- Since there are no reasonably foreseeable project activities that would occur later in time or that would be farther removed in distance that could indirectly affect historical resources, the API contains no geographic areas under consideration for indirect effects.

Table 1. Resources Located within the Area of Potential Impacts

Map ID	Property Type	APN	Address	Year built	Location	Evaluation Status
1a	Commercial	620-211-17	25254 La Paz Road	1974	Project site	Previously unevaluated
1b	Commercial	620-211-17	25254 La Paz Road	1974	Project site	Previously unevaluated
2	Commercial	620-211-18	25250 La Paz Road	1974	Adjacent to project site	Previously unevaluated
3	Commercial	620-211-15	25252 La Paz Road	1974	Adjacent to project site	Previously unevaluated
4	Commercial	620-211-09	25758 La Paz Road	1974	Adjacent to project site	Previously unevaluated

within that planning period. More restrictive criteria must be met before the resources included in OHP's filing system are listed, found eligible for listing, or otherwise determined to be important in connection with federal, state, and local legal statuses and registration programs (OHP 1995: 2).



SOURCE: Esri World Imagery 2023

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0 40 80 Feet

FIGURE 2

Built Environment Area of Potential Impacts

La Paz Village Senior Housing Project

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2 Literature Review, Background Research, and Methods

This section provides the results of the CHRIS records search at the South Central Coastal Information Center (SCCIC), a summary of archival research methods and additional records reviews, a summary of interested party correspondence outreach, and field survey methodology.

2.1 CHRIS Records Search

On July 18, 2024, Dudek conducted a search of the CHRIS at SCCIC, located on the campus of California State University, Fullerton. The search included any previously recorded cultural resources and investigations within a 1-mile radius of the proposed project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. Dudek reviewed the SCCIC records to determine whether the implementation of the proposed project would have the potential to impact any known and unknown cultural resources. The results presented below only discuss previously conducted cultural resource studies that include historic built environment resources and previously recorded historic built environment resources. The CHRIS records did not identify any built environment resources within the project site or within 0.5 miles of the project site. One previously conducted cultural resource study was identified.

2.1.1 Previously Conducted Cultural Resource Study

Results of the cultural resources records search indicate that one previous cultural resource study has been conducted within 0.5 miles of the proposed project site in 2011. The previous study does not overlap with the project site and is not immediately adjacent to the proposed project site, indicating that the entirety (100%) of the proposed project site has not been subject to any previous built environment investigations. Table 2, below, includes the cultural resource study that appears to include built environment resources. This study primarily consists of cultural resource records searches. However, copies of the reports were not provided by SCCIC. For the full results of the records search including archaeological resource studies, see Dudek's 2024 *Cultural Resources Chapter for the La Paz Village Senior Housing Project, Laguna Hills, Orange County, California.*

Table 2. Previous Built Environment Resources Study within the API

IC Report ID	Author	Year	Report Title
OR-04223	Flynn, Chris	2011	Notification of Finding of No Adverse Effect with Standard Conditions for the Bridge Deck Maintenance and Sealing at 30 Locations Throughout Orange County, California

Note: Area of Potential Impacts

2.2 Additional Records Reviewed

The following sources provide additional information regarding the potential for built environment resources to be located within the API. This information was used to understand the history of the area and how the landscape has changed and developed over time.

Built Environment Resource Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), an inventory of built environment cultural resources that are processed through OHP's office. On July 18, 2024, Dudek searched for the La Paz Village commercial complex and its associated addressed in BERD for Orange County. The properties in the API were not included in the BERD.

Calisphere

Calisphere provides access to 2,000 collections contributed by more than 300 cultural heritage organizations in California, including universities, libraries, archives, museums, and historical societies. Dudek searched for subject properties' addresses and other keywords on Calisphere on July 18, 2024. This search did not identify any materials pertaining to the subject property.

Online Archive of California

The Online Archive of California provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives, historical societies, and museums throughout California and collections maintained by the 10 University of California campuses. Dudek searched for historical tenants and addresses associated with the subject properties on Online Archive of California on July 18, 2024, and did not identify any relevant materials.

City of Laguna Hills City Clerk

Dudek submitted a public records request for building permits associated with the subject properties on July 18, 2024 (Reference No: 24-165). The City responded to the public records request on July 24, 2024, and sent Dudek digital building permits for the subject properties. Dudek reviewed all available permits.

Historic Aerials

Dudek conducted a review of historic aerial photographs as part of the archival research effort for the proposed project. The aerial photographs provided a general idea of growth in the neighborhoods and on the subject properties, Relevant information is incorporated into Section 3, Historic Context; Section 4 Property Histories; and Section 5, Results of Identification and Evaluation Efforts (NETR 2024a).

Historical Topographic Maps

Dudek conducted a review of historic topographic maps as part of the archival research effort for the proposed project. The topographic maps provided a general idea of growth in the area and on the subject property (NETR 2024b).

Historical Newspapers

Dudek reviewed historical newspapers from the California Digital Newspaper Collection and Newspapers.com covering Laguna Hills and the surrounding area to understand the development of the City and the subject properties. These documents were used in the preparation of Section 3, Historic Context; Section 4 Property Histories; and Section 5, Results of Identification and Evaluation Efforts.

2.3 Interested Party Correspondence

On July 25, 2024, Dudek Architectural Historian Katie Ahmanson, MHC, sent an outreach letter and figure depicting the project area to the Laguna Hills Historical Society, the Laguna Woods History Center, the Orange County Historical Society, the Laguna Woods Village Library, and the Laguna Hills Technology Library. The letter provided a brief description of the proposed project and requested information about historic and cultural components in or near the project area. To date, no responses have been received. Copies of the interested party correspondence have been submitted in conjunction with this project are in Appendix A.

2.4 Field Survey

Ms. Ahmanson conducted an intensive survey of the project study area on July 26, 2024. Ms. Ahmanson meets the Secretary of the Interior's Professional Qualifications Standards for architectural history. The survey entailed walking around the exteriors of each property, documenting the properties with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features associated with the properties.

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3 Historic Context

This context is provided to ascertain what significant themes concern the history of the subject property. Dudek provides this information to better understand the context of any of the identified previously recorded or newly documented resources in the API. It begins with a general overview of the development of the Laguna Hills. The context then provides a discussion of the subject property's development, including the history of owners and occupants, and the property typology (neighborhood shopping center).

3.1 Historical Overview of Laguna Hills

The City of Laguna Hills is located Orange County, California, and is named after its proximity to Laguna Canyon. Laguna Hills was developed on the former Rancho Niguel land in 1894. After Mexico won its independence from Spain in 1822, Alta California became part of the Mexican Republic, and the Mexican government opened California to foreign trade. Private land grants were issued in the early 1820s, creating the rancho system of large agricultural estates. Rancho Niguel was granted to Juan Avila in 1842 and extended along the coast from Laguna Canyon to San Juan Creek, encompassing the present-day cities of Laguna Niguel, Aliso Viejo, and Laguna Hills. By 1848, America assumed formal control of California with the Treaty of Guadalupe-Hidalgo and introduced Anglo culture and society. Avila continued to own the ranch until 1865, when he sold the property to John Forster. In 1895, Lewis Moulton and his partner Jean Pierre Daguerre purchased the property, and it became known as Moulton Ranch. Moulton and Daguerre used the property to raise cattle and sheep as well as to grow barley and beans (City of Laguna Hills 2024; City of Laguna Niguel 2024). Over time, Moulton increased the property from 19,000 acres to 26,000 acres. By 1908, Daguerre was granted one-third ownership of the ranch. Moulton and Daguerre continued to cultivate the land throughout the early 1900s as their ranch grew in success (City of Laguna Hills 2024).

The first half of the twentieth century saw little development as the area remained primarily agricultural. In 1938, Moulton passed away, so his wife, Nellie, went on to manage Moulton Ranch with Daguerre (City of Laguna Hills 2024). Historic aerial photographs of the area during this period indicate that the land surrounding the ranch was primarily undeveloped rural landscape (NETR 2024a). The area comprising modern-day Laguna Hills remained undeveloped agrarian land until after World War II (1939–1945), when a massive wave of migration and corresponding building boom occurred throughout California. Development began in present-day Laguna Hills in the early 1950s, when Moulton Ranch was subdivided and sold to individual buyers who constructed single-family residences (City of Laguna Hills 2024). Historic newspaper research indicates that the Mission Viejo Company purchased 11,000 acres of the nearby Mission Viejo Ranch in Mission Viejo to develop the first planned community in 1964; it also developed much of the surrounding areas of Mission Viejo and Aliso Viejo, as well as parts of Laguna Hills (CD 1964: 1; Moulton Museum 2024).

Increased residential construction also led to a rise in commercial properties and infrastructure to support the new population. By 1970, the Laguna Hills Plaza was constructed to serve the communities of Laguna Hills, El Toro, South Laguna, Laguna Niguel, Laguna Beach, Dana Point, Capistrano Beach, San Juan Capistrano, and San Clemente, followed by the Laguna Hills Mall in 1973 and the Wild West Plaza by 1974 (AB 1969: 31; CD 1972: 7; SPN 1976: 8). While development increased, agriculture decreased, and Moulton Ranch was completely sold off in 1976, when the Mission Viejo Company purchased the ranch's last lot. By then, the land comprising the former Moulton Ranch had become part of the present-day communities of Aliso Viejo, Laguna Hills, Laguna Niguel, and Laguna Woods. Residential and commercial growth of Laguna Hills continued throughout the second half of the

twentieth century, although the area remained partially developed until the late 1980s (City of Laguna Hills 2024; NETR 2024a).

Efforts to incorporate the community of Laguna Hills began in 1987 with an approximate population of 45,000 residents (City of Laguna Hills 2024). By 1989, Laguna Hills was the fourth community proposed for incorporation in Orange County in 18 months, with two cities—Mission Viejo and Dana Point—incorporated in the year prior. However, voters in 1989 opposed the incorporation, with most of the opposition stating a fear of higher taxes (LAT 1989: 51). By 1991, 86% of the Laguna Hills residents voted in favor of incorporation, and Laguna Hills officially became a city on December 20, 1991. The community of North Laguna Hills was annexed and incorporated in 1996, and in 2000, the Westside community of Laguna Hills was annexed and incorporated, adding 149 acres of residential land to the city (City of Laguna Hills 2024). Presently, Laguna Hills includes a population of about 31,000 residents. The economy is primarily comprised of professional, scientific, and technical service industries (Data USA 2024).

3.2 Development of La Paz Village Commercial Complex

The La Paz Village commercial complex (Map IDs 1–4) was constructed in 1974 on previously undeveloped land surrounded by a partially developed residential neighborhood (Exhibit 1). At the time of its construction, prior to the incorporation of Laguna Hills as an independent city in 1991, the shopping complex was called the Mission Hills Plaza, and it was constructed at a cost of $2 million. City building permits indicated that Robert L. Kennedy owned the properties at the time of their construction; Kennedy was also listed as the builder of the commercial buildings. There is no architect listed on the original building permits, and additional research did not identify the name of an architect associated with the development of the complex. Kennedy was the president of Mission Hills Realty Inc., a real estate development company active in Orange County during the 1970s. In addition to commercial properties, the company also developed and sold single-family residences and condominiums. It appears the company was relatively short lived, as Kennedy was convicted of income tax violations in 1980 (LAT 1974: 87; The Register 1976: 74; LAT 1980: 38).

Exhibit 1. 1972 aerial photograph (left) showing the API partially developed; 1980 aerial photograph (right) showing the extant API (outlined in red)

Source: NETR 2024a

Several businesses have occupied the buildings since their construction. Research identifies the following businesses located at unspecified addresses within the La Paz Commercial Complex in 1975: Mission Hills Hair Fashions; Laguna Hills Pharmacy and Natural Vitamin Center; The Better Mouse Trap, a gift store with pottery; and Cornell's, a camera store (Press-Telegram 1975: 89).

In 1981, the shopping complex was expanded with the construction of a commercial building at 25552 La Paz Road (APN 620-211-19), located to the west of Map IDs 1–4. There are no additional discernible changes to the footprints and spatial configuration of the La Paz Village commercial complex since its construction (NETR 2024a). The surrounding area was fully developed with residential and commercial development during the early 1980s. The La Paz Village commercial complex is presently owned by the La Paz Village Investors LLC (ParcelQuest 2024; City of Laguna Hills City Clerk 2024).

3.3 Typology: Neighborhood Shopping Centers (1950-1990)

After World War II, Americans, and particularly Southern Californians, became heavily reliant on automobile travel and were no longer restricted to shopping in downtown urban centers. New settlement patterns away from urban centers introduced new building types, including the neighborhood shopping center. Developers of this building type were able to dedicate more land for parking, which included clustering related stores around a generous amount of off-street parking. Typically, a neighborhood shopping center, which can be comprised of multiple buildings, was constructed at one time, which allowed for architectural continuity. In comparison to the earlier commercial blocks of independent shops, which varied in size, architectural style, and date of construction, neighborhood shopping centers had overall cohesion based on decisions made by the developer (Longstreth 1998, 2010; HRG 2007; Newman 1999).

Neighborhood shopping centers were developed to be smaller than regional shopping centers (with department stores) and larger than strip malls. They featured one medium-sized anchor store, such as a grocery store or discount retailer, surrounded by smaller retailers. The neighborhood shopping center was typically oriented to a front parking lot and arranged in a straight L- or U-shaped pattern. This type of layout originated in the 1950s and was popularized in the 1970s (Longstreth 1998, 2010; City of LA 2017; Newman 1999).

Characteristics of the neighborhood shopping center typology:

- Primary entrances of stores off the parking lot
- Large surface parking lots surrounding the building(s)
- Disconnection from the street
- Designed to appear as a single unit with a unifying design
- One to two stories in height
- Box-like massing
- Located outside urban centers

4 Results of Identification and Evaluation Efforts

This section provides a physical description and an evaluation of each of the resources identified in the API under NRHP, CRHR, and local listing criteria to assess the historical significance and integrity of built resources in the API. A physical description of each property and its development history are also provided below. The significance evaluations were prepared by Ms. Katie Ahmanson. Full DPRs that include more detailed information on the properties discussed below are available in Appendix B.

4.1 Survey Results

Five resources over 45 years of age at the time of survey were recorded and evaluated for historical significance. These resources are summarized below in Table 3. Descriptions and evaluations of these resources are presented in Section 4.3 in order by Map ID.

Table 3. Built Environment Property Recorded in the API

Map ID	Property Type	Address and APN	Year Built
1a	Commercial	25254 La Paz Road (APN 620-211-17)	1974
1b	Commercial	25254 La Paz Road (APN 620-211-17)	1974
2	Commercial	25250 La Paz Road (APN 620-211-18)	1974
3	Commercial	25252 La Paz Road (APN 620-211-15)	1974
4	Commercial	25758 La Paz Road (APN 620-211-09)	1974

Note: APN = Assessor's Parcel Number

4.2 Descriptions of Resources in the API

Property Description

The API is located on the southern side of La Paz Road on four parcels in the La Paz Village commercial complex: 25254 La Paz Road (APN 620-211-17), 25250 La Paz Road (APN 620-211-18), 25252 La Paz Road (APN 620-211-15), and 25758 La Paz Road (APN 620-211-09). The API is relatively square in plan with five commercial buildings surrounded by asphalt parking lots. Map ID 2 is located along the northeast corner of the API, with Map ID 1a along the southern boundary of the API, and Map IDs 3, 1b, and 4 clustered together and set back from the northern boundary of the API (see Figure 2). Two concrete driveways provide access from La Paz Road and McIntyre Street. The API does not have any fences; landscaping includes sections of concrete planters with plantings and mature trees. Adjacent properties are developed with a one-story school to the south, one-story commercial buildings to the west and east, and one- and two-story residential buildings to the north and east.

Map ID 1a: 25254 La Paz Road (APN 620-211-17)

Map ID 1a was constructed in 1974. The commercial building is rectangular in plan and primarily one-story with a centralized two-story massing. The building features a flat roof with parapets atop the single-story wings, double-story massing with red-clay tile shed roofs with no overhang, and closed eaves supported by stone columns

covering the pedestrian walkway along the north and east elevations of the building (Photograph 1). The exterior walls are primarily clad with painted stucco with stone cladding along the base of the elevations. Fenestration includes fully glazed, metal frame, single-leaf and double-leaf storefront doors and grouped, metal frame storefront windows. The building displays elements of the Spanish Colonial Revival architectural style, including simple rectangular massing, two-story height, a flat roof, red clay tile roofs with no overhang, and painted stucco cladding (Photograph 2).

The following list of known building alterations to Map ID 1a was compiled through City of Laguna Hills building permits and during the course of the intensive survey:

- 1974: Establish a meat market and restaurant in basic building (Permit #264905)
- 2012: Americans with Disabilities Act exterior renovations (Permit #1-12-5389)
- Date unknown: Replacement of storefronts (observed)

Photograph 1. Primary (north) elevation of Map ID 1a, view looking southwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_1627.JPG

Photograph 2. Primary (north) and west elevations of Map ID 1a, view looking southeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_1648.JPG

Map ID 1b: 25254 La Paz Road (APN 620-211-17)

Map ID 1b was constructed in 1974. The commercial building is rectangular in plan and one story in height. It features a red-clay tile hipped roof with closed eaves and a flat roof section with a parapet (Photograph 3). The hipped roof primarily has no overhang; however, the roof has a wide overhang supported by stone clad columns along the primary (south) elevation that covers an outdoor courtyard enclosed with stone walls. The exterior walls are primarily clad with painted stucco with stone cladding along the base of the elevations. Fenestration includes fully glazed, metal frame, single-leaf and double-leaf storefront doors and grouped, metal frame storefront windows on the primary (south) and east elevations. The rear (north) elevation abuts the adjacent property, Map ID 4: 25758 La Paz Road (APN 620-211-09). The building displays elements of the Spanish Colonial Revival architectural style, including simple rectangular massing, one-story height, a red clay tile hipped roof with a flat roof section and minimal/no overhang, painted stucco cladding, and an outdoor courtyard (Photograph 4).

The City of Laguna Hills did not have any relevant building permits on file for Map ID 1b. The following list of known building alterations to Map ID 1b was compiled during the course of the intensive survey:

- Date unknown: Addition of awnings to primary (south) elevation (observed)
- Date unknown: Replacement of storefronts (observed)

Photograph 3. Primary (south) and west elevations of Map ID 1b, view looking northeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_1608.JPG

Photograph 4. Primary (south) and east elevations of Map ID 1b, view looking northwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_1614.JPG

Map ID 2: 25250 La Paz Road (APN 620-211-18)

Map ID 2 was constructed in 1974. The commercial building is rectangular in plan and one story in height, with a flat roof featuring a parapet and red clay tile hipped roofs with no overhang, as well as closed eaves atop projecting rectangular volumes on all elevations (Photograph 5). The exterior walls are primarily clad with painted stucco and feature stone clad pilasters on all elevations. Additionally, the west and rear (north) elevations of the building feature a covered courtyard enclosed by a stone wall with stone columns supporting wood rafters (Photograph 6). Fenestration includes fully-glazed, metal frame, single-leaf and double-leaf storefront doors, and grouped, metal frame storefront windows. The building displays elements of the Spanish Colonial Revival architectural style, including simple rectangular massing, one-story height, a flat roof, red clay tile hipped roofs with no overhang, painted stucco cladding, and an outdoor courtyard.

The following list of known building alterations to Map ID 2 was compiled through City of Laguna Hills building permits and during the course of the intensive survey:

- 1974: Construct restaurant building (Permit #96443)
- 2014: Tear down and rebuild 6,120 square feet (Permit #11-13-8234)
- Date unknown: Addition of awnings (observed)
- Date unknown: Replacement of storefronts (observed)

Photograph 5. Primary (south) and west elevations of 25250 La Paz Road, view looking northeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_6712

Photograph 6. East and rear (north) elevations of 25250 La Paz Road, view looking southeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_6722.JPG

Map ID 3: 25252 La Paz Road (APN 620-211-15)

Map ID 3 was constructed in 1974. The commercial building is rectangular in plan, one story in height, and features a flat roof with a parapet (Photograph 7). The exterior walls are primarily clad with painted stucco and include vertical wood board cladding on the primary (north), west, and east elevations. The primary (north) elevation is asymmetrical with a projecting rectangular massing, and a wood flat roof supported by wood posts extending from the elevation. The primary entry door is recessed and features a single leaf, fully glazed, metal frame storefront door. Fenestration on the primary (north), east, and west elevations include grouped, metal frame storefront windows with a metal frame casement drive-thru window located on the east elevation beneath the projecting hipped roof. Additionally, the rear (south) elevation features two attached ancillary sheds (Photograph 8). The following list of known building alterations to Map ID 3 was compiled through City of Laguna Hills building permits and during the course of the intensive survey:

- 1974: Construct “drive-in restaurant” (Permit #92941
- 1993: Enclose existing outdoor seating (Permit #0833)
- 2001: Reroof (Permit #12969)
- 2005: 1,104 square feet of new facade and the addition of a 260-square-foot patio (Permit #20005-0372)
- 2015: Tear off flat roof and install four-play hot mop (Permit #9020)
- 2024: New outdoor gathering space, upgraded building accessibility, a new entry portal, new exterior cladding, and new landscaping (Permit #0002-2024)
- Date unknown: Removal of hipped red clay tile roofs from tower volume and a drive-through window on the east elevation (observed)

- Date unknown: Replacement of storefronts (observed)

Photograph 7. Primary (north) and east elevations of 25252 La Paz Road, view looking southwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_1568.JPG

Photograph 8. East and rear (south) elevations of 25252 La Paz Road, view looking northwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_6736.JPG

Map ID 4: 25758 La Paz Road (APN 620-211-09)

Map ID 4 was constructed in 1974. The commercial building is rectangular in plan and one story in height, with two massings each featuring a red-clay tile hipped roof with closed eaves and minimal overhangs, and a flat roof section with a parapet (Photograph 9). The exterior walls featuring a combination of cladding, including brick veneers along the primary (north) elevation and painted stucco cladding on the east, rear (south), and west elevations. Fenestration includes fully-glazed, metal frame, single-leaf and double-leaf storefront doors, and grouped, metal frame storefront windows on the primary (north) and west elevations. The rear (south) elevation abuts the adjacent property, Map ID 3b: 25254 La Paz Road (APN 620-211-17). The building displays elements of the Spanish Colonial Revival architectural style, including simple rectangular massing, one-story height, a red clay tile hipped roof with a flat roof section and minimal overhang, and painted stucco cladding (Photograph 10). The following list of known building alterations to Map ID 4 was compiled through City of Laguna Hills building permits and during the course of the intensive survey:

- 1992: Reroof (Permit # NR9202240009)
- Date unknown: Replacement of storefronts (observed)

Photograph 9. Primary (north) and west elevations of Map ID 4, view looking southeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_1584.JPG

Photograph 10. Primary (north) and east elevations of Map ID 4, view looking southwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_1570.JPG

4.3 Statement of Significance

For a property to be listed in, or determined eligible for listing in the NRHP, it must first be demonstrated to possess significance by meeting at least one of four criteria. In addition to possessing significance, an eligible or listed property must retain its physical integrity. The CRHR was designed to reflect the same criteria and integrity as those identified for the NRHP. Therefore, the NRHP and CRHR significance evaluations are presented together.

NRHP and CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the buildings identified as Map IDs 1a ,1b, 2, 3, and 4 lack a direct and important association with any event significant in local, state, or national history. Map IDs 1–4 were constructed in 1974 as part of a shopping center originally called the Mission Hills Plaza (today, called La Paz Village). The subject properties share an association with the trends of commercial growth in Laguna Hills during the 1950s through the 1970s, but they did not contribute in any significant way to those trends. In Laguna Hills, the statewide factors causing population growth following World War II's conclusion in 1945 were exacerbated by the subdivision of Moulton Ranch in the early 1950s, which brought many new residents to the area. By the late 1960s, the Mission Viejo Company developed much of the surrounding area; as a result, commercial development increased during this period, including shopping centers such as the subject property, the Laguna Hills Plaza (1970), the Laguna Hills Mall (1973), and the Wild West Plaza (1974). As a commercial property constructed in 1974, the subject property represents this trend of post-World War II commercial expansion. While this is an important trend both regionally and statewide, the subject property did not play a significant role in this trend, nor did it influence this trend. It was one of many commercial properties constructed in Laguan Hills during this period.

According to archival research, there is no indication it is associated with events that have made a significant contribution to broad patterns of history. For these reasons, the subject properties do not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B and CRHR Criterion 2, the buildings identified as Map IDs 1a, 1b, 2, 3, and 4 lack a direct and significant association with the productive life of any person considered important in history. Map IDs 1–4 were built by their original owner, Robert L. Kennedy. Kennedy was the president of Mission Hills Realty Inc. and developed commercial and residential properties in Orange County in during the 1970s before his company dissolved in 1980. The subject properties have continued to function as a local shopping center with various business occupying the buildings since their construction. Presently, the La Paz Village commercial complex is owned by La Paz Village Investors LLC (ParcelQuest 2024). Research did not yield further information about Kennedy or the La Paz Village Investors LLC, and did not indicate that the subject properties have been associated with the life of a significant individual. Due to a lack of identified significant associations with important individuals, the subject properties do not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C and CRHR Criterion 3, the buildings identified as Map IDs 1a, 1b, 2, 3, and 4 lack design and construction value because they do not possess architectural distinction or high artistic value, and do represent the work of a master or contribute to the significance of a district. The five commercial buildings all represent undifferentiated, largely unembellished, commercial buildings. The buildings are undistinguished examples of commercial architecture as applied to the neighborhood shopping center property type. The subject properties reflect several characteristics of the neighborhood shopping center typology, including primary entrances of stores off the parking lot, large surface parking lots surrounding the buildings, disconnection from the street, one story in height, and boxlike massing. However, the subject properties are not significant examples of the property type in Laguna Hills or Orange County. Rather, the subject properties represent a common example of a 1970s commercial shopping center. Additionally, the buildings no longer represent a unifying design due to multiple alterations over the years that have inhibited their ability to reflect their historic design. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco cladding, and parking lots surrounding the buildings. There are better and more intact examples of the 1970s neighborhood shopping centers throughout Laguna Hills, Orange County, and California. Original building permits for the subject properties indicate the original owner, Robert Kennedy, was listed as the builder of the properties. Although Kennedy was the president of Mission Hills Inc., he does not appear to be a significant builder. As such, the buildings lack sufficient distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they appear to be potential contributors to a historic district. Therefore, the subject properties do not appear eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D and CRHR Criterion 4, the La Paz Village commercial complex is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

Integrity Assessment

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain

integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lack sufficient significance to meet any of the criteria for listing in the NRHP or CRHR, an integrity analysis was considered immaterial for the subject properties.

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5 Findings and Conclusions

The subject properties were evaluated in consideration of NRHP and CRHR criteria and integrity requirements. As a result of the evaluation, Map ID 1a (25254 La Paz Road), Map ID 1b (25254 La Paz Road), Map ID 3 (25252 La Paz Road), Map ID 2 (25250 La Paz Road), and Map ID 4 (25758 La Paz Road) are recommended as ineligible for inclusion in the NRHP and CRHR.

No historical resources or historic properties were identified within the API as a result of archival research, a SCCIC records search, field survey, and significance evaluations. The subject properties are not currently listed in any national, state, or local registers, nor have they been previously identified in any local historic resources surveys.

Dudek evaluated the resources in the API in accordance with Section 15064.5 (a)(2)–(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California PRC and found that none of the resources within the API are considered historical resources for the purposes of CEQA. The recommended Status Code for Map IDs 1a, 1b, 2, 3, and 4 is 6Z. A summary of the findings is provided below in Table 4.

Table 4. Summary of Significance Evaluation Findings

Map ID	Property Type	Address and APN	Year Built	California Historical Resource Status code	NRHP/CRHR
1a	Commercial	25254 La Paz Road (APN 620-211-17)	1974	6Z	Not Eligible
1b	Commercial	25254 La Paz Road (APN 620-211-17)	1974	6Z	Not Eligible
2	Commercial	25250 La Paz Road (APN 620-211-18)	1974	6Z	Not Eligible
3	Commercial	25252 La Paz Road (APN 620-211-15)	1974	6Z	Not Eligible
4	Commercial	25758 La Paz Road (APN 620-211-09)	1974	6Z	Not Eligible

Notes: APN = Assessor's Parcel Number; NRHP = National Register of Historic Places; CRHR = California Register of Historical Resources; 6Z = Found ineligible for National Register, California Register, or local designation through survey evaluation

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Appendix A

Interested Party Correspondence

From:	Katie Ahmanson
To:	lnhistoricalsociety@gmail.com
Cc:	Claire Cancilla
Subject:	La Paz Village Senior Housing Project - Laguna Hills Historical Society Outreach
Date:	Thursday, July 25, 2024 1:20:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png Laguna Hills Historical Society_Outreach Letter.pdf

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To Whom it May Concern,

I am reaching out today on behalf of Dudek and the City of Laguna Hills to provide you with some information about the La Paz Village Senior Housing Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and maps for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,

Katie Ahmanson

Katie Ahmanson (she/her)
Architectural Historian
DUDEK

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dudek.com

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38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Laguna Hills Historical Society
30025 Alicia Parkway #190
Laguna Niguel, CA 92677

July 25, 2024

Subject: La Paz Village Senior Housing Project, Laguna Hills, Orange County, California

To Whom it May Concern,

Dudek has been retained by the City of Laguana Hills (City) to assess and disclose the potential impacts on the environment of the La Paz Village Senior Housing Project (Proposed Project). The Proposed Project is located in Laguna Hills, Orange County, and includes four properties constructed in 1974. These properties are as follows (see Figure 1 and Figure 2 enclosed):

- 25252 La Paz Road (APN 620-211-15)
- 25250 La Paz Road (APN 620-211-18)
- 25254 La Paz Road (APN 620-211-17)
- 25758 La Paz Road (APN 620-211-09)

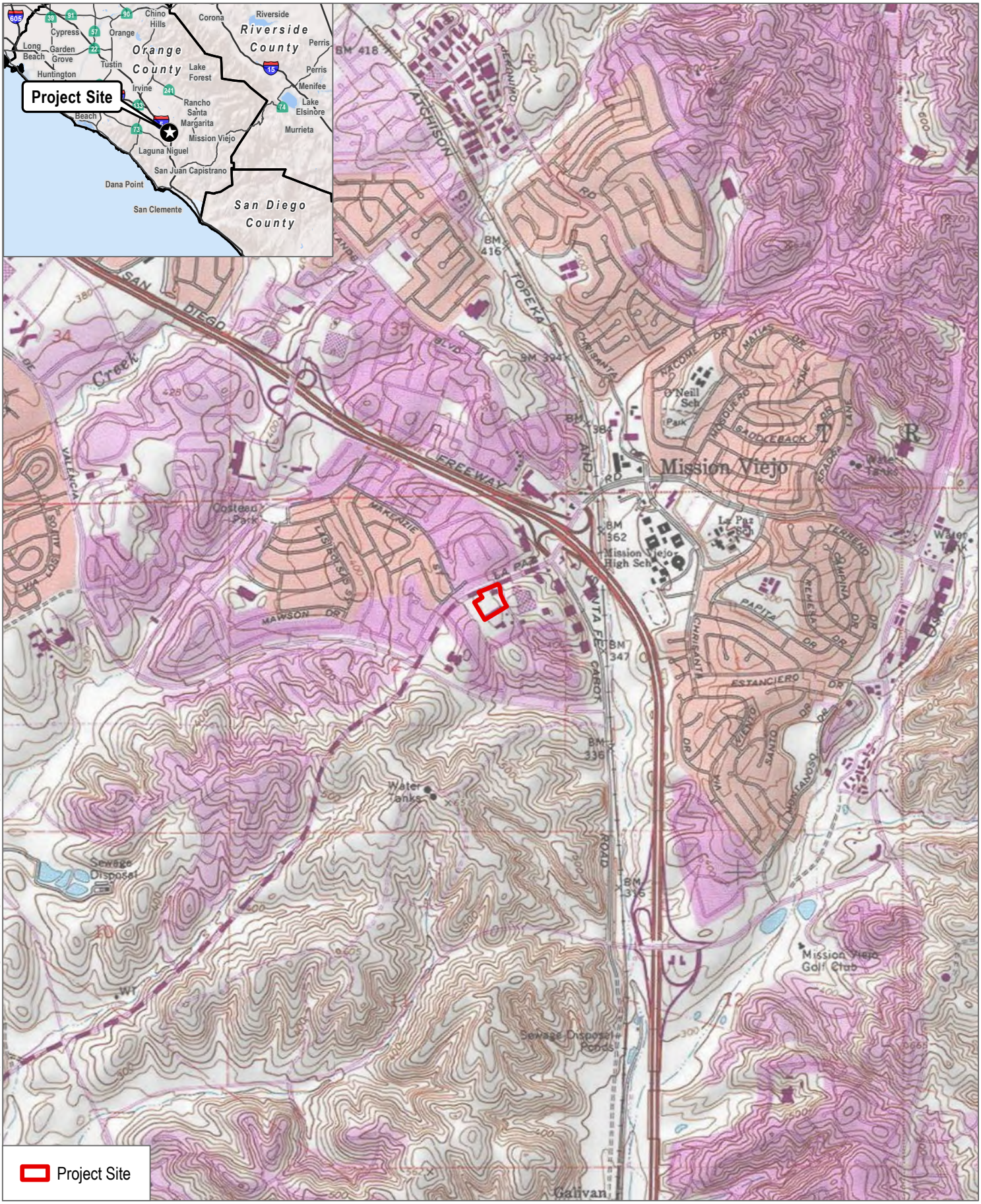
The City is proposing to demolish 25252 La Paz Road (APN 620-211-15), 25250 La Paz Road (APN 620-211-18), and 25254 La Paz Road (APN 620-211-17) for the construction of a senior housing. The proposed development would be up to five stories and would include 180 age-restricted units, of which 144 would be market rate and 36 would be affordable units, along with 255 parking spaces in a parking garage on the basement and at-grade parking on the first level. As part of our study, we are consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be affected by the Proposed Project. Your efforts in this process will provide invaluable information for the proper identification and treatment of such resources. If you have any information regarding known cultural resources in the Proposed Project area, please feel free to contact me via phone or email (listed below). All comments, emails, or letters received will be included in the reports generated by this study. Thank you for your time regarding our request.

Sincerely,

Katie Ahmanson

Katie Ahmanson, MHC
Architectural Historian
323.829.9088 / kahmanson@dudek.com

Att.: *Figure 1, Project Location*
Figure 2, Built Environment API
Cc: *Claire Cancilla, MSHP, Dudek*



SOURCE: USGS 7.5 Minute Series

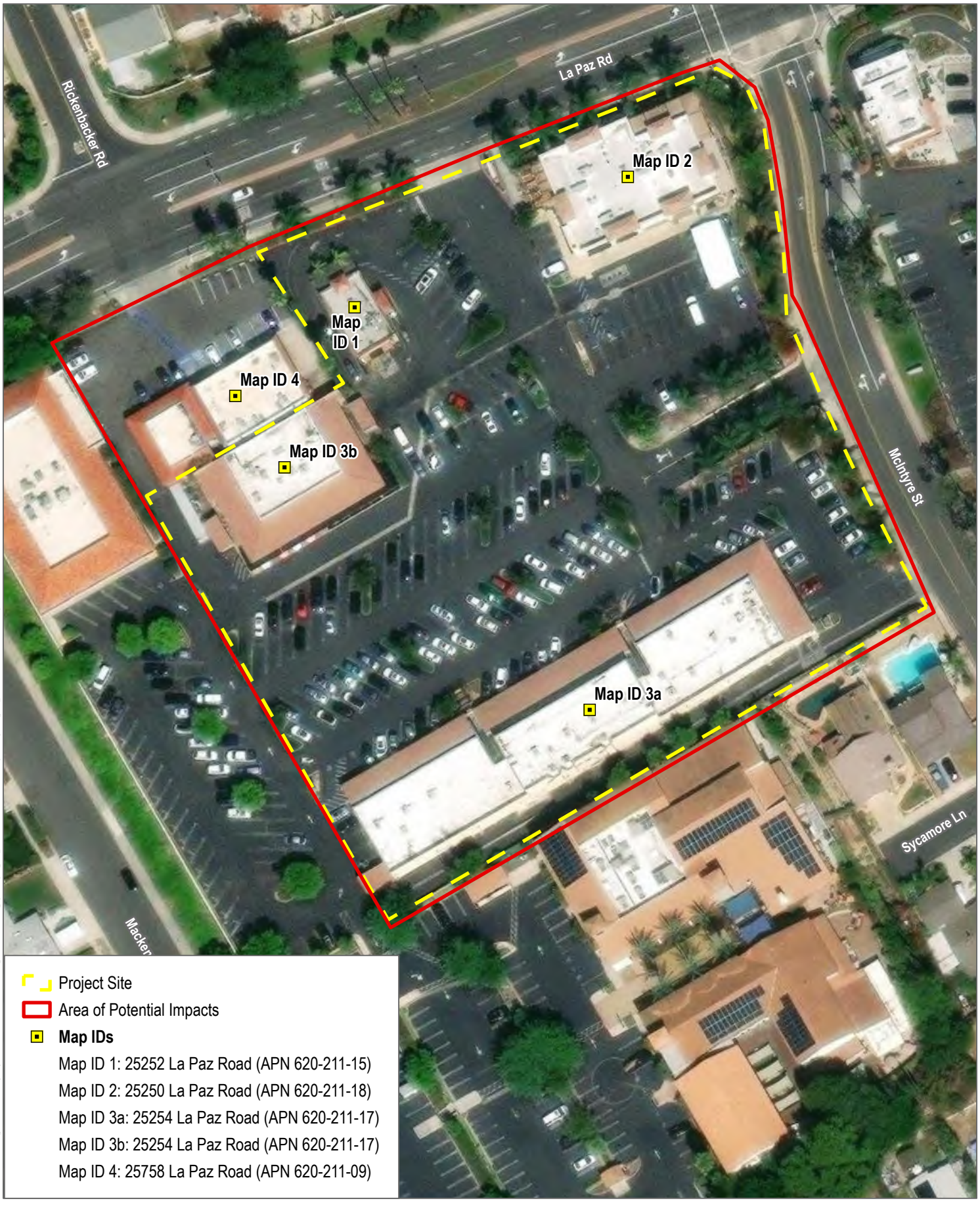
FIGURE 1

Project Location

La Paz Village Senior Housing

DUDEK

0 1,000 2,000 Feet



SOURCE: Esri World Imagery 2023

DUDEK

0 40 80 Feet

FIGURE 2

Built Environment Area of Potential Impacts

La Paz Village Senior Housing Project

From:	Katie Ahmanson
To:	ocpl.ltk@occr.ocgov.com
Cc:	Claire Cancilla
Subject:	La Paz Village Senior Housing Project - Laguna Hills Technology Library Outreach
Date:	Thursday, July 25, 2024 1:20:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png Laguna Hills Technology Library_ Outreach Letter.pdf

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To Whom it May Concern,

I am reaching out today on behalf of Dudek and the City of Laguna Hills to provide you with some information about the La Paz Village Senior Housing Project. As part of the cultural resources study for the proposed project, Dudek is consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be within the proposed project area. Please see the attached letter and maps for more information about the nature and location of the project, and please feel free to contact me should you have questions or information regarding cultural or historical resources in this area.

Thank you,

Katie Ahmanson

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Laguna Hills Technology Library
25555 Alicia Parkway
Laguna Hills, CA 92653

July 25, 2024

Subject: La Paz Village Senior Housing Project, Laguna Hills, Orange County, California

To Whom it May Concern,

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- 25252 La Paz Road (APN 620-211-15)
- 25250 La Paz Road (APN 620-211-18)
- 25254 La Paz Road (APN 620-211-17)
- 25758 La Paz Road (APN 620-211-09)

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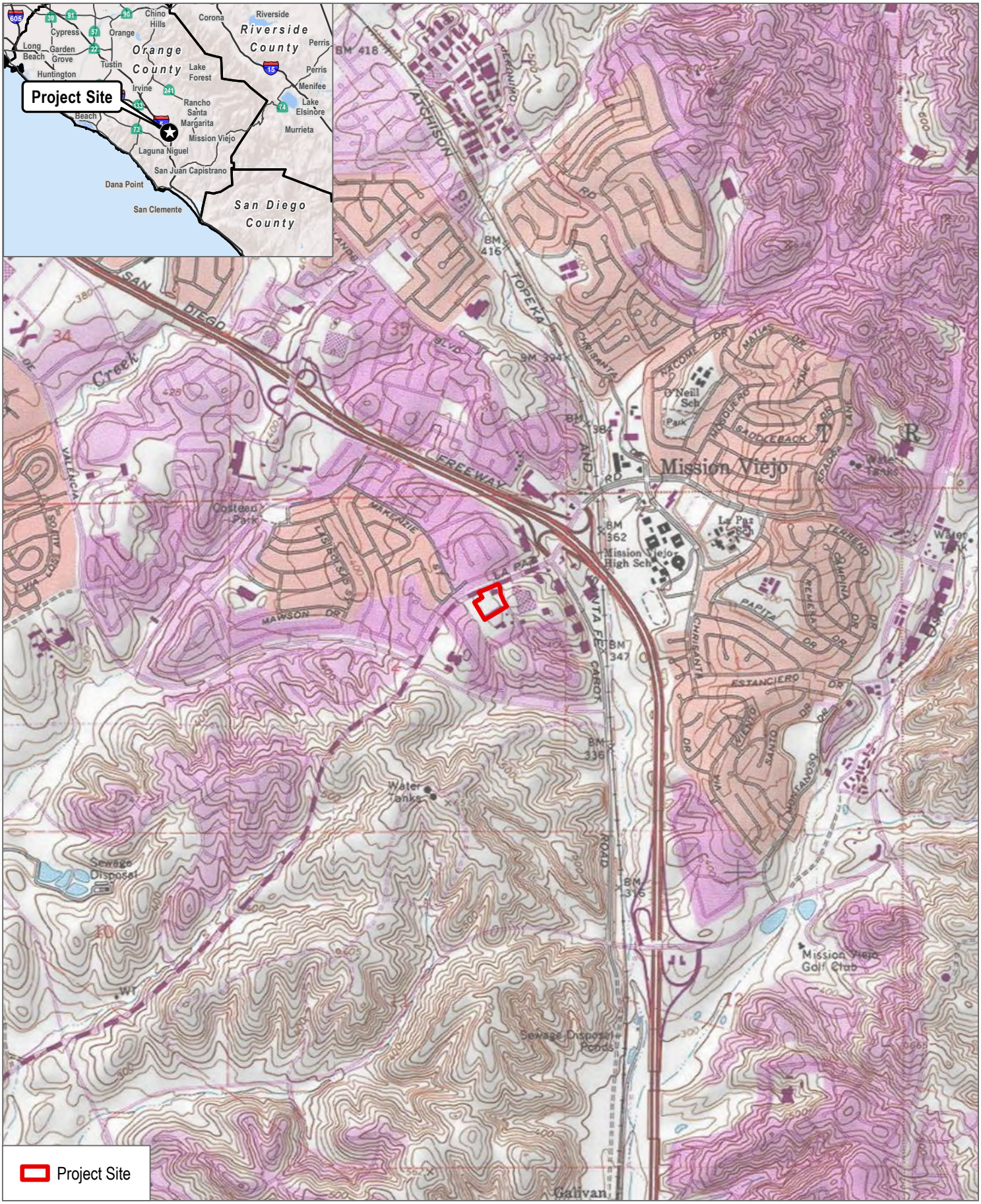
Sincerely,

Katie Ahmanson

Katie Ahmanson, MHC
Architectural Historian
323.829.9088 / kahmanson@dudek.com

Att.: *Figure 1, Project Location*
Figure 2, Built Environment API
Cc: *Claire Cancilla, MSHP, Dudek*



SOURCE: USGS 7.5 Minute Series

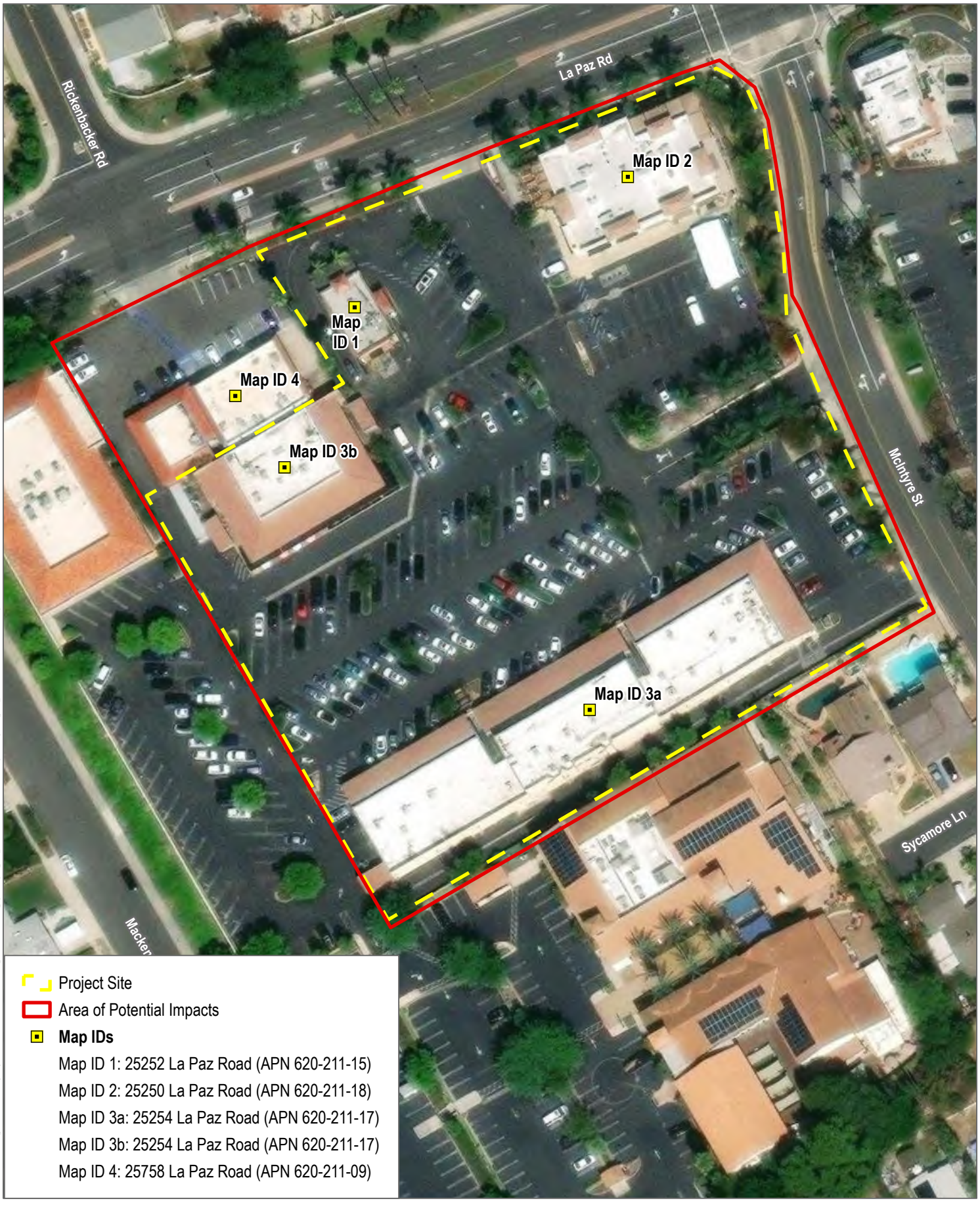
DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

La Paz Village Senior Housing



SOURCE: Esri World Imagery 2023

DUDEK

0 40 80 Feet

FIGURE 2

Built Environment Area of Potential Impacts

La Paz Village Senior Housing Project

From:	Katie Ahmanson
To:	"info@lagunawoodshistory.org"
Cc:	Claire Cancilla
Subject:	La Paz Village Senior Housing Project - Laguna Woods History Center Outreach
Date:	Thursday, July 25, 2024 1:20:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png Laguna Woods History Center_Outreach Letter.pdf

---

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Thank you,

Katie Ahmanson

Katie Ahmanson (she/her)
Architectural Historian
DUDEK

O: 626 204 9807
dudek.com

DUDEK
38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Laguna Woods History Center
P.O. Box 2220
Laguna Hills, CA 92654

July 25, 2024

Subject: La Paz Village Senior Housing Project, Laguna Hills, Orange County, California

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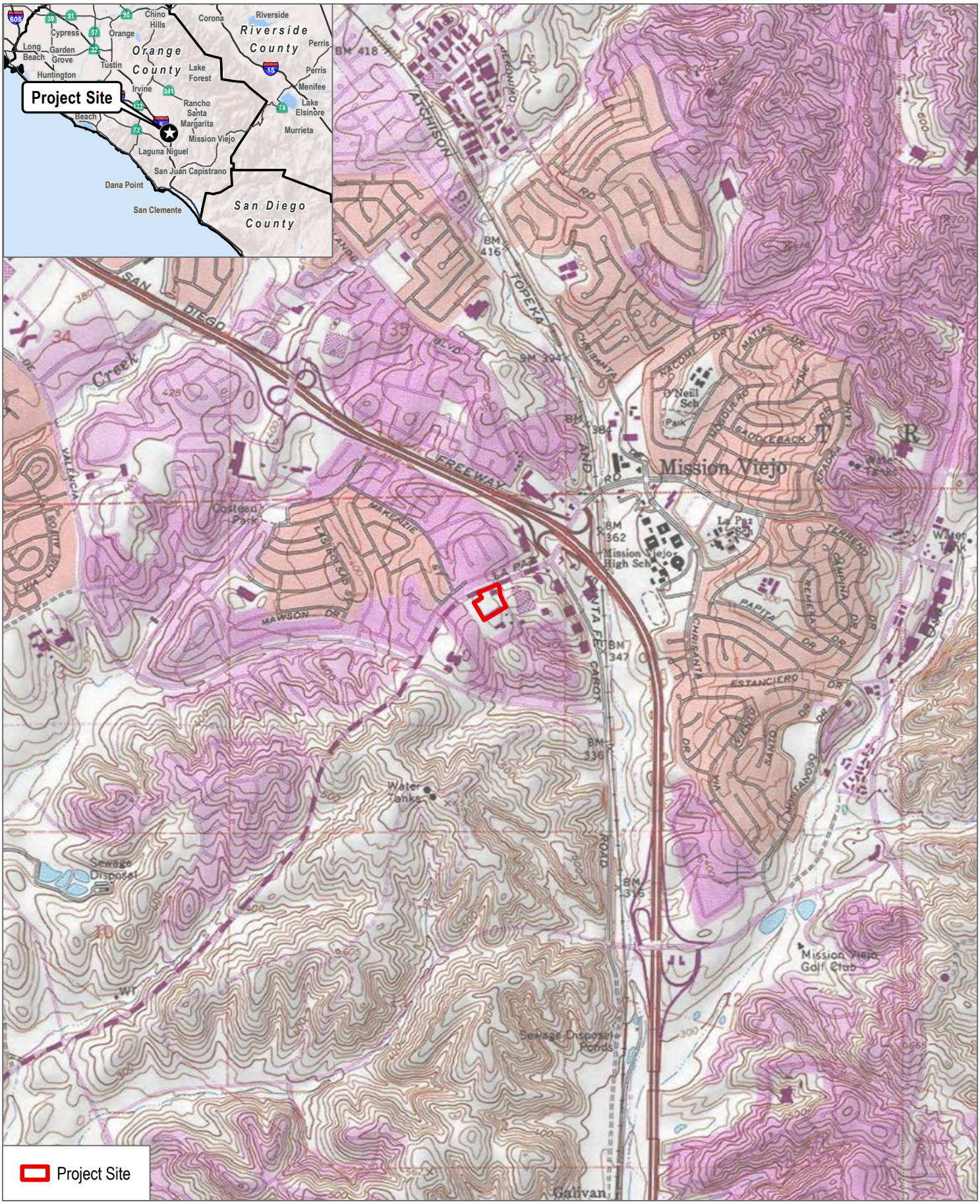


SOURCE: USGS 7.5 Minute Series

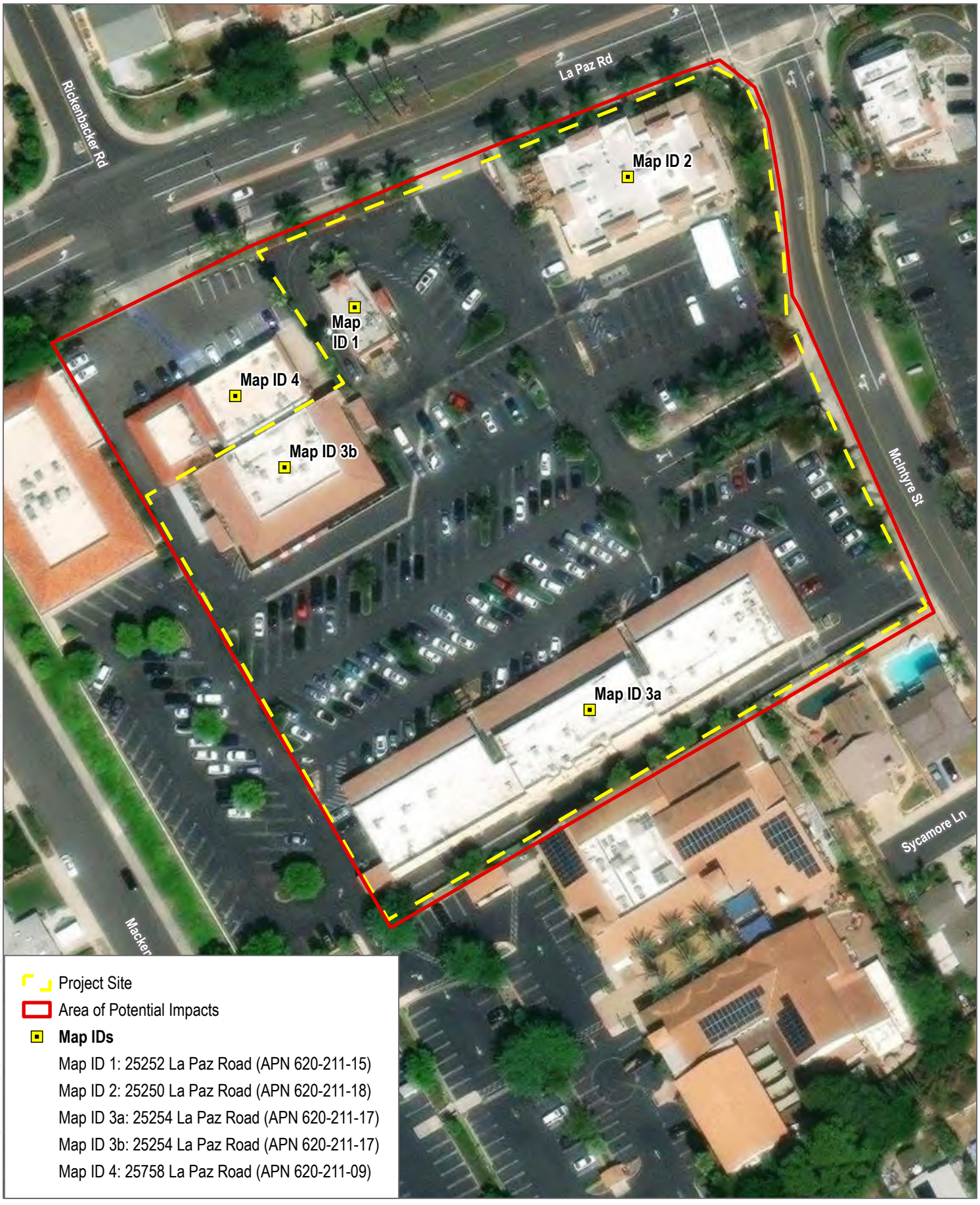
DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

La Paz Village Senior Housing



SOURCE: Esri World Imagery 2023

DUDEK

0 40 80 Feet

FIGURE 2

Built Environment Area of Potential Impacts

La Paz Village Senior Housing Project

From:	Katie Ahmanson
To:	lwvillagelibrary@yahoo.com
Cc:	Claire Cancilla
Subject:	La Paz Village Senior Housing Project - Laguna Woods Village Library Outreach
Date:	Thursday, July 25, 2024 1:20:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png Laguna Woods Village Library_ Outreach Letter.pdf

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O: 626 204 9807
dudek.com

DUDEK
38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Laguna Woods Village Library
24266 Calle Aragon
Laguna Woods, CA 92637

July 25, 2024

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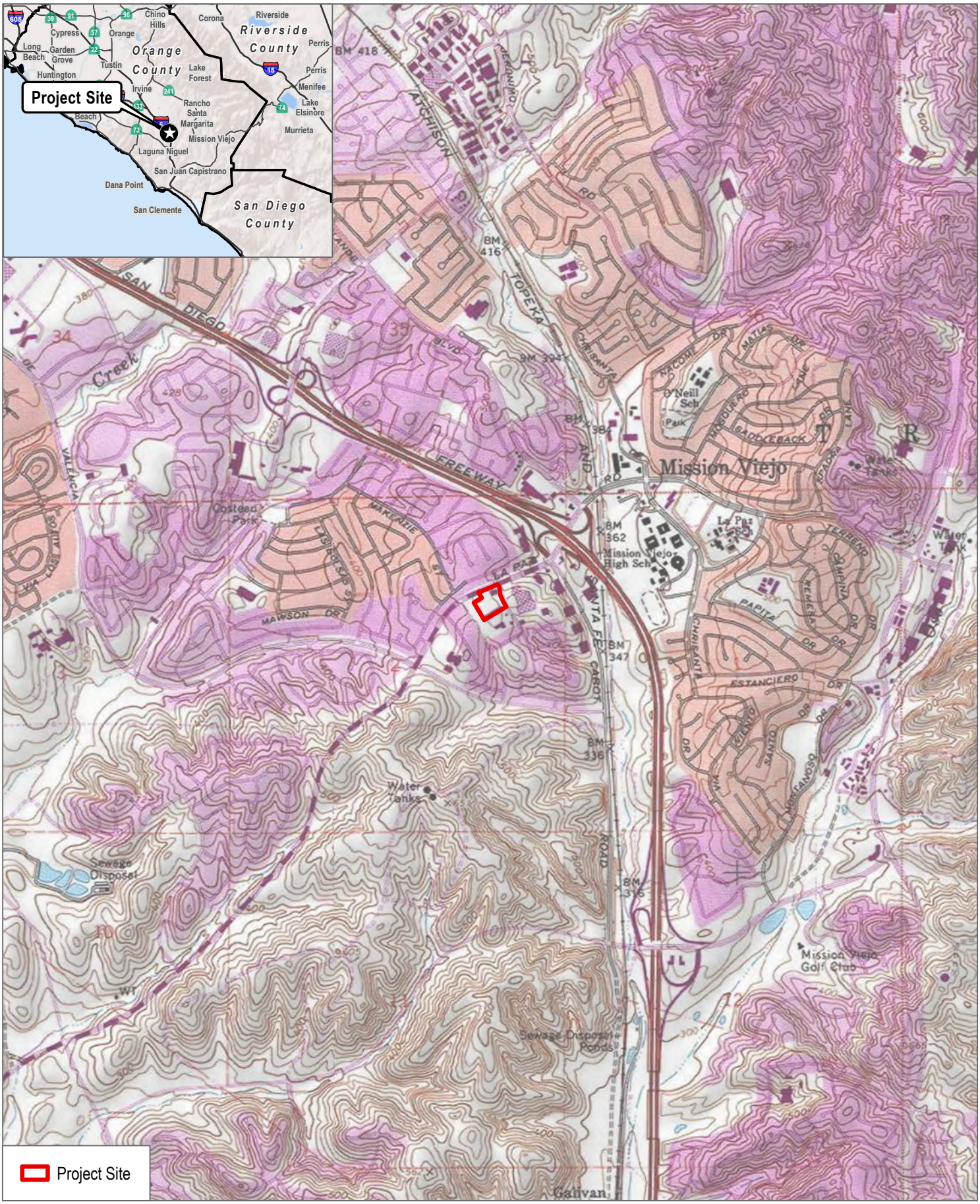

SOURCE: USGS 7.5 Minute Series

DUDEK

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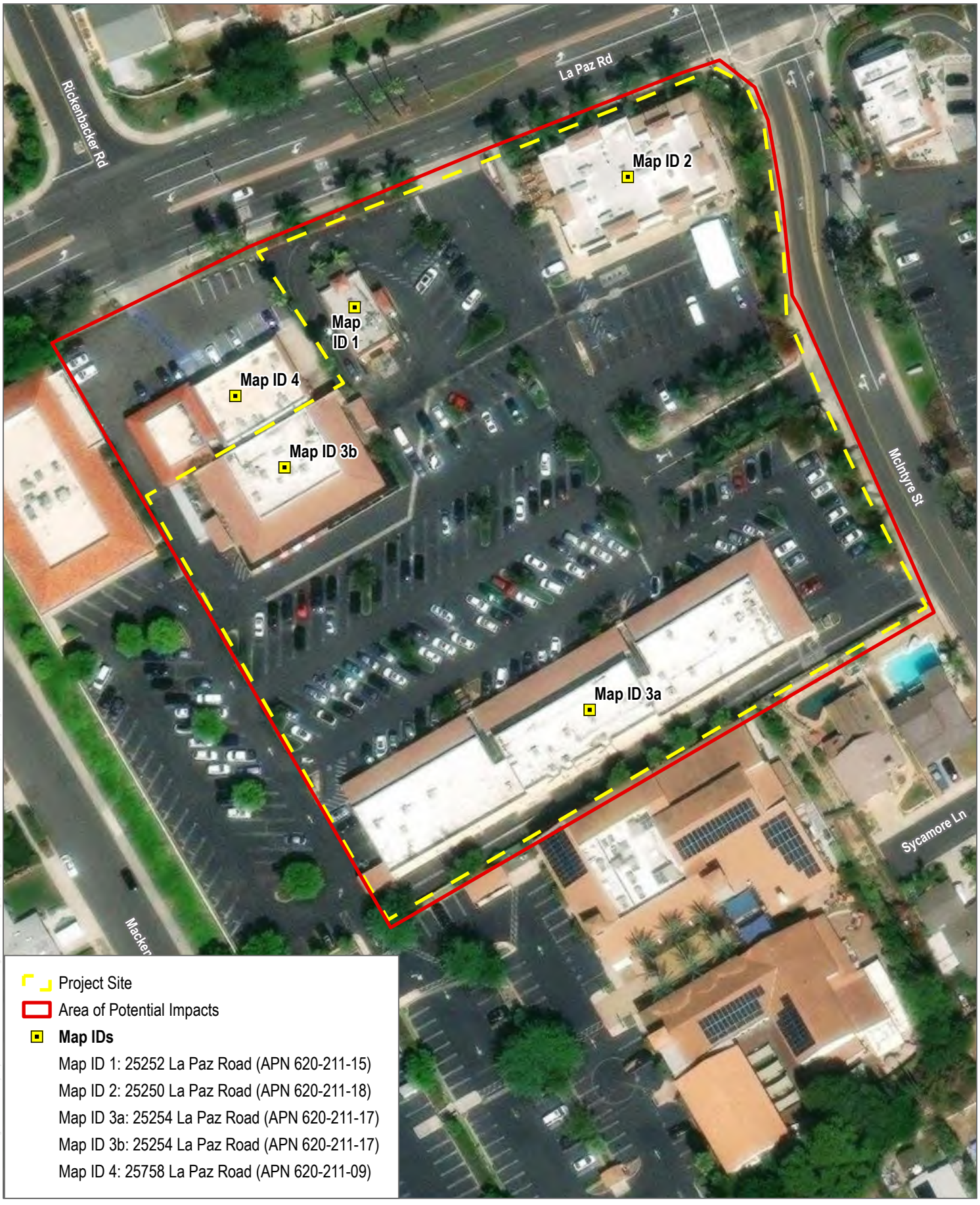
FIGURE 1

Project Location

La Paz Village Senior Housing



SOURCE: Esri World Imagery 2023

DUDEK

0 40 80 Feet

FIGURE 2

Built Environment Area of Potential Impacts

La Paz Village Senior Housing Project

From:	Katie Ahmanson
To:	info@orangecountyhistory.org
Cc:	Claire Cancilla
Subject:	La Paz Village Senior Housing Project - Orange County Historical Society Outreach
Date:	Thursday, July 25, 2024 1:20:00 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png Orange County Historical Society_Outreach Letter.pdf

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PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Orange County Historical Society
3101 W Harvard Street
Santa Ana, CA 92704

July 25, 2024

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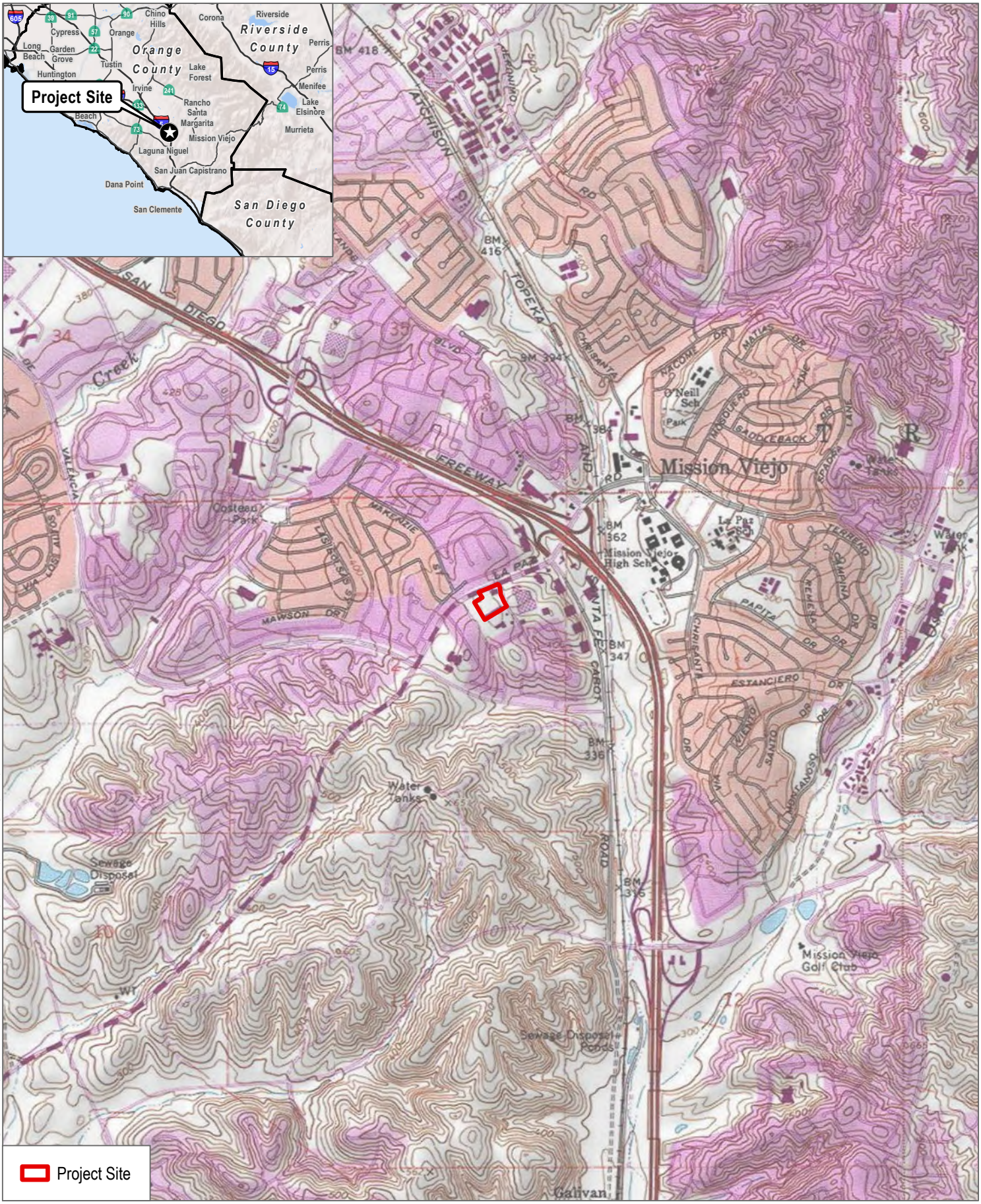

SOURCE: USGS 7.5 Minute Series

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La Paz Village Senior Housing

DUDEK

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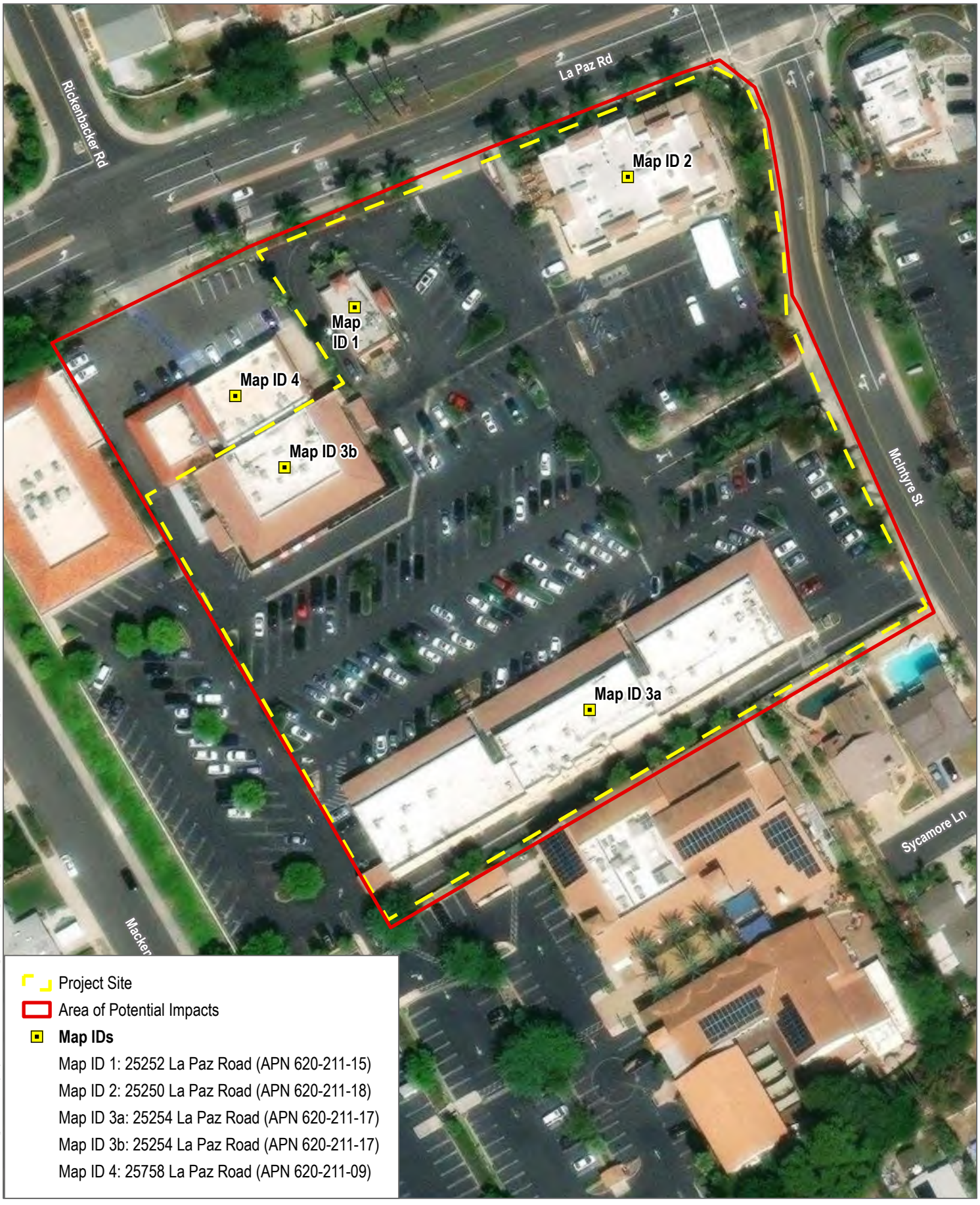

SOURCE: Esri World Imagery 2023

DUDEK

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FIGURE 2

Built Environment Area of Potential Impacts

La Paz Village Senior Housing Project

Appendix B
DPR Form

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 25254, 25252, 25250, and 25758 La Paz Road

P1. Other Identifier: La Paz Village
*__P2. Location:__ ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Orange
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** San Juan Capistrano, Calif. **Date** 2011 **T** 7S; **R** 8W; ¼ **of** ¼ **of Sec** 02; San Bernardino **B.M.**
c. Address 25254, 25252, 25250, and 25758 La Paz Road City Laguna Hills Zip 92653
d. UTM: (Give more than one for large and/or linear resources) Zone 11, 436831 mE/ 3717532 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APNs: 620-211-17, 620-211-15, 620-211-18, 620-211-17, and 620-211-09

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The API is located on the southern side of La Paz Road on four parcels in the La Paz Village commercial complex: 25254 La Paz Road (APN 620-211-17), 25250 La Paz Road (APN 620-211-18), 25252 La Paz Road (APN 620-211-15), and 25758 La Paz Road (APN 620-211-09). The API is relatively square in plan with five commercial buildings surrounded by asphalt parking lots. Map ID 2 is located along the northeast corner of the API, with Map ID 1a along the southern boundary of the Area of Potential Impact (API), and Map IDs 1b, 3, and 4 are clustered together and set back from the northern boundary of the API. See Continuation Sheet page 4.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 Story Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) Photo 1, looking southwest, July 26, 2024 (Dudek IMG_1626.JPG)

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1974 /(Permit #92.942)

***P7. Owner and Address:**
La Paz Village Investors LLC
1010 S. El Camino Real Ste 92682
San Clemente, CA 92672

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, MHC
Dudek
225 S. Lake Ave, Ste. M210
Pasadena, CA 91101

***P9. Date Recorded:** 9/6/2024

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. *La Paz Village Senior Housing Project, Laguna Hills, Orange County, California Built Environment Inventory and Evaluation Report*. Prepared for City of Laguna Hills.

***Attachments:** ☐ NONE ☒Location Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐Sketch Map ☐Other (List):

B1. Historic Name: N/A
B2. Common Name: La Paz Village
B3. Original Use: Commercial
B4. Present Use: Commercial
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations) See Continuation Sheet page 5.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** associated parking lots

B9a. Architect: N/A b. Builder: Robert Kennedy
***B10. Significance: Theme** N/A **Area:** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

25254, 25252, 25250, and 25758 La Paz Road do not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR). The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 25254, 25252, 25250, and 25758 La Paz Road. See Continuation Sheet page 6.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** See Continuation Sheet page 10.

B13. Remarks:

***B14. Evaluator:** Katie Ahmanson, MHC, Dudek

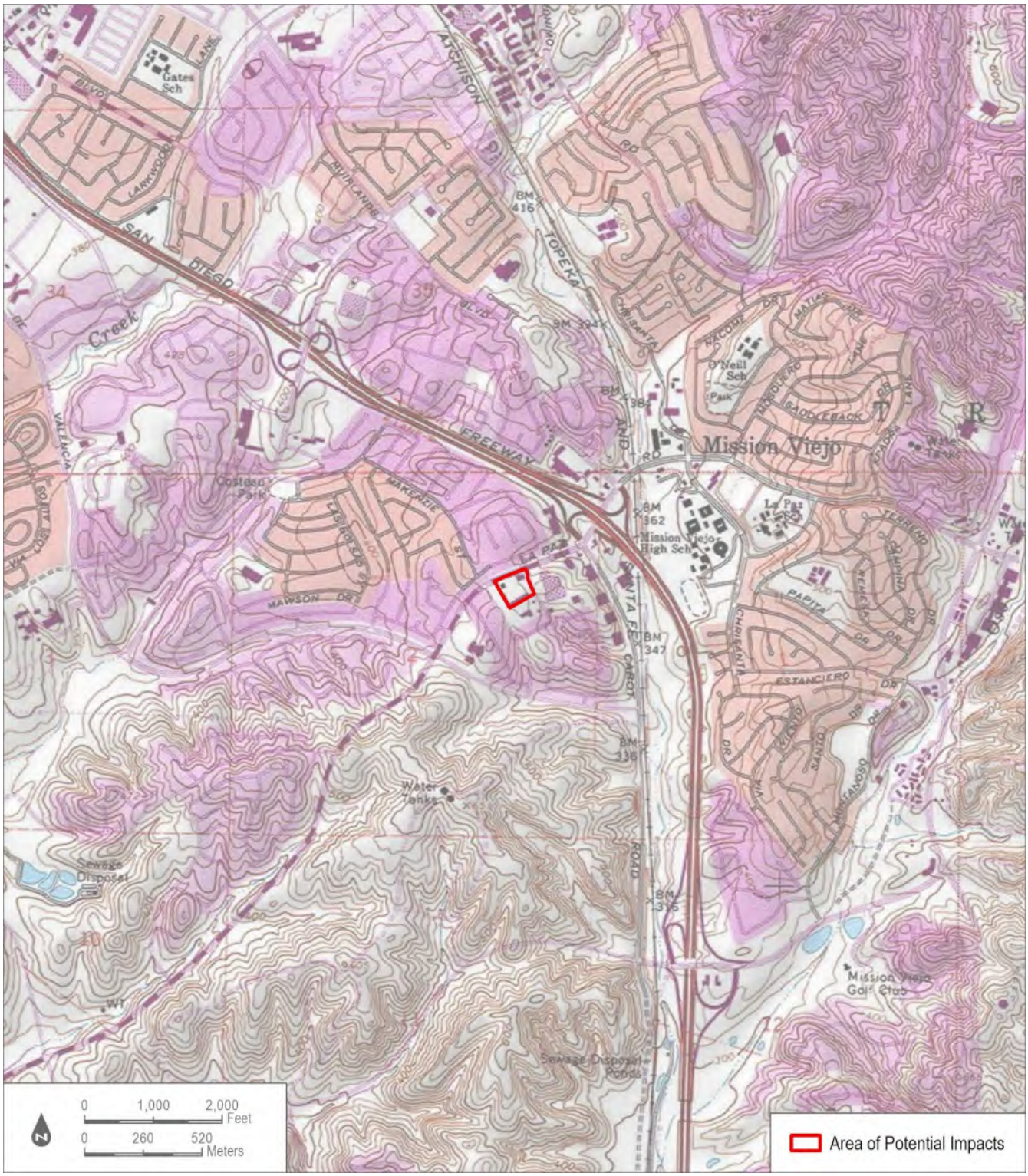
***Date of Evaluation:** September 6, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

LOCATION MAP

 ***Resource Name or #** (Assigned by recorder) 25254, 25252, 25250, and 25758 La Paz Road
***Map Name:** San Juan Capistrano, Calif. ***Scale:** 1:24,000 ***Date of map:** 2011



***P3a. Description (continued from page 1)**

Two concrete driveways provide access from La Paz Road and two concrete McIntyre Street. The API does not have any fences; landscaping includes sections of concrete planters with plantings and mature trees. Adjacent properties are developed with a one-story school to the south, one-story commercial buildings to the west and east, and one- and two-story residential buildings to the north and east.

Map ID 1a: 25254 La Paz Road (APN 620-211-17)

Map ID 1a was constructed in 1974. The commercial building is rectangular in plan and primarily one-story with a centralized two-story massing. The building features a flat roof with parapets atop the single-story wings, double-story massing with red-clay tile shed roofs with no overhang, and closed eaves supported by stone columns covering the pedestrian walkway along the north and east elevations of the building (Photograph 2). The exterior walls are primarily clad with painted stucco with stone cladding along the base of the elevations. Fenestration includes fully glazed, metal frame, single-leaf and double-leaf storefront doors and grouped, metal frame storefront windows. The building displays elements of the Spanish Colonial Revival architectural style, including simple rectangular massing, two-story height, a flat roof, red clay tile roofs with no overhang, and painted stucco cladding (Photograph 3).

Map ID 1b: 25254 La Paz Road (APN 620-211-17)

Map ID 1b was constructed in 1974. The commercial building is rectangular in plan and one story in height. It features a red-clay tile hipped roof with closed eaves and a flat roof section with a parapet (Photograph 4). The hipped roof primarily has no overhang; however, the roof has a wide overhang supported by stone clad columns along the primary (south) elevation that covers an outdoor courtyard enclosed with stone walls. The exterior walls are primarily clad with painted stucco with stone cladding along the base of the elevations. Fenestration includes fully glazed, metal frame, single-leaf and double-leaf storefront doors and grouped, metal frame storefront windows on the primary (south) and east elevations. The rear (north) elevation abuts the adjacent property, Map ID 4: 25758 La Paz Road (APN 620-211-09). The building displays elements of the Spanish Colonial Revival architectural style, including simple rectangular massing, one-story height, a red clay tile hipped roof with a flat roof section and minimal/no overhang, painted stucco cladding, and an outdoor courtyard (Photograph 5).

Map ID 2: 25250 La Paz Road (APN 620-211-18)

Map ID 2 was constructed in 1974. The commercial building is rectangular in plan and one story in height, with a flat roof featuring a parapet and red clay tile hipped roofs with no overhang, as well as closed eaves atop projecting rectangular volumes on all elevations (Photograph 6). The exterior walls are primarily clad with painted stucco and feature stone clad pilasters on all elevations. Additionally, the west and rear (north) elevations of the building feature a covered courtyard enclosed by a stone wall with stone columns supporting wood rafters (Photograph 7). Fenestration includes fully glazed, metal frame, single-leaf and double-leaf storefront doors, and grouped, metal frame storefront windows. The building displays elements of the Spanish Colonial Revival architectural style, including simple rectangular massing, one-story height, a flat roof, red clay tile hipped roofs with no overhang, painted stucco cladding, and an outdoor courtyard.

Map ID 3: 25252 La Paz Road (APN 620-211-15)

Map ID 3 was constructed in 1974. The commercial building is rectangular in plan, one story in height, and features a flat roof with a parapet (Photograph 8). The exterior walls are primarily clad with painted stucco and include vertical wood board cladding on the primary (north), west, and east elevations. The primary (north) elevation is asymmetrical with a projecting rectangular massing, and a wood flat roof supported by wood posts extending from the elevation. The primary entry door is recessed and features a single leaf, fully glazed, metal frame storefront door. Fenestration on the primary (north), east, and west elevations include grouped, metal frame storefront windows with a metal frame casement drive-thru window located on the east elevation beneath the projecting hipped roof. Additionally, the rear (south) elevation features two attached ancillary sheds (Photograph 9).

Map ID 4: 25758 La Paz Road (APN 620-211-09)

Map ID 4 was constructed in 1974. The commercial building is rectangular in plan and one story in height, with two massings each featuring a red-clay tile hipped roof with closed eaves and minimal overhangs, and a flat roof section with a parapet (Photograph 10). The exterior walls featuring a combination of cladding, including brick veneers along the primary (north) elevation and painted stucco cladding on the east, rear (south), and west elevations. Fenestration includes fully glazed, metal frame, single-leaf and double-leaf storefront doors, and grouped, metal frame storefront windows on the primary (north) and west elevations. The rear (south) elevation abuts the adjacent property, Map ID 3b: 25254 La Paz Road (APN 620-211-17). The building displays elements of the Spanish Colonial Revival architectural style, including simple rectangular massing, one-story height, a red clay tile hipped roof with a flat roof section and minimal overhang, and painted stucco cladding (Photograph 11).

***B06. Construction History (continued from page 2)**

Map ID 1a: 25254 La Paz Road (APN 620-211-17)

The following list of known building alterations to Map ID 1a was compiled through City of Laguna Hills building permits and during the course of the intensive survey:

- 1974: Establish a meat market and restaurant in basic building (Permit #264905)
- 2012: Americans with Disabilities Act exterior renovations (Permit #1-12-5389)
- Date unknown: Replacement of storefronts (observed)

Map ID 1b: 25254 La Paz Road (APN 620-211-17)

The City of Laguna Hills did not have any relevant building permits on file for Map ID 3b. The following list of known building alterations to Map ID 1b was compiled during the course of the intensive survey:

- Date unknown: Addition of awnings to primary (south) elevation (observed)
- Date unknown: Replacement of storefronts (observed)

Map ID 2: 25250 La Paz Road (APN 620-211-18)

The following list of known building alterations to Map ID 2 was compiled through City of Laguna Hills building permits and during the course of the intensive survey:

- 1974: Construct restaurant building (Permit #96443)
- 2014: Tear down and rebuild 6,120 square feet (Permit #11-13-8234)
- Date unknown: Addition of awnings (observed)
- Date unknown: Replacement of storefronts (observed)

Map ID 3: 25252 La Paz Road (APN 620-211-15)

The following list of known building alterations to Map ID 3 was compiled through City of Laguna Hills building permits and during the course of the intensive survey:

- 1974: Construct “drive-in restaurant” (Permit #92941
- 1993: Enclose existing outdoor seating (Permit #0833)
- 2001: Reroof (Permit #12969)
- 2005: 1,104 square feet of new facade and the addition of a 260-square-foot patio (Permit #20005-0372)
- 2015: Tear off flat roof and install four-play hot mop (Permit #9020)
- 2024: New outdoor gathering space, upgraded building accessibility, a new entry portal, new exterior cladding, and new landscaping (Permit #0002-2024)
- Date unknown: Removal of hipped red clay tile roofs from tower volume and a drive-through window on the east elevation (observed)

- Date unknown: Replacement of storefronts (observed)

Map ID 4: 25758 La Paz Road (APN 620-211-09)

The following list of known building alterations to Map ID 4 was compiled through City of Laguna Hills building permits and during the course of the intensive survey:

- 1992: Reroof (Permit # NR9202240009)
- Date unknown: Replacement of storefronts (observed)

***B10. Significance (continued from page 2):**

This context is provided to ascertain what significant themes concern the history of the subject property. Dudek provides this context to better understand the context of any of the identified previously recorded or newly documented resources in the API. It begins with a general overview of the development of the Laguna Hills. The context then provides a discussion of the subject property's development, including the history of owners and occupants, and the property typology (neighborhood shopping center).

Historical Overview of Laguna Hills

The City of Laguna Hills is located Orange County, California, and is named after its proximity to Laguna Canyon. Laguna Hills was developed on the former Rancho Niguel land in 1894. After Mexico won its independence from Spain in 1822, Alta California became part of the Mexican Republic, and the Mexican government opened California to foreign trade. Private land grants were issued in the early 1820s, creating the rancho system of large agricultural estates. Rancho Niguel was granted to Juan Avila in 1842 and extended along the coast from Laguna Canyon to San Juan Creek, encompassing the present-day cities of Laguna Niguel, Aliso Viejo, and Laguna Hills. By 1848, America assumed formal control of the California with the Treaty of Guadalupe-Hidalgo and introduced Anglo culture and society. Avila continued to own the ranch until 1865, when he sold the property to John Forster. In 1895, Lewis Moulton and his partner Jean Pierre Daguerre purchased the property, and it became known as Moulton Ranch. Moulton and Daguerre used the property to raise cattle and sheep as well as to grow barley and beans (City of Laguna Hills 2024; City of Laguna Niguel 2024). The ranch became known as Moulton Ranch, and over time, Moulton increased the property from 19,000 acres to 26,000 acres. By 1908, Daguerre was granted one-third ownership of the ranch. Moulton and Daguerre continued to cultivate the land throughout the early 1900s as their ranch grew in success (City of Laguna Hills 2024).

The first half of the twentieth century saw little development as the area remained primarily agricultural. In 1938, Moulton passed away, so his wife, Nellie, went on to manage Moulton Ranch with Daguerre (City of Laguna Hills 2024). Historic aerial photographs of the area during this period indicate that the land surrounding the ranch was primarily undeveloped rural landscape (NETR 2024a). The area comprising modern-day Laguna Hills remained undeveloped agrarian land until after World War II (1939–1945), when a massive wave of migration and corresponding building boom occurred throughout California. Development began in present-day Laguna Hills in the early 1950s, when Moulton Ranch was subdivided and sold to individual buyers who constructed single-family residences (City of Laguna Hills 2024). Historic newspaper research indicates that the Mission Viejo Company purchased 11,000 acres of the nearby Mission Viejo ranch in Mission Viejo to develop the first planned community in 1964; it also developed much of the surrounding areas of Mission Viejo and Aliso Viejo, as well as parts of Laguna Hills (CD 1964: 1; Moulton Museum 2024).

Increased residential construction also led to a rise in commercial properties and infrastructure to support the new population. By 1970, the Laguna Hills Plaza was constructed to serve the communities of Laguna Hills, El Toro, South Laguna, Laguna Niguel, Laguna Beach, Dana Point, Capistrano Beach, San Juan Capistrano, and San Clemente, followed by the Laguna Hills Mall in 1973 and the Wild West Plaza by 1974 (AB 1969: 31; CD 1972: 7; SPN 1976: 8). While development increased, agriculture decreased, and Moulton Ranch was completely sold off in 1976, when the Mission Viejo Company purchased the ranch's last lot. By then, the land comprising the former Moulton Ranch had become part of the present-day communities of Aliso Viejo, Laguna Hills, Laguna Niguel, and Laguna Woods. Residential and commercial growth of the Laguna Hills continued throughout the second half of the twentieth century, although the area remained partially developed until the late 1980s (City of Laguna Hills 2024; NETR 2024a).

Efforts to incorporate the community of Laguna Hills began in 1987 with an approximate population of 45,000 residents (City of Laguna Hills 2024). By 1989, Laguna Hills was the fourth community proposed for incorporation in Orange County in 18 months, with two cities—Mission Viejo and Dana Point—incorporated in the year prior. However, voters in 1989 opposed the incorporation, with most of the opposition stating a fear of higher taxes (LAT 1989: 51). By 1991, 86% of the Laguna Hills residents voted in favor of incorporation, and Laguna Hills officially became a city on December 20, 1991. The community of North Laguna Hills was annexed and incorporated in 1996, and in 2000, the Westside community of Laguna Hills was annexed and incorporated, adding 149 acres of residential land to the city (City of Laguna Hills 2024). Presently, Laguna Hills includes a population of about 31,000 residents. The economy is primarily comprised of professional, scientific, and technical service industries (Data USA 2024).

Development of La Paz Village

The La Paz Village commercial complex (Map IDs 1–4) was constructed in 1974 on previously undeveloped land surrounded by a partially developed residential neighborhood (Exhibit 1). At the time of its construction, prior to the incorporation of Laguna Hills as an independent city in 1991, the shopping complex was called the Mission Hills Plaza, and it was constructed at a cost of $2 million. City building permits indicated that Robert L. Kennedy owned the properties at the time of their construction; Kennedy was also listed as the builder of the commercial buildings. There is no architect listed on the original building permits, and additional research did not identify the name of an architect associated with the development of the complex. Kennedy was the president of Mission Hills Realty Inc., a real estate development company active in Orange County during the 1970s. In addition to commercial properties, the company also developed and sold single-family residences and condominiums. It appears the company was relatively short lived, as Kennedy was convicted of income tax violations in 1980 (LAT 1974: 87; The Register 1976: 74; LAT 1980: 38).

Exhibit 1. 1972 aerial photograph (left) showing the API partially developed; 1980 aerial photograph (right) showing the extant API (outlined in red)

Source: NETR 2024a

Several businesses have occupied the buildings since their construction. Research identifies the following businesses located at unspecified addresses within the La Paz Commercial Complex in 1975: Mission Hills Hair Fashions; Laguna Hills Pharmacy and Natural Vitamin Center; The Better Mouse Trap, a gift store with pottery; and Cornell's, a camera store (Press-Telegram 1975: 89).

In 1981, the shopping complex was expanded with the construction of a commercial building at 25552 La Paz Road (APN 620-211-19), located to the west of Map IDs 1–4. There are no additional discernible changes to the footprints

and spatial configuration of the La Paz Village commercial complex since its construction (NETR 2024a). The surrounding area was fully developed with residential and commercial development during the early 1980s. The La Paz Village commercial complex is presently owned by the La Paz Village Investors LLC (ParcelQuest 2024; City of Laguna Hills City Clerk 2024).

Typology of La Paz Village: Neighborhood Shopping Centers (1950-1990)

After World War II, Americans, and particularly Southern Californians, became heavily reliant on automobile travel and were no longer restricted to shopping in downtown urban centers. New settlement patterns away from urban centers introduced new building types, including the neighborhood shopping center. Developers of this building type were able to dedicate more land for parking, which included clustering related stores around a generous amount of off-street parking. Typically, a neighborhood shopping center, which can be comprised of multiple buildings, was constructed at one time, which allowed for architectural continuity. In comparison to the earlier commercial blocks of independent shops, which varied in size, architectural style, and date of construction, neighborhood shopping centers had overall cohesion based on decisions made by the developer (Longstreth 1998, 2010; HRG 2007; Newman 1999).

Neighborhood shopping centers were developed to be smaller than regional shopping centers (with department stores) and larger than strip malls. They featured one medium-sized anchor store, such as a grocery store or discount retailer, surrounded by smaller retailers. The neighborhood shopping center was typically oriented to a front parking lot and arranged in a straight L- or U-shaped pattern. This type of layout originated in the 1950s and was popularized in the 1970s (Longstreth 1998, 2010; City of LA 2017; Newman 1999).

Characteristics of the neighborhood shopping center typology:

- Primary entrances of stores off the parking lot
- Large surface parking lots surrounding the building(s)
- Disconnection from the street
- Designed to appear as a single unit with a unifying design
- One to two stories in height
- Box-like massing
- Located outside urban centers

NRHP/CRHR Evaluation

Under NRHP Criterion A and CRHR Criterion 1, the buildings identified as Map IDs 1a, 1b, 2, 3, and 4 lack a direct and important association with any event significant in local, state, or national history. Map IDs 1–4 were constructed in 1974 as part of a shopping center originally called the Mission Hills Plaza (today, called La Paz Village). The subject properties share an association with the trends of commercial growth in Laguna Hills during the 1950s through the 1970s, but they did not contribute in any significant way to those trends. In Laguna Hills, the statewide factors causing population growth following World War II's conclusion in 1945 were exacerbated by the subdivision of Moulton Ranch in the early 1950s, which brought many new residents to the area. By the late 1960s, the Mission Viejo Company developed much of the surrounding area; as a result, commercial development increased during this period, including shopping centers such as the subject property, the Laguna Hills Plaza (1970), the Laguna Hills Mall (1973), and the Wild West Plaza (1974). As a commercial property constructed in 1974, the subject property represents this trend of post-World War II commercial expansion. While this is an important trend both regionally and statewide, the subject property did not play a significant role in this trend, nor did it influence this trend. It was one of many commercial properties constructed in Laguan Hills during this period. According to archival research, there is no indication it is associated with events that have made a significant contribution to broad patterns of history. For these reasons, the subject properties do not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Under NRHP Criterion B and CRHR Criterion 2, the buildings identified as Map IDs 1a, 1b, 2, 3, and 4 lack a direct and significant association with the productive life of any person considered important in history. Map IDs 1–4 were built by their original owner, Robert L. Kennedy. Kennedy was the president of Mission Hills Realty Inc. and developed commercial and residential properties in Orange County in during the 1970s before his company dissolved in 1980. The subject properties have continued to function as a local shopping center with various business occupying the

buildings since their construction. Presently, the La Paz Village commercial complex is owned by La Paz Village Investors LLC (ParcelQuest 2024). Research did not yield further information about Kennedy or the La Paz Village Investors LLC, and did not indicate that the subject properties have been associated with the life of a significant individual. Due to a lack of identified significant associations with important individuals, the subject properties do not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Under NRHP Criterion C and CRHR Criterion 3, the buildings identified as Map ID 1a, 1b, 2, 3, and 4 lack design and construction value because they do not possess architectural distinction or high artistic value and do represent the work of a master or contribute to the significance of a district. The five commercial buildings all represent undifferentiated, largely unembellished, commercial buildings. The buildings are undistinguished examples of commercial architecture as applied to the neighborhood shopping center property type. The subject properties reflect several characteristics of the neighborhood shopping center typology, including primary entrances of stores off the parking lot, large surface parking lots surrounding the buildings, disconnection from the street, one story in height, and boxlike massing. However, the subject properties were significant examples of the property type in Laguna Hills or Orange County. Rather, the subject properties represent a common example of a 1970s commercial shopping center. Additionally, the buildings no longer represent a unifying design due to multiple alterations over the years that have inhibited their ability to reflect their historic design. These buildings reflect ubiquitous building trends from the period with rectangular plans, primarily painted stucco cladding, and parking lots surrounding the buildings. There are better and more intact examples of the 1970s neighborhood shopping centers throughout Laguna Hills, Orange County, and California. Original building permits for the subject properties indicate the original owner, Robert Kennedy, was listed as the builder of the properties. Although Kennedy was the president of Mission Hills Inc., he does not appear to be a significant builder. As such, the buildings lack sufficient distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they appear to be potential contributors to a historic district. Therefore, the subject properties do not appear eligible under NRHP Criterion C or CRHR Criterion 3.

Under NRHP Criterion D and CRHR Criterion 4, the La Paz Village commercial complex is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies. This technology is well understood through contemporary trade journals and scientific monographs. As such, the subject property lacks significance under NRHP Criterion D and CRHR Criterion 4.

Integrity Considerations

Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. The assessment of integrity requires consideration under the seven aspects or qualities. To retain integrity, a property will always possess several, and generally most, aspects of integrity. Determining which aspects are most important requires an understanding of why, where, and when the property is significant. Because the subject property evaluated in this report lack sufficient significance to meet any of the criteria for listing in the NRHP or CRHR, an integrity analysis was considered immaterial for the subject properties

Summary of Evaluation Findings

The subject properties were evaluated in consideration of NRHP and CRHR criteria and integrity requirements. As a result of the evaluation, Map ID 1a (25254 La Paz Road), Map ID 1b (25254 La Paz Road), Map ID 2 (25250 La Paz Road), Map ID 3 (25252 La Paz Road), and Map ID 4 (25758 La Paz Road) are recommended as ineligible for inclusion in the NRHP and CRHR. The recommended Status Code for Map IDs 1a, 1b, 2, 3, and 4 is 6Z.

***B12. References (continued from page 2):**

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***Pfa.** **Photographs (continued from page 1):**

Photograph 2. Primary (north) elevation of Map ID 3a, view looking southwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_1627.JPG

Photograph 3. Primary (north) and west elevations of Map ID 3a, view looking southeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_1648.JPG

Photograph 4. Primary (south) and west elevations of Map ID 3b, view looking northeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_1608.JPG

Photograph 5. Primary (south) and east elevations of Map ID 3b, view looking northwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_1614.JPG

Photograph 6. Primary (south) and west elevations of 25250 La Paz Road, view looking northeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_6712

Photograph 7. East and rear (north) elevations of 25250 La Paz Road, view looking southeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_6722.JPG

Photograph 8. Primary (north) and east elevations of 25252 La Paz Road, view looking southwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_1568.JPG

Photograph 9. East and rear (south) elevations of 25252 La Paz Road, view looking northwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_6736.JPG

Photograph 10. Primary (north) and west elevations of Map ID 4, view looking southeast. Photograph taken on July 26, 2024.

Source: Dudek IMG_1584.JPG

Photograph 11. Primary (north) and east elevations of Map ID 4, view looking southwest. Photograph taken on July 26, 2024.

Source: Dudek IMG_1570.JPG

TRIBAL CONSULTATION SUMMARY

Tribal Consultation Summary

La Paz Village Senior Housing Project

(Site Development Permit No. 0147-2023)

SEPTEMBER 2025

Prepared for:

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4921-7843-9273, v. 1

Assembly Bill 52 Consultation

Assembly Bill (AB) 52 of 2014 amended California Public Resources Code (PRC) Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that tribal cultural resources (TCRs) must be considered under the California Environmental Quality Act (CEQA), and also provided for additional Native American consultation requirements for the lead agency. PRC Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American tribe. A TCR is defined as being the following:

- on the California Register of Historical Resources (CRHR) or a local historic register;
- eligible for the CRHR or a local historic register; or
- 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 California Public Resources Code Section 5024.1.

AB 52 requires the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with a project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report by contacting those tribal groups that have previously provided a formal written request for notification of projects under the lead agency's jurisdiction.

Section 1(a)(9) of AB 52 establishes that "a substantial adverse change to a tribal cultural resource has a significant effect on the environment." Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds PRC Section 21080.3.2, which states that parties may propose mitigation measures "capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource." Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to TCRs, the consultation must include those topics (PRC Section 21080.3.2[a]). Finally, the environmental document on which the tribal consultation is focused and the Mitigation Monitoring and Reporting Program (where applicable) developed in consideration of information provided by tribes during the formal consultation process must include any mitigation measures that are adopted (PRC Section 21082.3[a]).

Before the recent passage of AB 130 (see below), the City of Laguna Hills (City) was in the process of assessing the La Paz Village Senior Housing Project (project) pursuant to CEQA. As such, the project was subject to compliance with AB 52 (PRC Section 21074), which requires consideration of impacts to TCRs as part of the CEQA process, and that the lead agency notify California Native American tribal representatives (that have requested notification) who are traditionally or culturally affiliated with the geographic area of the proposed project. All 23 California Native American tribal representatives identified on the Native American Heritage Commission's contact list were sent letters from the City on January 23, 2025. The notification letters contained a project description, outline of AB 52 timing, an invitation to consult, a project site plan, and contact information for the appropriate lead agency representative. To date, three responses have been received by the City. Table 1 summarizes the results of the AB 52 process for the project.

Table 1. AB 52 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
Chloe Soto, Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation)	**January 27, 2025** Email from Chloe Soto, on behalf of Kizh Nation, to the City acknowledging receipt of the AB 52 notification letter for the project and requesting consultation. Ms. Soto's email also stated that the proposed project is within Kizh Nation's Ancestral Tribal Territory. **February 10, 2025** Email from the City to Ms. Soto acknowledging receipt of Ms. Soto's request for consultation on the project. The City additionally proposed AB 52 consultation by virtual meeting and at the discretion of Ms. Soto. **February 10, 2025** Follow-up email from Brandy Salas, on behalf of Kizh Nation, to the City scheduling a virtual consultation meeting for March 25 at 11:00 a.m. **March 24, 2025** Email from Ms. Salas to the City rescheduling the meeting on March 25. To avoid delays, Ms. Salas stated Kizh Nation would be happy to reschedule at a later date or proceed with consultation via email. The City suggested that the tribe send what information they can, then schedule a follow-up meeting if necessary. **March 25, 2025** Email from Ms. Salas to the City confirming agreement to this approach. **March 28, 2025** Email from the City to Ms. Salas providing the City's proposed draft TCR mitigation measures for the tribe's consideration and for inclusion in the IS/MND. The City requested the tribe provide any comments or suggestions and to let the City know if the mitigation measures were acceptable to the tribe. **April 3, 2025** Email from Kizh Nation to the City with a letter stating that the City's proposed mitigation measures should be revised to only include mention of Kizh Nation in all project documents. **May 12, 2025** The City responded with a letter acknowledging the formal objection to the proposed mitigation measures. The City reiterated the requirement of AB 52 to consult with all tribes in a manner "which is meaningful…seeking, discussing, and considering carefully the view of others, in a manner that is cognizant of *all parties*' cultural values." The City referred to the State's Tribal Consultation Guidelines acknowledging that "[o]ne or more tribes may have traditional cultural ties to the land within the local government's jurisdiction and have an interest in preserving cultural places on those lands." As a result, in compliance with state law, the City explained that the tribal consultation process must be inclusive of all tribes and the tribal cultural resources of all potentially impacted tribes. The diverse interests of the different tribes that claim cultural affiliation with the geographic area of the proposed project require the City to strike a delicate balance to protect the tribal cultural resources of *all* potentially impacted tribes. and the City could

Table 1. AB 52 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
	not agree to exclude other tribes from the tribal cultural resources mitigation measures. The City explained that it had acted in good faith and made reasonable efforts to reach a mutual agreement on the mitigation measures for the project and closed consultation. **May 12, 2025** Email correspondence from Ms. Salas asking to set up a time to discuss the mitigation measures. **May 21, 2025** The City responded to Ms. Salas and reiterated that consultation had been closed, and that unless the Kizh Nation had changed its position, there did not appear to be anything further to discuss.
Christina Conley, Gabrieleño Tongva Indians of California	**January 29, 2025** Email from Christina Conley, on behalf of the Gabrieleño Tongva Indians of California, to the City acknowledging receipt of the City's AB 52 notification letter for the project and requesting the cultural reporting. Ms. Conley's email also stated that the proposed project is in an area of concern to the Gabrieleño Tongva Indians of California. **February 10, 2025** Email from the City to Ms. Conley providing her with the SCCIC records search results for the project. **March 24, 2025** Email from the City to Ms. Conley following up on the project and inquiring as to whether any additional information was needed or if she had further questions. **March 26, 2025** Email from Ms. Conley to the City noting that the project site is sensitive for TCRs and that the tribe recommends Native American monitoring during ground disturbance for the project. **March 28, 2025** Email from the City to Ms. Conley providing the City's proposed draft TCR mitigation measures for the tribe's consideration and for inclusion in the IS/MND. The City requested that the tribe provide any comments or suggestions and to let the City know if the mitigation measures were acceptable to the tribe. **May 9, 2025** Ms. Conley emailed the City in response to the proposed draft TCR mitigation measures with an edit for inclusion in the IS/MND. The suggested edit would require the project applicant to retain a Native American monitor "from the interested tribe(s)" rather than a Native American monitor "from or approved by the interested tribe(s)". **May 12, 2025** The City sent a letter concluding consultation. The City made the requested edit.

Table 1. AB 52 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
Joyce Stanfield Perry, Juaneño Band of Mission Indians, Acjachemen Nation	**February 10, 2025** Email from Joyce Perry, on behalf of the Juaneño Band of Mission Indians, Acjachemen Nation, to the City acknowledging receipt of AB 52 notification letter for the project and requesting consultation. Ms. Perry's email stated that the proposed project is within the Juaneño Band of Mission Indians, Acjachemen Nation's Ancestral Tribal Territory and requested the City provide her with additional project information, SCCIC records search results, and proposed mitigation measures prepared for the project. Ms. Perry additionally stated that due to the sensitivity of the project site, her preliminary recommendation is that mitigation measures include Native American monitoring. **February 24, 2025** Email from the City to Ms. Perry acknowledging receipt of Ms. Perry's request for consultation on the project. **February 27, 2025** Email from the City to Ms. Perry providing her with the SCCIC records search results for the project. **March 13, 2025** Email from Ms. Perry to the City requesting the site record for P-30-000426 and confirming the tribe's recommendation for Native American monitoring. In this correspondence, Ms. Perry also provided the tribe's proposed TCR mitigation measures for the project. **March 28, 2025** Email from the City to Ms. Perry providing the City's proposed draft TCR mitigation measures for the tribe's consideration and for inclusion in the IS/MND. The City requested that the tribe provide any comments or suggestions and to let the City know if the mitigation measures were acceptable to the tribe. **March 28, 2025** Email from Ms. Perry to the City approving the City's draft TCR mitigation measures prepared for the project. **April 18, 2025** The City sent a letter concluding consultation.
BobbyRay Esparza, Cahuilla Band of Indians	No response from tribe.
Erica Schenk, Cahuilla Band of Indians	No response from tribe.
Anthony Madrigal, Cahuilla Band of Indians	No response from tribe.
Christina Swindall Martinez, Gabrieleno Band of Mission Indians – Kizh Nation	No response from tribe.

Table 1. AB 52 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
Andrew Salas, Gabrieleno Band of Mission Indians – Kizh Nation	No response from tribe.
Anthony Morales, Gabrieleno/Tongva San Gabriel Band of Mission Indians	No response from tribe.
Robert Dorame, Gabrieleno Tongva Indians of California Council	No response from tribe.
Sandonne Goad, Gabrieleno/Tongva Nation	No response from tribe.
Charles Alvarez, Gabrieleno Tongva Tribe	No response from tribe.
Sonia Johnston, Juaneno Band of Mission Indians	No response from tribe.
Heidi Lucero, Juaneno Band of Mission Indians Acjachemen Nation	No response from tribe.
Norma Contreras, La Jolla Band of Luiseno Indians	No response from tribe.
Shasta Gaughen, Pala Band of Mission Indians	No response from tribe.
Christopher Nejo, Pala Band of Mission Indians	No response from tribe.
Alexis Wallick, Pala Band of Mission Indians	No response from tribe.
Temet Aguilar, Pauma Band of Luiseno Indians	No response from tribe.
Steven Estrada, Santa Rosa Band of Cahuilla Indians	No response from tribe.
Vanessa Minott, Santa Rosa Band of Cahuilla Indians	No response from tribe.
Joseph Ontiveros, Soboba Band of Luiseno Indians	No response from tribe.
Jessica Valdez, Soboba Band of Luiseno Indians	No response from tribe.

Notes: AB = Assembly Bill; NAHC = Native American Heritage Commission; City = City of Laguna Hills; TCR = tribal cultural resource; IS = Initial Study; MND = Mitigated Negative Declaration; project = La Paz Village Senior Housing Project; SCCIC = South Central Coastal Information Center.

AB 130 Tribal Consultation

On June 30, 2025, AB 130 was signed into law. On July 15, 2025, the applicant for the project notified the City of its position that the project is exempt from review under CEQA pursuant to AB 130 (PRC Section 21080.66). AB 130 includes its own set of provisions regarding consultation with Native American tribes. The new AB 130 provisions appeared to change the sequence regarding, but not the substance of, tribal consultation.

The prior tribal consultation for this project was conducted and completed under AB 52 (PRC Section 21080.3.1). To ensure that the tribes that had participated in the AB 52 consultation process were provided the level of consultation to which they are legally entitled, the City notified the tribes on August 4, 2025, that the project applicant had invoked AB 130 and inquired whether any tribe had a desire for any further consultation. Due to the timing constraints of AB 130, the City requested responses by August 15, 2025. On August 4, 2025, Hereditary Chief Andrew Salas of the Gabrieleño Band of Mission Indians – Kizh Nation responded that the Kizh Nation had not changed its position since the AB 52 consultation on this project. On August 7, 2025, Ms. Joyce Stanfield Perry, Juaneño Band of Mission Indians, Acjachemen Nation, responded that she had no further concerns and asked to be contacted prior to the commencement of work on the project. No further response was received from the Gabrieleño Tongva Indians of California either before August 15, 2025, as requested, or as of the publication date of this document.

Attachment 5

Link to Project Documents:

https://www.lagunahillsca.gov/537/La-Paz-Village-Builders-Remedy-Project-D

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Joe Ames, Interim City Manager
Greg Simonian, City Attorney
Jennifer Lee, City Clerk
Issue: Resolution of Intent to Transition from At-Large to By-District Elections and Approval of a Proposed Consulting Services Agreement with National Demographics, Inc.

Recommendation: That the City Council:

1. Adopt a Resolution entitled: "A Resolution of the City Council of the City of Laguna Hills, California, Declaring Its Intention to Transition from At-Large to By-District Elections Pursuant to California Elections Code Section 10010 and Finding the Proposed Transition Exempt from the California Environmental Quality Act Pursuant to State CEQA Guidelines Sections 15061(b)(3), 15320, and 15378(b)(5)"; and

2. Approve a proposed Consulting Services Agreement with National Demographics, Inc., (NDC) for the provision of expert elections, demographic and districting consulting services, and authorize the Interim City Manager to execute the proposed agreement with NDC.

Background:

Since incorporating in 1991, registered voters in the City of Laguna Hills ("City") have elected their City Council Members using an "at-large" system in which city council members are elected by all registered voters to provide city-wide representation. In 2002, the State Legislature enacted the California Voting Rights Act ("CVRA"), modifying

burden of proof requirements contained in the federal Voting Rights Act of 1965 to make it much easier for plaintiffs to challenge the at-large system of elections for cities. The CVRA prohibits a public agency from using at-large elections if it impairs the ability of a protected class, as defined, to elect candidates of its choice or otherwise influence the outcome of an election. The CVRA includes the imposition of district-based elections by a court as a remedy to violations of the Act, and requires the public agency to pay all legal and court fees should the plaintiff prevail in court.

In a letter received by the City Clerk on June 20, 2023, attached hereto, Michelle R. Jackson, an attorney representing an undisclosed registered voter and resident of the City of Laguna Hills, alleged that the City's at-large elections system violates the CVRA because it results in "racially polarized voting" that dilutes the impact of Latino voters. The 2023 letter demanded that the City voluntarily change its at-large system for electing City Council members to a district-based system to avoid litigation. The initial demand letter failed to identify the name of the Prospective Plaintiff and contained no direct evidence of any racially polarized voting prepared by a qualified demographer. Despite repeated requests, attorney Michelle Jackson refused to identify the name of the Prospective Plaintiff.

On August 28, 2025, the City Clerk received a follow-up letter from attorney Michelle R. Jackson, dated August 25, 2025, also attached hereto, wherein Ms. Jackson referenced her initial June 20, 2023 letter and renewed her demand that the City voluntarily change from the current at-large election system to by-district elections. In her August 25, 2025 renewed demand letter, attorney Michelle Jackson identified for the first time the Prospective Plaintiff as being the "Voter Equality Association" and "Arthur Sanchez," a registered voter in the City, and provided the City with some additional information regarding her assertion that the City's at-large election system violates the California Voting Rights Act; however, once again failing to provide any direct evidence of racially polarized voting prepared by a qualified demographer. In her August 25, 2025 renewed demand letter, Ms. Jackson once again demands that the City voluntary change to by-district elections.

In her August 25, 2025 renewed demand letter, Ms. Jackson has now imposed a new deadline date of October 15, 2025 for the City to decide to voluntarily change to by-district elections, which deadline is more than 45-days from the date of her renewed demand, in order to avoid litigation. In doing so, she gives the City one last opportunity to voluntarily change to by-districts elections in order to avoid litigation – i.e., giving the City another 45-day period in which to consider the matter. In her most recent demand letter, she once again threatens litigation should the City fail to voluntarily change to by-district elections.

While Ms. Jackson's demand letters do not include any direct evidence of racially polarized voting to support her claim that the CVRA has been violated by the City's use of an at-large election system, it is in the public interest to begin the process of transitioning from at-large to district-based elections and to complete that process within 90-days due to the uncertainty of litigation to defend against a CVRA lawsuit and the potentially extraordinary cost to defend such a lawsuit, even if the City were to prevail in court.

The vast majority of cities receiving a similar letter demanding a change of their at-large elections to district-based elections have avoided protracted litigation by voluntarily transitioning from at-large to district-based elections citing the extraordinary cost of legal defense and potential liability for significant attorney fees and settlement costs if the city's legal defense of its at-large election system is unsuccessful in court.

Now that attorney Michelle Jackson has identified the name of the Prospective Plaintiff in her most recent August 25, 2025 letter, and in order to avoid costly litigation, the City wishes to voluntarily change to district-based elections pursuant to Elections Code Section 10010 and wishes to immediately commence the process by adopting a resolution outlining its intention to transition from at-large to district-based elections, specifying steps it will undertake to facilitate this transition, and including an estimated timeframe for doing so.

Discussion:

The California Voting Rights Act

The CVRA, codified as Elections Code sections 14025 *et seq*., became law on January 1, 2003. The CVRA was specifically enacted to eliminate several key burden of proof requirements that exist under the federal Voting Rights Act of 1965 (52 USC § 10301 et seq.) after several jurisdictions in California successfully defended themselves in litigation brought under the federal Voting Rights Act. The CVRA made fundamental changes to minority voting rights in California, making it much easier for plaintiffs in California to challenge the at-large voting systems of any political subdivision on the basis that they result in dilution of voting power for minority groups. Any voter who resides in a city and is a member of a protected class may file a lawsuit for a violation of the CVRA. To succeed, the plaintiff must only show that, as a result of an at-large election, "racially polarized voting" has occurred.

Under State law violations of the CVRA may be established by a showing that "racially polarized voting" has occurred in an at-large election and presumes that such showing impairs the ability of a protected class to elect candidates of its choice or to influence the outcome of an election; a "protected class" means a class of voters who are members of a race, color, or language minority group, as this class is referenced and defined in the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 *et seq*.); and "racially polarized voting" means voting in which there is a difference, as defined in case law regarding enforcement of the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 *et seq*.), in the choice of candidates or other electoral choices that are preferred by voters in a protected class, and in the choice of candidates and electoral choices that are preferred by voters in the rest of the electorate. The methodologies for estimating group voting behavior as approved in applicable federal cases to enforce the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 *et seq*.) to establish racially polarized voting may be used for purposes of enforcing the CVRA in order to prove that elections are characterized by racially polarized voting.

If the plaintiff prevails in litigation, the CVRA guarantees an award of attorney fees to the successful plaintiff; the CVRA allows for the recovery of substantial attorney fees and expert witness fees. A city can reasonably expect the possibility of a court awarding the plaintiff a seven-figure attorney fee award if it chooses to fight a CVRA lawsuit and is unsuccessful. On the other hand, if the city prevails in the lawsuit, it cannot recover either its attorney fees or costs. Consequently, cities throughout the State of California have increasingly faced legal challenges to their at-large election systems. Because of the low burden of proof, and the low probability of litigation success, nearly all have settled claims out of court by voluntarily transitioning to district-based elections. We know of no public agency that has been able to successfully defend a CVRA lawsuit. Such litigation is labor-intensive, time-consuming, and expert driven, so adverse judgments are costly and settlements are typically $200,000 - $800,000, or more, in addition to the city's attorney fees and costs.

The Procedure to Transition to District-Based Elections

Government Code Section 34886 authorizes a city council to adopt an ordinance to change its method of election from an at-large system to a district-based system, in which each council member is elected only by the voters in the district in which the candidate resides; and Elections Code Sections 10010 authorizes a city council to adopt a resolution of intention to change its method of elections and to transition from an at-large system to a by-districts system, and Section 10010 provides the process for initiating a transition to district-based elections.

To transition to a district-based system, the City Council must adopt an ordinance requiring City Council members to be elected by district or by district with an elected mayor, pursuant to Government Code Section 34886 and Elections Code Section 10010. Pursuant to Government Code Section 34886, the ordinance does not need to be submitted to the voters for approval, but must include a declaration that the change in election procedures is being made to further the purposes of the CVRA.

To do so, the City Council must first adopt a resolution of intent to consider an enactment to change to a district-based election system beginning for use in the November 2026 General Municipal Election for the election of members of the City Council. In the resolution of intent, the City Council must outline its intention to consider transitioning from at-large to district-based elections, set forth the specific steps it will undertake to facilitate this proposed transition, and provide a tentative estimated timeframe for doing so. The proposed resolution of intent is attached hereto. The City must then take the following actions in accordance with Elections Code Section 10010(a), taking into consideration the time required for meaningful public outreach and input, and the statutory timeframes established by the Elections Code:

1. Conduct public outreach, including to non-English speaking communities, to explain the process for considering the transition from at-large to district-based elections and to facilitate public participation;
2. Before drawing a draft map or maps of the proposed boundaries of the districts, the City Council must hold at least two (2) public hearings over a period of no more than 30 days at which members of the public will be invited to provide input regarding the composition of the districts, pursuant to Elections Code Section 10010;
3. After drawing a draft map or maps, the City Council must publish the draft map or maps and the potential sequencing of elections necessary in order to transition to district-based elections, and the City Council must hold at least two (2) additional public hearings over a period of no more than 45 days at which members of the public will be invited to provide input regarding the proposed district boundaries and the proposed sequence of the district elections;
4. Hold a public hearing for the City Council to consider and adopt an ordinance establishing district-based elections, including the adoption of a districting map and the sequence of the district elections.

At the conclusion of the foregoing public hearings, the Council will then be asked to hold a public hearing to consider adoption of an ordinance establishing district-based elections.

The creation and approval of voting district maps is intended to be a transparent, interactive public process. Voting district maps must be prepared in compliance with certain State and Federal requirements; therefore, the use of qualified expert demographer is required. Of import is Elections Code Section 10010(b), which provides that, in determining the sequence of the district elections, the city council shall give special consideration to the purposes of the CVRA and it shall take into consideration the preferences expressed by members of the districts. The districting process must also include consideration of the following criteria when drawing district maps: 1) geographically contiguous; 2) undivided neighborhoods and "communities of interest"; 3) easily identifiable boundaries/ natural geographic boundaries; 4) compactness; and 5) all voting districts be as nearly equal in population as possible. Finally, federal caselaw prohibits drawing districts with race as a predominate factor.

Additionally, since 2023 there have been several changes in CVRA law, which impact the specific process and procedures used by public agencies to change from at-large to by-district elections. The changes in law, effective January 1, 2024, also require the preparation of certain reports, as well as compliance with other requirements, and the districting body cannot adopt election district boundaries for the purpose of favoring or discriminating against an incumbent, political candidate, or political party.

Conclusion:

If the City Council does not adopt the proposed Resolution of Intent on or before the October 15, 2025 deadline imposed by attorney Michelle Jackson, the City will most likely be required to defend a CVRA lawsuit, incur significant legal costs, and assume the potential liability for the Prospective Plaintiffs' attorney fees and costs that could reach into the millions of dollars. To date, there is no established CVRA case law in which a defendant city has successfully prevailed on the merits. The cost to defend and/or settle CVRA lawsuits has proven to be significant, with examples including:

Palmdale:	$4.7 million	Santa Barbara:	$600,000
Modesto:	$3 million	Palm Desert:	$555,000
Santa Clara:	$4.55 million	Tulare Hospital:	$500,000
Highland:	$1.3 million	Santa Clarita:	$370,000
Anaheim:	$1.1 million	Camarillo:	$233,000
Whittier:	$1 million	Cypress:	$835,000

We are unaware of any city that has ultimately prevailed in a lawsuit defending an at-large election system under the CVRA. The City of Santa Monica lost in a CVRA case at the trial court level, but later prevailed in the appellate court; however, the California

Supreme Court subsequently granted review. The Santa Monica CVRA lawsuit went up on appeal to the California Supreme Court. Some CVRA experts believe that Santa Monica had spent more than $10 million prior to appealing to the California Supreme Court, and the plaintiffs had requested $22 million in attorney, expert fees, and litigation costs in connection with their win in the trial court. The California Supreme Court ultimately remanded the case back down to the lower court for further proceedings where the case remains. Some CVRA experts estimate that, in all likelihood, it will cost Santa Monica somewhere in the range of $15-20 million defending its at-large voting system.

Finally, it is important to note that in addition to requiring the payment of plaintiff's attorney fees and expert witness fees, the court's remedial powers under the CVRA are extremely broad, and specifically include the power to implement appropriate remedies, including court ordered imposition of by-district elections. In other words, a court could ultimately order the City to implement by-district elections, and the court could potentially decide the composition of the districts without any say by the public or the City Council.

Completion of the process to switch to by-district elections requires the services of a qualified expert. Therefore, approval of a proposed Consulting Services Agreement with National Demographics, Inc., (NDC) for the provision of expert elections, demographic and districting consulting services is recommended.

Fiscal Impact:

Expert costs associated with the City retaining a qualified demographer are expected to be approximately $45,000 - $75,000. There will also be additional costs to engage the City Attorney's office, consultants, and public engagement efforts.

Attachments:

1. Proposed Resolution of Intent to Transition from At-Large to By-District Elections
2. Demand Letter from Attorney Michelle R. Jackson, Dated June 20, 2023
3. Renewed Demand Letter from Attorney Michelle R. Jackson, Dated August 25, 2025
4. Proposed Consulting Services Agreement with National Demographics

RESOLUTION NO. 2025-09-23-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DECLARING ITS INTENTION TO TRANSITION FROM AT-LARGE TO BY-DISTRICT ELECTIONS PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 10010 AND FINDING THE PROPOSED TRANSITION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15061(b)(3), 15320, AND 15378(b)(5)

The City Council of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, Members of the City Council of the City of Laguna Hills ("City") are currently elected by the at-large method of election rather than the by-district election system; the at-large method of election is one in which the voters of the entire jurisdiction elect the members to the governing body; the by-district method of election is a method of electing members to the governing body of a political subdivision in which the candidate must reside within an election district that is a divisible part of the political subdivision and is elected only by the voters residing within that election district; and

WHEREAS, Government Code Section 34886 authorizes a city council to adopt an ordinance to change its method of election from an at-large system to a district-based system, in which each council member is elected only by the voters in the district in which the candidate resides; and

WHEREAS, Elections Code Sections 10010 authorizes a city council to adopt a resolution of intention to change its method of elections and to transition from an at-large system to a by-districts system, and Section 10010 provides the process for initiating a transition to district-based elections; and

WHEREAS, on June 20, 2023, the City Clerk received a letter from Michelle R. Jackson of the Law Offices of Michelle R. Jackson, an attorney representing an undisclosed registered voter and resident of the City of Laguna Hills ("Prospective Plaintiff") asserting that the City's at-large election system violates the California Voting Rights Act ("CVRA") and threatening litigation if the City declines to voluntarily change to a district-based election system for electing council members; and

WHEREAS, on August 28, 2025, the City Clerk received a follow-up letter from attorney Michelle R. Jackson, dated August 25, 2025, wherein Ms. Jackson referenced her June 20, 2023 letter and renewed her demand that the City voluntarily change from the current at-large election system to by-district elections; in her August 25, 2025 renewed demand letter she identified for the first time the Prospective Plaintiff as being the "Voter Equality Association" and "Arthur Sanchez," a registered voter in the City, and provided the City with additional information regarding her assertion that the City's at-large election system violates the California Voting Rights Act; however, once again

failing to provide any direct evidence of racially polarized voting prepared by a qualified demographic expert; and

WHEREAS, in her August 25, 2025 renewed demand letter, Ms. Jackson once again requests that the City voluntary change to by-district elections and that it make the decision to do so prior to the imposed October 15, 2025 deadline in order to avoid litigation; and

WHEREAS, while Ms. Jackson's letters do not include any direct evidence of racially polarized voting to support her claim that the CVRA has been violated by the City's use of an at-large election system, it is in the public interest to begin the process of transitioning from at-large to district-based elections and to complete that process within 90-days due to the uncertainty of litigation to defend against a CVRA lawsuit and the potentially extraordinary cost to defend such a lawsuit, even if the City were to prevail in court; and

WHEREAS, under State law violations of the CVRA may be established by a showing that "racially polarized voting" has occurred in an at-large election and presumes that such showing impairs the ability of a protected class to elect candidates of its choice or to influence the outcome of an election; a "protected class" means a class of voters who are members of a race, color, or language minority group, as this class is referenced and defined in the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 *et seq*.); and

WHEREAS, "racially polarized voting" means voting in which there is a difference, as defined in case law regarding enforcement of the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 *et seq*.), in the choice of candidates or other electoral choices that are preferred by voters in a protected class, and in the choice of candidates and electoral choices that are preferred by voters in the rest of the electorate. The methodologies for estimating group voting behavior as approved in applicable federal cases to enforce the federal Voting Rights Act of 1965 (52 U.S.C. Sec. 10301 et seq.) to establish racially polarized voting may be used for purposes of enforcing the CVRA in order to prove that elections are characterized by racially polarized voting; and

WHEREAS, now that the Prospective Plaintiff has been properly identified by attorney Michelle Jackson in her August 25, 2025 renewed demand letter, and in order to avoid costly litigation, the City wishes to voluntarily change to district-based elections pursuant to Elections Code Section 10010 and wishes to commence the process by adopting a resolution outlining its intention to transition from at-large to district-based elections, specifying steps it will undertake to facilitate this transition, and including an estimated timeframe for doing so; and

WHEREAS, adoption of a district-based system of elections will not affect the current terms of office for any currently seated City Council Members; and

WHEREAS, the City Council has determined that under the circumstances presented, and based on the current state of the law, it would be in the City's best interest at this time to immediately commence the process for transitioning from at-large to district-

based elections pursuant to Elections Code Section 10010; and

WHEREAS, the City Council desires to adopt this Resolution for the purpose of a) outlining its intention to transition from at-large to district-based elections, b) specifying the steps it will undertake to facilitate this proposed transition, and c) providing an estimated timeframe for doing so, pursuant to Elections Code Section 10010 and Government Code Section 34886

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are true and correct and are hereby incorporated by reference herein.

SECTION 2. Intention to Transition to a District-Based Election System for Electing Members of the City Council. Pursuant to Elections Code Section 10010 and Government Code Section 34886, the City Council hereby declares its intent at this time to consider an enactment to change to a district-based election system beginning for use in the November 2026 General Municipal Election for the election of members of the City Council.

SECTION 3. Specification of Steps for Transition Plan. The City Council hereby outlines its intention to consider transitioning from at-large to district-based elections, sets forth the specific steps it will undertake to facilitate this proposed transition, and provides an estimated timeframe for doing so. Following the effective date of this Resolution, the City intends to take the following actions in accordance with Elections Code Section 10010(a), taking into consideration the time required for meaningful public outreach and participation, and the statutory timeframes established by the Elections Code:

a) Conduct public outreach, including to non-English speaking communities, to explain the process for considering the transition from at-large to district-based elections and to facilitate public participation;

b) Before drawing a draft map or maps of the proposed boundaries of the districts, the City Council will hold at least two (2) public hearings over a period of no more than 30 days at which members of the public will be invited to provide input regarding the composition of the districts, pursuant to Elections Code Section 10010;

c) After drawing a draft map or maps, the City will publish the draft map or maps and the potential sequencing of elections necessary in order to transition to district-based elections, and the City Council will hold at least two (2) additional public hearings over a period of no more than 45 days at which members of the public will be invited to provide input regarding the proposed district boundaries and the proposed sequence of the district elections;

d) Hold a public hearing for the City Council to consider and adopt an ordinance establishing district-based elections, including the adoption of a districting map and the sequence of the district elections.

SECTION 4. Use of Demographer Services. City Council and City staff will work with a qualified expert demographer to provide an analysis of the City's current demographics and any other information or data necessary to prepare a draft map(s) that appropriately divides the City into voting districts in a manner consistent with the intent and purpose of the CVRA and the Federal Voting Rights Act.

SECTION 5. Estimated Timeframe. The City Council hereby approves the estimated 90-day timeline as set forth in Exhibit "A", attached hereto and made a part of this Resolution, for conducting a public outreach process to solicit public input on proposed district-based electoral maps before adopting any such map. The estimated timelines contained in Exhibit "A" may be adjusted by the Interim City Manager / City Manager as deemed necessary, given the upcoming holiday season, provided that such scheduling adjustments shall not prevent the City from complying with the timeframes specified by Elections Code Section 10010, and shall not prevent the City from switching to a district-based election system beginning for use in the November 2026 General Municipal Election for the election of members of the City Council.

SECTION 6. CEQA. Based on the whole of the administrative record before it, the City Council hereby finds that transitioning from at-large to district-based elections is exempt from environmental review under the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 *et seq*.) pursuant to State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq*.) sections 15061(b)(3), 15320, and 15378(b)(3).) In the event adoption of this Resolution does constitute a project for purposes of CEQA, it is hereby determined to be categorically exempt under the Class 20 (Changes in the Organization of Local Governments) categorical exemption. (State CEQA Guidelines Section 15320.)

SECTION 7. Notice of Exemption. The City Clerk is hereby directed to prepare and file with the Orange County Clerk-Recorder a CEQA Notice of Exemption within five (5) business days of the adoption of this Resolution.

SECTION 8. Severability. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Resolution is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it would have adopted this Resolution and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more section, subsection, subdivision, sentence, clause, phrase, or portion thereof be declared invalid or unconstitutional.

SECTION 9. Certification. The City Clerk shall attest and certify to the passage and adoption of this Resolution.

SECTION 10. Effective Date. This Resolution shall take effective immediately upon adoption.

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

_____
JOSHUA SWEENEY, MAYOR

ATTEST:

_____
JENNIFER LEE, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Jennifer Lee, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2025-09-23-X adopted by the City Council of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 23rd day of September 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

_____
JENNIFER LEE, CITY CLERK

Exhibit "A"

ESTIMATED TIMELINE: CONSIDERATION AND IMPLEMENTATION OF A PROPOSED DISTRICT-BASED ELECTION METHOD

DATE	EVENT	COMMENT
September 23, 2025	City Council adopts Resolution declaring its intention to transition from at-large to district-based elections	Resolution of Intent to Transition
September – November, 2025	Public Outreach regarding process and to encourage public participation	
October 7, 2025 (Proposed Special Meeting)	**1st Public Hearing**	City Council 1st hearing regarding composition of districts; no maps yet.
October 14, 2025 (Regular Meeting)	**2nd Public Hearing** Must be conducted no more than 30 days from the 1st public hearing date-noticed and heard at fixed time[1].*	City Council 2nd hearing regarding composition of districts; no maps yet.
No Later Than October 21, 2025	Post draft maps and potential sequence of elections.	Draft maps and proposed sequence of elections must be posted publicly at least 7 days before 3rd Public Hearing.
October 28, 2025 (Regular Meeting)	**3rd Public Hearing** Noticed and heard at fixed time*.	City Council 3rd hearing regarding composition of districts.
No Later Than November 11, 2025	Post any new or amended maps and potential sequence of elections.	Draft maps and proposed sequence must be posted publicly at least 7 days before 4th Public Hearing.
November 18, 2025 (Adjourned Regular Meeting)	**4th Public Hearing** – Select map, City Council introduces ordinance establishing district elections, including district boundaries and election sequence. First Reading of ordinance. Noticed/fixed time*	City Council 4th hearing; map selected; ordinance introduced. Must be conducted no more than 45 days from the 3rd public hearing date.
December 9, 2025 (Regular Meeting)	**5th Public Hearing** – adoption of ordinance establishing district elections – noticed and heard at fixed time*.	City Council 5th hearing; adoption of ordinance. [End of process.]
	Day 90 – December 22, 2025	

[1] *Elect. Code 10010(a)(3) provides, "(3) If a public hearing held pursuant to this section is consolidated with a regular or special meeting of the governing body of the political subdivision that includes other substantive agenda items, the public hearing shall begin at a fixed time regardless of its order on the agenda, except that the governing body of the political subdivision may first conclude any item being discussed or acted upon, including any associated public comment, when that time occurs. The governing body shall provide notice of the public hearing to the public."

CITY OF LAGUNA HILLS RC
JUN 20 2023 PM2:55

Law Offices of Michelle R. Jackson
34189 PCH, Suite 204
Dana Point, CA 92629
(949)606-2674

VIA HAND DELIVERY

CITY OF LAGUNA HILLS RC
JUN 20 2023 PM2:54

June 20, 2023

Attn: Jennifer Lee
City Clerk
City of Laguna Hills
Laguna Hills City Hall
24035 El Toro Road
Laguna Hills, CA 92653

Re: Violations of the California Voting Rights

Dear Ms. Lee,

I write on behalf of my client, a registered voter and resident in the City of Laguna Hills ("Laguna Hills"), who is concerned about minority residents voting in Laguna Hills.

Laguna Hills relies upon an at-large election system for electing candidates to its City Council. Moreover, a review of Laguna Hills' voting results appears to illustrate that they are racially polarized, resulting in minority vote dilution. Therefore, Laguna Hills' at-large elections violate the California Voting Rights Act of 2001 ("CVRA").

The CVRA disfavors the use of "at-large" voting since this method effectively prevents a protected class from having a sufficient opportunity to elect a candidate of choice. *See generally* S*anchez v Modesto* (2006) 145 Cal App4th 660, 667. Further, these at-large election systems often result in the dilution or impairment of minority voters and their ability to elect candidates more representative of their neighborhoods by allowing a bare majority of voters to control ***every*** seat, not just a proportional majority of seats. *See Thornburg v Gingles* (1986) 478 U.S. 30, 46.

To find a violation, the CVRA only requires that there be a showing of racially polarized voting. *See* Cal. Elec. Code § 14028 ("A violation of Section 14027 is established if it is shown that racially polarized voting occurs . . ."). It is my client's position that Laguna Hills' system of at-large elections dilutes the ability of Latinos, a protected class, to elect candidates of their choice or otherwise influence the outcome of Laguna Hills' elections for its City Council Members.

During the last twenty (20) years, not a single Latino has been elected to the Laguna Hills City Council. This is concerning given that Latinos currently comprise the second largest race and ethnicity population in Laguna Hills with more than 20% of the City's population identifying as

Latino. This lack of Latino participation in seeking election to the city council is prima facia evidence of voter dilution on the part of the City. *See generally* W*estwego Citizens for Better Government v City of* W*estwego* 872 F2d 1201 (5th Cir. 1989). There is a clear disconnect between the significant Latino population in Laguna Hills and the complete absence of Latinos on the City Council further evidencing the inherent discrimination of the elections process in Laguna Hills.

In accordance with the above, it is respectfully requested that Laguna Hills change the manner in which it elects councilmembers to its city council and adopt a district system. Please be advised that if we do not have some movement with regard to this issue by August 4, 2023, we will be forced to seek judicial relief on behalf of residents within the jurisdiction.

Sincerely,

Michelle R. Jackson, Esq.

CC: City Council
City Manager

Law Offices of Michelle R. Jackson
34145 PCH, Suite 334
Dana Point, CA 92629
(949)606-2674

LH CITY CLERK RECEIVED
AUG 28 2025 AM10:27

VIA CERTIFIED MAIL

August 25, 2025

Attn: Jennifer Lee
City Clerk
City of Laguna Hills
Laguna Hills City Hall
24035 El Toro Road
Laguna Hills, CA 92653

Re: Violations of the California Voting Rights

Dear Ms. Lee,

I write on behalf of my clients, Voter Equality Association and several minority voters residing in the City of Laguna Hills, including Arthur Sanchez, to follow up on my previous letter of June 20, 2023. The City of Laguna Hills ("Laguna Hills" or "City") continues to rely upon on at-large election system for electing candidates to its governing body. Moreover, voting within the City is racially polarized, resulting in minority vote dilution, and therefore Laguna Hills' at-large elections violate the California Voting Rights Act of 2001 ("CVRA").

The CVRA disfavors the use of "at-large" voting – an election method that permits voters of an entire jurisdiction to elect candidates to each open seat. *See generally Sanchez v. City of Modesto* (2006) 145 Cal.App.4th 660,667 (*"Sanchez"*). For example, if the California State Assembly were elected through a state-wide at-large election, rather than through typical single member districts, each voter could cast up to 80 votes and vote for any state assembly candidate in the state, not just the candidates in that voter's district, and the 80 candidates receiving the most statewide votes would be elected. The problem with this system is that it enables a simple majority group (e.g., 51% of voters) to potentially control 100% of the seats, even if the other 49% are geographically or demographically concentrated and would otherwise win some representation. At-large elections thus allow a bare majority of voters to control every seat, not just the seats in a particular district.

Voting rights advocates have targeted "at-large" election schemes for decades because they often result in "vote dilution," or the impairment of minority groups' ability to elect their preferred candidates or influence the outcome of elections, which occurs when the electorate votes in a racially polarized manner. *See Thornburg v. Gingles,* 478 U.S. 30, 46 (1986) (*"Gingles"*). The U.S. Supreme Court "has long recognized that multi-member districts and at-large voting schemes may operate to minimize or cancel out the voting strength" of minorities. *Id.* at 47. "[T]he majority, by virtue of its numerical superiority, will regularly defeat the choices of minority voters." *Id.* When racially polarized voting occurs, dividing the political unit into single-member districts, or some other appropriate remedy, may facilitate a minority group's ability to elect its preferred representatives. *See Rogers v. Lodge*, 458 U.S. 616.

Section 2 of the Federal Voting Rights Act ("FVRA"), 42 U.S.C.§ 1973, which was enacted in 1965 and amended in 1982, targets among other things, at-large election schemes. *Gingles* at 37. Although the FVRA was successful in many states, California was an exception. Hoping to expand the protections against vote dilution over those provided in the FVRA in California, the legislature enacted the CVRA.

Thus, while the CVRA is similar to the FVRA in several respects, it is also different in several key respects, as the Legislature sought to remedy what it considered "restrictive interpretations given to the federal act." Assem. Com. On Judiciary, Analysis of Sen. Bill No. 976 (2001-2002 Reg. Sess.) as amended Apr. 9, 2002, p. 2.

In the CVRA, the California Legislature intentionally dispensed with the requirement in *Gingles. See Sanchez,* at 660, 669 wherein the court held that the CVRA removes the geographic compactness requirement of *Gingles*, thereby lowering the burden on plaintiffs alleging racially polarized voting. Recently, in *Pico Neighborhood Association v. City of Santa Monica* (August 24, 2023) 15 Cal. 5th 292, the California Supreme Court reaffirmed this reading of the CVRA, holding that: "The CVRA does not require plaintiffs to show that a protected class can constitute a majority in a hypothetical single-member district."

Hence to establish a violation of the CVRA, a plaintiff must generally show that "racially polarized voting occurs in elections for members of the governing body of the political subdivision or in elections incorporating other electoral choices by the voters of the political subdivision." Elec. Code § 14028(a). The CVRA specifies that the elections that are most probative are, "elections in which at least one candidate is a member of a protected class or elections involving ballot measures, or other electoral choices that affect the rights and privileges of members of a protected class." Elec. Code § 14028(a). The CVRA also makes clear that "[e]lections conducted prior to the filing of an action … are more probative to establish the existence of racially polarized voting that elections conducted after the filing of the action." *Id.*

Factors other than, "racially polarized voting" that are required to make out a claim under the FVRA – under the "totality of the circumstances" test – "are probative, but not necessary factors to establish a violation" of the CVRA. Elec. Code § 14028(e). These "other factors" include "the history of discrimination, the use of electoral devices or other voting practices or procedures that may enhance the dilutive effects of at-large elections, denial of access to those processes determining which groups of candidates will receive financial or other support in a given election, the extent to such as education, employment, and health, which hinder their ability to participate effectively in the political process, and the use of overt or subtle racial appeals in political campaigns." *Id.*

According to the U.S. Census, Laguna Hills has a population of 30,378, with Latinos comprising approximately 22% of the City's population. Despite having a 22% Latino population, there has never been a Latino councilmember, nor has there been a Latino serving on Laguna Hills' most powerful commission, the planning commission. In fact, in the past 20 years there has been only ***one (1)*** Latino appointed to any commission within the City of Laguna Hills, this appointment was made in 2020. This information highlights a significant disparity between the demographic makeup of Laguna Hills and the representation of Latinos in its local government and commissions. Additionally, this underrepresentation could raise concerns about equitable access to civic engagement and representation in decision-making.

Laguna Hills at-large system dilutes the ability of Latinos (a "protected class") – even with that significant proportion of the City's electorate – to elect candidates of their choice or otherwise influence the outcome of elections. In the area north of Alicia Parkway in Laguna Hills, there is an area, which could be a district in a by-district voting system, that consists of approximately 63% minority voting population (49% Latino and 14% Asian). This potential district could result in a sufficient vote to elect a Latino or other minority councilmember. White voters represent approximately 34% in this same proposed district.

Using this proposed district, north of Alicia Parkway, as an example, in the 2022 State Senate race between Alex Padilla (a Latino) and Mark Mueser, Padilla received a majority of votes in this proposed district, whereas Mueser prevailed in the city-wide count. The 2022 race between Padilla and Mueser shows that a by-district system could allow a Latino to be elected.

Given the historical lack of representation of Latinos on the Laguna Hills City Council or in positions of leadership within the City, we urge the City to voluntarily change its at-large system of electing governing board members. Otherwise, on behalf of residents within the Laguna Hills jurisdiction, we will be forced to seek judicial relief. Please advise us no later than October 15, 2025 as to whether you would like to discuss a voluntary change to your current at-large system.

I look forward to hearing from you soon.

Sincerely,

Michelle R. Jackson, Esq.

CONSULTING SERVICES AGREEMENT
National Demographics, Inc.
(Demographic and Districting Services - California Voting Rights Act)

THIS CONSULTING SERVICES AGREEMENT (hereinafter "Agreement") is made and entered into, to be effective this 23rd day of September 2025, by and between the CITY OF LAGUNA HILLS, a municipal corporation organized and existing under the laws of the State of California (hereinafter referred to as "City"), and NATIONAL DEMOGRAPHICS, INC., a California corporation (hereinafter referred to as "Consultant"). City and Consultant are sometimes hereinafter individually referred to as "Party" and are hereinafter collectively referred to as the "Parties."

RECITALS

A. City has determined that there is a need to retain the services of a qualified expert demographer to provide advisory consulting services related to districting and the California Voting Rights Act (CVRA) (the "Project").

B. Consultant has submitted to City a proposal, dated September 2, 2025, to provide demographic consulting services to City for the Project pursuant to the terms of this Agreement. Contracts for the procurement of election services and experts are exempt from the City's formal competitive bidding procurement regulations and policies, pursuant to Laguna Hills Municipal Code Sections 3-08.110(I), (L)(1) and (8), due to the technical expertise required for compliance and time constraints imposed under the California Voting Rights Act.

C. Consultant represents and maintains that it is uniquely qualified by virtue of its experience, training, education, reputation, and expertise to provide the requested CVRA consulting services to City for the Project and has agreed to provide such services as provided herein. City does not have the personnel, experience, specialized training, or technical expertise able to perform the work and services contracted for herein.

D. City desires to retain Consultant to provide such consulting services to City for the Project.

NOW, THEREFORE, in consideration of the promises and mutual obligations, covenants, and conditions contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. SERVICES OF CONSULTANT

1.1 Scope of Services and Standard of Performance. In compliance with all terms and conditions of this Agreement, Consultant agrees to provide and perform demographic consulting and districting services for the Project as described and as set forth in Consultant's Proposal/Scope of Work, dated September 2, 2025, which is attached hereto as Exhibit "A" and

is incorporated herein by reference (hereinafter referred to as the "Scope of Services," the "Services" or "Work"). As a material inducement to the City entering into this Agreement, Consultant acknowledges and understands that the Services and Work contracted for under this Agreement require specialized skills and abilities and that, consistent with this understanding, Consultant's Services and Work shall be performed in a skillful and competent manner and shall be held to a standard of quality and workmanship prevalent in the industry for such Services and Work and with the standards recognized as being employed by consultants in the same discipline in the State of California. Consultant represents and warrants that it is skilled in the discipline necessary to perform the Services and Work and that it holds the necessary skills and abilities to satisfy the standard of work as set forth in this Agreement. Consultant represents and warrants that it and all of its employees, subconsultants and subcontractors providing any Work or Services under this Agreement shall have sufficient skill and experience to perform the Work or Services assigned to them. All Services and Work shall be completed to the reasonable satisfaction of the City.

1.2 Contract Documents. The Agreement between the Parties shall consist of the following: (1) this Agreement; and, (2) the Consultant's September 2, 2025, proposal submitted to the City ("Consultant's Proposal"), which shall both be referred to collectively hereinafter as the "Contract Documents." The Consultant's Proposal, attached hereto as Exhibit "A," is hereby incorporated by reference and is made a part of this Agreement. All provisions of the Contract Documents shall be binding on the Parties. Should any conflict or inconsistency exist in the Contract Documents, the conflict or inconsistency shall be resolved by applying the provisions in the highest priority document, which shall be determined in the following order of priority: (1st) the terms and conditions of this Agreement; and, (2nd) the provisions of the Consultant's Proposal.

1.3 Compliance with Law. Consultant shall comply at all times during the term of this Agreement with all applicable federal, state, and local laws, statutes, and ordinances and all lawful orders, rules, and regulations promulgated thereunder, including without limitation all applicable fair labor standards and Cal/OSHA requirements. Consultant shall keep itself fully informed of and in compliance with all local, state, and federal laws, rules, and regulations in any manner affecting the performance of the Work and Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with performing the Work and Services. If Consultant performs any Work or Services in violation of such laws, rules, and regulations, Consultant shall be solely responsible for all penalties and costs arising therefrom. Consultant shall defend, indemnify, and hold City, its officials, officers, employees, agents and volunteers, free and harmless from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules, or regulations.

1.4 Licenses, Permits, Fees, and Assessments. Prior to performing any Services or Work hereunder Consultant shall obtain all licenses, permits, qualifications, and approvals of whatever nature that are legally required to practice its profession and perform the Work and Services required by this Agreement. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement and any extension, any license, permit, qualification, or approval that is legally required for

Consultant to perform the Work and Services under this Agreement. Consultant shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for the Consultant's performance of the Work and Services required by this Agreement, and shall defend, indemnify, and hold the City, its officials, officers, employees, agents and volunteers, free and harmless from and against any claim or liability arising out of any failure or alleged failure to obtain such license, permits, and approvals of whatever nature that are legally required to perform the Work or Services.

1.5 Familiarity with Work. By executing this Agreement, Consultant represents and warrants that it (a) has thoroughly investigated and considered the Scope of Work or Services to be performed, (b) has carefully considered how the Services should be performed and has carefully examined the location or locations at or with respect to where such Services or Work is to be performed, and (c) fully understands the facilities, difficulties, and restrictions attending performance of the Services under this Agreement.

1.6 Care of Work. Consultant shall adopt reasonable methods during the term of the Agreement to furnish continuous protection to the Work and the equipment, materials, papers, documents, plans, studies, and/or other components thereof to prevent losses or damages, and shall be responsible for all such damages, to persons or property, until acceptance of the Work by the City, except such losses or damages as may be caused by City's own negligence.

1.7 Further Responsibilities of Parties. Both Parties agree to use reasonable care and diligence to perform their respective obligations under this Agreement. Both Parties agree to act in good faith to execute all instruments, prepare all documents, and take all actions as may be reasonably necessary to carry out the purposes of this Agreement.

1.8 Additional Services. City shall have the right at any time during the performance of the Services, without invalidating this Agreement, to order extra work beyond that specified in Consultant's Proposal/Scope of Work (Exhibit "A") or make changes by altering, adding to, or deducting from such Work. No such extra work may be undertaken unless a written order is first given by the City to the Consultant, incorporating therein any adjustment in (i) the Maximum Contract Amount, as defined below, and/or (ii) the time to perform this Agreement, which adjustments are subject to the written approval of the Consultant. It is expressly understood by Consultant that the provisions of this section shall not apply to the Work and Services specifically set forth in the Scope of Services or reasonably contemplated therein, regardless of whether the time or materials required to complete any Work or Service identified in the Scope of Services exceeds any time or material amounts or estimates provided therein.

1.9 Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other contractors, consultants, or vendors for services similar to the services that are the subject of this Agreement. Consultant further acknowledges that City may have its own employees perform services similar to the services that are the subject of this Agreement.

2. COMPENSATION

2.1 Maximum Contract Amount. For the Services and Work rendered pursuant to this Agreement, Consultant shall be compensated by City for the services performed, including authorized reimbursements, in accordance with the rates and charges set forth in the Schedule of Compensation/Fees, which is attached hereto as Exhibit "A" and is incorporated herein by reference, but not exceeding the total maximum contract amount of Seventy-Five Thousand Dollars ($75,000.00) (hereinafter referred to as the "Maximum Contract Amount"). The method of compensation shall be as set forth in Exhibit "A". Compensation for necessary expenditures for reproduction costs, telephone expenses, and transportation expenses must be approved in advance by the Contract Officer designated pursuant to Section 4.2 and will only be approved if such expenses are also specified in the Schedule of Compensation/Fees. The maximum amount of City's payment obligation under this Agreement is the amount specified in this section.

2.2. Method of Payment. Unless some other method of payment is specified in the Schedule of Compensation/Fees (Exhibit "A"), in any month in which Consultant wishes to receive payment, no later than the tenth (10^{th}) working day of such month, Consultant shall submit to the City, in a form approved by the City's Finance Director, an invoice for services rendered prior to the date of the invoice. Such requests shall be based upon the amount and value of the services performed by Consultant and accompanied by such reporting data including an itemized breakdown of all costs incurred and tasks performed during the period covered by the invoice, as may be required by the City. City shall use reasonable efforts to make payments to Consultant within forty-five (45) days after receipt of the invoice or a soon thereafter as is reasonably practical.

2.3 Changes in Scope. In the event any change or changes in the Scope of Services is requested by the City, the Parties shall execute a written amendment to this Agreement, setting forth with particularity all terms of such amendment, including, but not limited to, any additional professional fees. An amendment may be entered into: (a) to provide for revisions or modifications to documents or other work product or work when documents or other work product or work is required by the enactment or revision of law subsequent to the preparation of any documents, other work product, or work; and/or (b) to provide for additional services not included in this Agreement or not customarily furnished in accordance with generally accepted practice in Consultant's profession.

2.4 Appropriations. This Agreement is subject to and contingent upon funds being appropriated therefore by the Laguna Hills City Council for each fiscal year covered by the Agreement. If such appropriations are not made, this Agreement shall automatically terminate without penalty to the City.

3. SCHEDULE OF PERFORMANCE

3.1 Time of Essence. Time is of the essence in the performance of this Agreement. The time for completion of the services to be performed by Consultant is an essential condition of this Agreement. Consultant shall prosecute regularly and diligently the Work of this Agreement according to the agreed upon Schedule of Performance.

3.2 Schedule of Performance. Consultant shall commence the Services pursuant to this Agreement upon receipt of a written notice to proceed and shall perform all Services within the time period(s) established in the Schedule of Performance, which is attached hereto as Exhibit "A" and is incorporated herein by reference. When requested by Consultant, extensions to the time period(s) specified in the Schedule of Performance may be approved in writing by the Contract Officer; however, the City shall not be obligated to grant such an extension.

3.3 Force Majeure. The time period(s) specified in the Schedule of Performance for performance of the Services rendered pursuant to this Agreement shall be extended because of any delays due to unforeseeable causes beyond the control and without the fault or negligence of the Consultant (financial inability excepted), including, but not limited to, acts of God or of the public enemy, unusually severe weather, fires, earthquakes, floods, epidemics, pandemics, quarantine restrictions, riots, strikes, freight embargoes, wars, and/or acts of any governmental agency, including the City, if Consultant, within ten (10) days of the commencement of such delay, notifies the City Manager in writing of the causes of the delay. The City Manager shall ascertain the facts and the extent of delay, and extend the time for performing the Services for the period of the enforced delay when and if in the judgment of the City Manager such delay is justified. The City Manager's determination shall be final and conclusive upon the Parties to this Agreement. In no event shall Consultant be entitled to recover damages against the City for any delay in the performance of this Agreement, however caused, Consultant's sole remedy being extension of the Agreement pursuant to this section.

3.4 Term. Unless earlier terminated as provided elsewhere in this Agreement, this Agreement shall commence on September 23, 2025, and shall continue in full force and effect until Project completion, unless extended by mutual written agreement of the Parties.

4. COORDINATION OF WORK

4.1 Representative of Consultant. The following principal of Consultant is hereby designated as being the principal and representative of Consultant authorized to act in its behalf with respect to the Services to be performed under this Agreement and make all decisions in connection therewith: **Douglas Johnson, President**. It is expressly understood that the experience, knowledge, education, capability, expertise, and reputation of the foregoing principal is a substantial inducement for City to enter into this Agreement. Therefore, the foregoing principal shall be responsible during the term of this Agreement for directing all activities of Consultant and devoting sufficient time to personally supervise the Work or Services performed hereunder. The foregoing principal may not be changed by Consultant without prior written approval of the Contract Officer.

4.2 Contract Officer. The Contract Officer shall be such person as may be designated by the City Manager of City, and is subject to change by the City Manager. It shall be the Consultant's responsibility to ensure that the Contract Officer is kept fully informed of the progress of the performance of the Services, and the Consultant shall refer any decisions which must be made by City to the Contract Officer. Unless otherwise specified herein, any approval of City required hereunder shall mean the approval of the Contract Officer. The Contract Officer shall have authority to sign all documents on behalf of the City required hereunder to carry out

the terms of this Agreement.

4.3 Prohibition Against Subcontracting or Assignments. The experience, knowledge, capability, expertise, and reputation of Consultant, its principals and employees, were a substantial inducement for City to enter into this Agreement. Therefore, Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, voluntarily or by operation of law, without the prior written consent of City. Consultant shall not contract with any other entity to perform the Services required without prior written consent of City. If Consultant is permitted to subcontract any part of this Agreement by City, Consultant shall be responsible to City for the acts and omissions of its subcontractor(s) in the same manner as it is for persons directly employed. Nothing contained in this Agreement shall create any contractual relationships between any subcontractor and City. All persons engaged in the Work will be considered employees of Consultant. City will deal directly with and will make all payments to Consultant.

4.4 Independent Contractor.

A. The legal relationship between the Parties is that of an independent contractor, and nothing herein shall be deemed to make Consultant a City employee. During the performance of this Agreement, Consultant and its officers, employees, and agents shall act in an independent capacity and shall not act as City officers or employees. Consultant will determine the means, methods and details of performing the Sevices subject to the requirements of this Agreement. The personnel performing the Services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officials, officers, employees, agents or volunteers shall have control over the conduct of Consultant or any of its officers, employees, or agents, except as set forth in this Agreement. Consultant, its officers, employees or agents, shall not maintain a permanent office or fixed business location at City's offices. City shall have no voice in the selection, discharge, supervision, or control of Consultant's officers, employees, representatives or agents or in fixing their number, compensation, or hours of service. Consultant shall pay all wages, salaries, and other amounts due its employees in connection with the performance of Services under this Agreement and shall be responsible for all reports and obligations respecting them, including but not limited to social security income tax withholding, unemployment compensation, workers' compensation, and other similar matters. City shall not in any way or for any purpose be deemed to be a partner of Consultant in its business or otherwise a joint venturer or a member of any joint enterprise with Consultant.

B. Consultant shall not incur or have the power to incur any debt, obligation, or liability against City, or bind City in any manner.

C. No City benefits shall be available to Consultant, its officers, employees, or agents, in connection with the performance of any Work or Services under this Agreement. Except for professional fees paid to Consultant as provided for in this Agreement, City shall not pay salaries, wages, or other compensation to Consultant for the performance of any Work or Services under this Agreement. City shall not be liable for compensation or indemnification to Consultant, its officers, employees, or agents, for injury or sickness arising out of performing any

Work or Services hereunder. If for any reason any court or governmental agency determines that the City has financial obligations, other than pursuant to Section 2 and Subsection 1.8 herein, of any nature relating to salary, taxes, or benefits of Consultant's officers, employees, representatives, agents, or subconsultants or subcontractors, Consultant shall defend, indemnify, and hold harmless City from and against all such financial obligations.

4.5 PERS Eligibility Indemnification.

A. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing any Work or Services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employee Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of the City.

B. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing any Work or Services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

5. INSURANCE

5.1 Compliance with Insurance Requirements. Consultant shall obtain, maintain, and keep in full force and effect during the term of this Agreement, at its sole cost and expense, and in a form and content satisfactory to City, all insurance required under this section. Consultant shall not commence any Work or Services under this Agreement unless and until it has provided evidence satisfactory to City that it has secured all insurance required under this section. If Consultant's existing insurance policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

5.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement, and without limiting the indemnity provisions set forth in this Agreement, Consultant shall obtain and maintain in full force and effect during the term of this Agreement, including any extension thereof, the following policies of insurance:

A. Commercial General Liability Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Commercial General Liability Insurance written on an occurrence basis with limits of at least one million dollars ($1,000,000.00) per occurrence, two million dollars ($2,000,000.00) in the general aggregate, and one million dollars ($1,000,000.00) for products and completed operations. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or

provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

B. Automobile Liability Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Automobile Liability Insurance written on a per occurrence basis with limits of at least one million dollars ($1,000,000.00) combined limit for each occurrence covering bodily injury and property damage. The policy shall specifically include coverage for [*intentionally omitted*], non-owned, leased, and hired automobiles.

C. Workers' Compensation Insurance. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Workers' Compensation Insurance in at least the minimum statutory amounts, and in compliance with all other statutory requirements, as required by the State of California. Consultant agrees to waive and obtain endorsements from its workers' compensation insurer waiving all subrogation rights under its workers' compensation insurance policy against the City, its officials, officers, employees, agents and volunteers, and to require each of its subconsultants and subcontractors, if any, to do likewise under their workers' compensation insurance policies. Consultant shall obtain and maintain, in full force and effect throughout the term of this Agreement, a policy of Employer's Liability Insurance written on a per occurrence basis with limits of at least one million dollars ($1,000,000.00) per accident for bodily injury or disease.

5.3 Acceptability of Insurers. Insurance required by this section shall be issued by a licensed company authorized to transact business in the state by the Department of Insurance for the State of California with a current rating of A-:VII or better (if an admitted carrier), or a current rating of A:X or better (if offered by a non-admitted insurer listed on the State of California List of Approved Surplus Lines Insurers (LASLI), by the latest edition of A.M. Best's Key Rating Guide, except that the City will accept workers' compensation insurance from the State Compensation Fund. In the event the City determines that the Work or Services to be performed under this Agreement creates an increased or decreased risk of loss to the City, the Consultant agrees that the minimum limits of the insurance policies may be changed accordingly upon receipt of written notice from the City. Consultant shall immediately substitute any insurer whose A.M. Best rating drops below the levels specified herein.

5.4 Insurance Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

A. The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to provide the following:

1. Additional Insured: The City, its officials, officers, employees, agents and volunteers, shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement; and

2. Additional Insured Endorsements: Additional insured endorsements shall not (1) be restricted to "ongoing operations", (2) exclude "contractual liability", (3) restrict coverage to "sole" liability of Consultant, or (4) contain any other exclusions contrary to the Agreement; and, the coverage shall contain no special limitations on the scope of protection afforded to additional insureds.

3. Notice: The policy or policies of insurance required by this section for Commercial General Liability and Automobile Liability Insurance shall be endorsed to state that coverage shall not be suspended, voided, cancelled, or modified, or reduced in coverage or in limits, except after thirty (30) days prior written notice by First Class U.S. Mail, postage-prepaid, has been provided to the City. Notwithstanding the foregoing, if coverage is to be suspended, voided, or cancelled because of Consultant's failure to pay the insurance premium, the notice provided to City shall be by ten (10) days prior written notice.

B. For all policies of Commercial General Liability Insurance, Consultant shall provide endorsements for ongoing operations and completed operations to effectuate this requirement.

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

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

5.7 Waiver of Subrogation. All policies of Commercial General Liability and Automobile Liability Insurance shall contain or be endorsed to waive subrogation against the City, its officials, officers, employees, agents and volunteers, or shall specifically allow Consultant or others providing insurance evidence in compliance with the requirements set forth in this section to waive their right to recovery prior to a loss. Consultant hereby agrees to waive its own right of recovery against the City, its officials, officers, employees, agents and volunteers, and Consultant hereby agrees to require similar written express waivers and insurance clauses from each of its subconsultants or subcontractors.

5.8 Evidence of Coverage. Concurrently with the execution of the Agreement, Consultant shall deliver certificates of insurance together with original endorsements affecting each of the insurance policies required by this section. Required insurance policies shall not be

in compliance if they include any limiting provision or endorsement that has not been submitted to the City for written approval. The certificates of insurance and original endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies. Consultant shall promptly furnish, at City's request, copies of actual policies including all declaration pages, endorsements, exclusions and any other policy documents City requires to verify coverage.

5.9 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this section are not intended as a limitation on coverage, limits, or other requirements, or a waiver of any coverage normally provided by any insurance. Nothing in this section shall be construed as limiting in any way the indemnification provision contained in this Agreement, or the extent to which Consultant may be held responsible for payments of damages to persons or property.

5.10 Enforcement of Agreement (Non-Estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of any non-compliance with any of the insurance requirements set forth in this section imposes no additional obligation on the City nor does it waive any rights hereunder.

5.11 Insurance for Subconsultants. Consultant shall either: (1) include all subconsultants or subcontractors engaged in any Work or Services for Consultant relating to this Agreement as additional named insureds under the Consultant's insurance policies; or (2) Consultant shall be responsible for causing its subconsultants or subcontractors to procure and maintain the appropriate insurance in compliance with the terms of the insurance requirements set forth in this section, including adding the City, its officials, officers, employees, agents and volunteers, as additional insureds to their respective policies. All policies of Commercial General Liability Insurance provided by Consultant's subconsultants or subcontractors performing any Work or Services related to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers, as additional insureds. Consultant shall not allow any subconsultant or subcontractor to commence any Work or Services relating to this Agreement unless and until it has provided evidence satisfactory to City that the subconsultant or subcontractor has secured all insurance required under this section.

5.12 Other Insurance Requirements. The following terms and conditions shall apply to the insurance policies required of Consultant pursuant to this Agreement:

A. Consultant shall provide immediate written notice to City if (1) any of the insurance policies required herein are terminated, cancelled or suspended, (2) the limits of any of the insurance coverages required herein are reduced, or (3) the deductible or self-insured retention is increased.

B. All insurance coverage and limits provided by Consultant and available or applicable to this Agreement are intended to apply to each insured, including additional insureds, against whom a claim is made or suit is brought to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations shall limit the application of such insurance coverage.

C. None of the insurance coverages required herein will be in compliance with the requirements of this section if they include any limiting endorsement which substantially impairs the coverages set forth herein (e.g., elimination of contractual liability or reduction of discovery period), unless the endorsement has first been submitted to the City and approved in writing.

D. Certificates of insurance will not be accepted in lieu of required endorsements, and submittal of certificates without required endorsements may delay commencement of the Project. It is Consultant's obligation to ensure timely compliance with all insurance submittal requirements as provided herein.

E. Consultant agrees to ensure that subconsultants and subcontractors, if any, and any other parties involved with the Project who are brought onto or involved in the Project by Consultant, provide the same minimum insurance coverage required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with subcontractors and others engaged in the Project will be submitted to the City for review.

F. Consultant agrees to provide immediate written notice to City of any claim, demand or loss against Consultant arising out of the Work or Services performed under this Agreement and for any other claim, demand or loss which may reduce the insurance available to pay claims, demands or losses arising out of this Agreement.

6. INDEMNIFICATION

To the fullest extent permitted by law, Consultant shall defend (at Consultant's sole cost and expense with legal counsel reasonably acceptable to City), indemnify, protect, and hold harmless City, its officials, officers, employees, agents and volunteers (collectively the "Indemnified Parties"), from and against any and all liabilities, actions, suits, claims, demands, losses, costs, judgments, arbitration awards, settlements, damages, demands, orders, penalties, and expenses including legal costs and attorney fees (collectively "Claims"), including but not limited to Claims arising from injuries to or death of persons (Consultant's employees included), for damage to property, including property owned by City, or from any violation of any federal, state, or local law or ordinance, which Claims arise out of, pertain to, or are related to Consultant's performance under this Agreement. Under no circumstances shall the insurance requirements and limits set forth in this Agreement be construed to limit Consultant's indemnification obligation or other liability hereunder.

7. REPORTS AND RECORDS

7.1 Accounting Records. Consultant shall keep complete, accurate, and detailed accounts of all time, costs, expenses, and expenditures pertaining in any way to this Agreement. Consultant shall keep such books and records as shall be necessary to properly perform the Services required by this Agreement and to enable the Contract Officer to evaluate the performance of such Services. The Contract Officer shall have full and free access to such books and records at all reasonable times, including the right to inspect, copy, audit, and make records and transcripts from such records.

7.2 Reports. Consultant shall periodically prepare and submit to the Contract Officer such reports concerning the performance of the Services required by this Agreement as the Contract Officer shall require.

7.3 Ownership of Documents. All drawings, specifications, reports, records, documents, memoranda, correspondence, computations, and other materials prepared by Consultant, its employees, subconsultants, subcontractors, and agents in the performance of this Agreement shall be the property of City and shall be promptly delivered to City upon request of the Contract Officer or upon the termination of this Agreement, and Consultant shall have no claim for further employment or additional compensation as a result of the exercise by City of its full rights of ownership of the documents and materials hereunder.

7.4 Release of Documents. All drawings, specifications, reports, records, documents, and other materials prepared by Consultant in the performance of services under this Agreement shall not be released publicly without the prior written approval of the Contract Officer. All information gained by Consultant in the performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization.

7.5 Audit and Inspection of Records. After receipt of reasonable notice and during the regular business hours of City, Consultant shall provide City, or other agents of City, such access to Consultant's books, records, payroll documents, and facilities as City deems necessary to examine, copy, audit, and inspect all accounting books, records, work data, documents, and activities directly related to Consultant's performance under this Agreement. Consultant shall maintain such books, records, data, and documents in accordance with generally accepted accounting principles and shall clearly identify and make such items readily accessible to such parties during the term of this Agreement and for a period of three (3) years from the date of final payment by City hereunder.

8. ENFORCEMENT OF AGREEMENT

8.1 California Law and Venue. This Agreement shall be construed and interpreted both as to validity and as to performance of the Parties in accordance with the laws of the State of California. Legal actions concerning any dispute, claim, or matter arising out of or in relation to this Agreement shall be instituted in the Superior Court of the County of Orange, State of California, or any other appropriate court in such County, and Consultant covenants and agrees

to submit to the personal jurisdiction of such court in the event of such action.

8.2 Interpretation. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the Parties. The terms of this Agreement are contractual and the result of negotiation between the Parties. Accordingly, any rule of construction of contracts (including, without limitation, California Civil Code Section 1654) that ambiguities are to be construed against the drafting Party, shall not be employed in the interpretation of this Agreement. The caption headings of the various sections and paragraphs of this Agreement are for convenience and identification purposes only and shall not be deemed to limit, expand, or define the contents of the respective sections or paragraphs.

8.3 Termination. City may terminate this Agreement for any reason, with or without cause, upon giving Consultant thirty (30) days written notice. Upon such notice, City shall pay Consultant for Services performed through the date of termination. Upon receipt of such notice, Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. Thereafter, Consultant shall have no further claims against the City under this Agreement. Upon termination of the Agreement pursuant to this section, Consultant shall submit to the City an invoice for work and services performed prior to the date of termination. In addition, Consultant reserves the right to terminate this Agreement at any time upon sixty (60) days written notice to the City, except that where termination is due to material default by the City, the period of notice may be such shorter time as the Consultant may determine.

8.4 Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the Party against whom enforcement of a waiver is sought. Any waiver by the Parties of any default or breach of any covenant, condition, or term contained in this Agreement, shall not be construed to be a waiver of any subsequent or other default or breach, nor shall failure by the Parties to require exact, full, and complete compliance with any of the covenants, conditions, or terms contained in this Agreement be construed as changing the terms of this Agreement in any manner or preventing the Parties from enforcing the full provisions hereof.

8.5 Rights and Remedies Cumulative. Except with respect to rights and remedies expressly declared to be exclusive in this Agreement, the rights and remedies of the Parties are cumulative and the exercise by either Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other Party.

8.6 Legal Action. In addition to any other rights or remedies, either Party may take legal action, in law or in equity, to cure, correct or remedy any default, to recover damages for any default, to compel specific performance of this Agreement, to obtain declaratory or injunctive relief, or to obtain any other remedy consistent with the purposes of this Agreement.

8.7 Attorneys' Fees. In the event any dispute between the Parties with respect to this Agreement results in litigation or any non-judicial proceeding, the prevailing Party shall be entitled, in addition to such other relief as may be granted, to recover from the non-prevailing Party all reasonable costs and expenses, including but not limited to reasonable attorneys' fees,

expert witness fees, court costs and all fees, costs, and expenses incurred in any appeal or in collection of any judgment entered in such proceeding. To the extent authorized by law, in the event of a dismissal by the plaintiff or petitioner of the litigation or non-judicial proceeding within thirty (30) days of the date set for trial or hearing, the other Party shall be deemed to be the prevailing Party in such litigation or proceeding.

9. CITY OFFICERS AND EMPLOYEES: NON-DISCRIMINATION

9.1 Non-liability of City Officers and Employees. No officer or employee of the City shall be personally liable to the Consultant, or any successor-in-interest, in the event of any default or breach by the City or for any amount which may become due to the Consultant or to its successor, or for breach of any obligation of the terms of this Agreement.

9.2 Conflict of Interest. No officer or employee of the City shall have any financial interest, direct or indirect, in this Agreement nor shall any such officer or employee participate in any decision relating to the Agreement which effects his or her financial interest or the financial interest of any corporation, partnership, or association in which they are, directly or indirectly, interested in violation of any state statute or regulation. Consultant represents and warrants that it has not paid or given and will not pay or give any third party any money or other consideration in exchange for obtaining this Agreement.

9.3 Covenant Against Discrimination. In connection with its performance under this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, disability, medical condition, religion, color, sex, sexual orientation, age, marital status, ancestry, or national origin. Consultant shall ensure that applicants are employed, and that employees are treated during their employment, without regard to their race, disability, medical condition, religion, color, sex, sexual orientation, age, marital status, ancestry, or national origin. Such actions shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10. MISCELLANEOUS PROVISIONS

10.1 Notices. All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered, sent by registered or certified mail, postage prepaid, return receipt requested, or delivered or sent by facsimile with attached evidence of completed transmission, and shall be deemed received upon the earlier of (i) the date of delivery to the address of the person to receive such notice if delivered personally or by messenger or overnight courier; (ii) five (5) business days after the date of posting by the United States Post Office if by mail; or (iii) when sent if given by facsimile. Notices or other communications shall be addressed as follows:

To City: City of Laguna Hills
Attention: Joseph Ames, Interim City Manager
24035 El Toro Road
Laguna Hills, California 92653
Telephone: (949) 707-2600
Facsimile: (949) 707-2633

To Consultant: National Demographics, Inc.
Attention: Douglas Johnson, President
P.O. Box 5271
Glendale, California 91221
Telephone: (818) 254-1221
Facsimile: (818) 254-1221

10.2 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations, arrangements, agreements, representations, and understandings, if any, made by or among the Parties with respect to the subject matter hereof. No amendments or other modifications of this Agreement shall be binding unless executed in writing by both Parties hereto, or their respective successors, assigns, or grantees.

10.3 Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be determined to be invalid by a final judgment or decree of a court of competent jurisdiction, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the reminder of that provision, or the remaining provisions of this Agreement unless the invalid provision is so material that its invalidity deprives either Party of the basic benefit of their bargain or renders this Agreement meaningless.

10.4 Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the Parties' successors and assignees.

10.5 Third Party Beneficiary. Nothing contained in this Agreement is intended to confer, nor shall this Agreement be construed as conferring, any rights, including, without limitation, any rights as a third-party beneficiary or otherwise, upon any entity or person not a party hereto.

10.6 Recitals. The above-referenced Recitals are hereby incorporated into the Agreement as though fully set forth herein and each Party acknowledges and agrees that such Party is bound, for purposes of this Agreement, by the same.

10.7 Corporate Authority. Each of the undersigned represents and warrants that (i) the Party for which he/she is executing this Agreement is duly authorized and existing, (ii) he/she is duly authorized to execute and deliver this Agreement on behalf of the Party for which he/she is signing, (iii) by so executing this Agreement, the Party for which he/she is signing is formally bound to the provisions of this Agreement, and (iv) the entering into this Agreement does not

violate any provision of any other Agreement to which the Party for which he/she is signing is bound.

10.8 Labor Code Requirements.

A. Prevailing Wages. Consultant is aware of the requirements of California labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. If the Work or Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. City shall provide Consultant with a copy of the prevailing rates of per diem wages in effect at the commencement of this Agreement. Consultant shall make copies of the prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Work or Services available to interested parties upon request, and shall post copies at the Consultant's principal place of business and at the project site. It is the intent of the parties to effectuate the requirements of sections 1771, 1774, 1775, 1776, 1777.5, 1813, and 1815 of the Labor Code within this Agreement, and Consultant shall therefore comply with such Labor Code sections to the fullest extent required by law. Consultant shall defend, indemnify, and hold the City, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. The foregoing indemnity shall survive termination of this Agreement.

B. DIR Registration. If the Work or Services are being performed as part of an applicable "public works" or "maintenance" project, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed and entered into this Agreement as of the date first written above.

"CITY"
City of Laguna Hills,
a California municipal corporation

JOSEPH AMES,
Interim City Manager

ATTEST:

(SEAL)

JENNIFER LEE,
City Clerk

APPROVED AS TO FORM:

GREGORY E. SIMONIAN,
City Attorney

"CONSULTANT"
National Demographics, Inc., a California corporation

By:
DOUGLAS JOHNSON,
President

EXHIBIT "A"

CONSULTANT'S PROPOSAL/ SCOPE OF WORK

DATED: SEPTEMBER 2, 2025

DISTRICTING SCOPE OF WORK AND SERVICES

INCLUDING,

SCHEDULE OF PERFORMANCE

AND

SCHEDULE OF COMPENSATION/ COST/ PROJECT PRICING

September 2, 2025

Districting Scope of Work

- Districting Project Setup and coordination:
  - Development of demographic database including Census Bureau and California Statewide Database data of total population, citizen voting age population, voter registration, voter turnout, and socio-economic data on language spoken at home, renters vs homeowners, age, education level, and other factors useful in identifying communities of interest;
  - Incorporation of any Geographic Information System (GIS) data that the jurisdiction wishes to include and provides (often including school locations; school attendance areas; important local landmarks; or local neighborhood boundaries);
  - Initial telephonic discussion with about data, communities of interest, schedule, criteria and special concerns of the jurisdiction;
  - Assist jurisdiction with developing a communications plan for public outreach, including suggestions for webpage content and design, public feedback logistics, and strategies for engaging constituents;
  - Assist jurisdiction with developing a project plan, including a detailed timeline, goals and objectives, and specific deliverables list;
  - Provide progress reports on an as-needed basis as determined by the project manager and meet regularly with project team;
  - Any phone- or web-conference calls to discuss the project's progress or to answer any questions that may arise;
  - Provide education and guidance on required redistricting criteria, and advice on selecting optional redistricting criteria, for staff and elected officials;
  - Preparation and delivery of reports required under Elections Code Section 21130(b);
- Districting Plan Development:
  - Creation of 2 to 4 initial draft maps;
  - Analysis and preparation for presentation of all whole or partial plans submitted by the public;
  - Conversion of all maps and reports to web-friendly versions;
  - Online posting of all maps to an interactive review website;
  - Create any requested additional and/or revised maps as requested;
- Plan implementation:
  - Provide spatial data in GIS-friendly format of any dataset used or created for this project to staff upon request;
  - Work with the County Registrar of Voters to implement the final adopted plan;
- Project Options
  - Number of virtual or in-person meetings (and resulting per-meeting fee);
  - Consultant-prepared and -managed project website;
  - Online mapping tool allowing residents to draw and submit maps;
  - Paper-based mapping tool allowing residents to draw and submit maps.

Project Pricing

1. **Districting Basic Project Elements** (Covers everything listed above except for per-meeting and optional expenses): ..... $ 21,500

2. **Project website** ..... $ 6,500

3. **Public mapping tool** $4,500
   - Dave's Redistricting App (DRA) online mapping tool
   - Paper-based map of population counts by small geographic area

4. **In-Person NDC attendance at 4 Council public hearings:** ..... $ 12,000

   For each meeting, NDC will prepare meeting materials, including presentation materials and maps; present and explain key concepts, including mandatory and traditional redistricting criteria and "communities of interest"; facilitate conversations; answer questions; and gather feedback on existing and proposed boundaries. Per-meeting prices include all travel and other anticipated meeting-related expenses. Telephone calls to answer questions, discuss project status, and other standard project management tasks do not count as meetings and do not result in any charge.

Total Project Cost: ..... $ 44,500

Optional Project Elements (if needed):

a) Any additional in-person meetings, per meeting $3,000
b) Any additional virtual meetings, per meeting $1,750

Company Background and Additional Details on Project Elements

By National Demographics Corporation

Douglas Johnson, President

Phone: (818) 254-1221
FAX (818) 254-1221

P.O. Box 5271
Glendale, CA 91221

info@NDCresearch.com
www.NDCresearch.com

National Demographics Corporation

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Brief History of National Demographics Corporation

Since our founding in 1979, NDC has served hundreds of local governments. While most of NDC's work is in California and Arizona, the firm has performed projects in all regions of the country, serving clients as varied as the States of Mississippi, Arizona, Florida and Illinois; Clark County (Nevada); Jacksonville (Florida); numerous counties of all sizes across California and Arizona; the San Diego Unified School District; and relatively smaller jurisdictions such as the City of Bradbury, the City of Solvang, and Clay Elementary School District.

The company is especially well known for its districting and redistricting work with local governments. No company has been responsible for addressing the electoral demographic needs of more local governments, as NDC has conducted over 450 local government districting and/or redistricting projects, including 215 such projects in the 2021/2022 post-Census redistricting cycle alone. By our count, NDC performed the districting work for over 85% of the nearly 200 California cities that moved from at-large to by-district elections since the 2001 passage of the California Voting Rights Act.

Nationally recognized as a pioneer in good government districting and redistricting, NDC has unmatched expertise in the issues, questions, and decisions jurisdictions face in any discussion regarding districting, redistricting, the Federal and local state Voting Rights Acts, and related election system choices.

Company Philosophy

Professionalism

NDC's personnel are nationally recognized as leaders in the districting field and are responsible for numerous books and articles on the subject. NDC possesses all the hardware and software necessary to meet the districting and redistricting needs of any jurisdiction, and its personnel have unmatched experience in the line-drawing side of this work, as well as in developing the databases used for these purposes. But more important are the firm's interpersonal skills and the team's understanding of the perspective of all parties in this process.

Local Leadership and Non-Partisan Professionals

NDC is an advisor and technical resource. The firm's role is to assist our clients through the complicated demographic and legal framework for their project. NDC shares its experience and expertise, but the final plan is selected by the jurisdiction's elected leaders, not NDC. The firm is sometimes criticized, usually by people from outside of the client jurisdiction, for not acting as an advocate or proselytizer for what these outsiders think is "right" for the client. But NDC team members are expert advisors, not proselytizers. NDC guides our clients through the process to a map that meets all legal requirements and the goals of our client – not the goals of outside critics. NDC welcomes the chance to assist each client through this process following the direction of the jurisdiction's elected leadership, key staff members, and the entire community.

A common question in many districting or redistricting projects is whether there is any influence of any improper political bias on the process. NDC's four decades of success working for jurisdictions with all-Democratic leadership, jurisdictions with all-Republican leadership, and every possible combination in between, reflects our steadfast dedication to non-partisan service. At work, each of us puts our personal political feelings aside and focuses on implementing the policy goals and directions of our clients using NDC's non-partisan, professional and expert guidance regarding the requirements and options facing each client. We believe most of our clients would be hard-pressed to guess which NDC team members are registered as independents or with any political party, and we are proud to have satisfied customers and clients whose partisan leanings (even in their non-partisan local government offices) similarly cross the entire partisan spectrum.

Openness

Any change in election systems can have momentous implications for the distribution of political power in a jurisdiction and for access by groups and individuals to the governance process. Not surprisingly, such changes often attract considerable public attention, sometimes generate intense controversy, and may draw charges of manipulation and abuse of power. It is crucial, therefore, that the jurisdiction establish, at the beginning, a process that is not only fair, but that is seen to be fair, to all contending groups and individuals.

Public Engagement

NDC pioneered the "transparent districting" approach that involves the public at every stage of the process and the company invented the "public participation kit" back in 1990. But NDC's most valuable service is the firm's experience transforming often contentious and passionate debates into thoughtful, constructive discussions focused on the options and outcomes rather than individual personalities. NDC also has considerable experience working with translators in public forums and providing materials in English and Spanish.

NDC's approach has been widely praised in the media, and NDC has worked extensively with all types of press including radio, television, newspaper, and new media.

Project Software

NDC uses Caliper Corporation's Maptitude for Redistricting software for processing public map submissions and drawing NDC's draft maps and Board-directed revisions. Maptitude for Redistricting can open and use the standard "Shapefile" and "File Geodatabase" GIS data formats, and Maptitude for Redistricting can export all files to "Shapefile" and "File Geodatabase" formats.

NDC uses ESRI's ArcGIS Online to present those maps for Board, Staff and Public review in an easy-to-use, interactive format. NDC also uses ArcGIS Pro for some specialized Geographic Information System (GIS) analysis; for opening and reviewing data received from clients or from other jurisdictions; and when needed for final map post-adoption processing for delivery to the jurisdiction and to the County Registrar. Microsoft PowerPoint is also used for many presentations, along with the ArcGIS Online interactive maps.

The NDC Team

NDC's 40 years of service to local governments is grounded in our academic founding and decades of professional relationships with all forms of local governments. Each NDC team member has been extensively trained in the legal requirements, demographic details, and complicated personal and community interests involved in every districting and redistricting project. And every NDC team member has been briefed on the wide range of unusual and bizarre challenges NDC has encountered over our more than 250 successfully completed local government projects. Whatever question or situation arises, your NDC team can handle it.

NDC President Dr. Douglas Johnson leads all team training and closely monitors the progress of every client project. NDC President Dr. Johnson and Vice President Dr. Levitt are always available to all clients, and typically are personally involved whenever particularly unusual or complex situations arise. Each NDC team member brings their personal expertise in demographics, city governance, school district governance and/or special district management to every project. And each team leader has particular expertise and focus in specific geographic areas.

All team members profiles are available on www.ndcresearch.com/about-us/.

Recognition of the NDC's Expertise

Both national and local organizations have recognized NDC's unmatched experience and expertise in the Census, districting, and redistricting.

National Recognition

Nationally, the National Conference of State Legislatures hosted NDC as a panelist at five different forums held for state legislators and legislative staff from across the country. NDC President Douglas Johnson addressed these forums on the following topics:

1. *Citizen Voting Age Data from a line-drawer's viewpoint*
2. *Communities of Interest in Redistricting: A key to drawing 2011 plans (and for their defense)*
3. *The Key to Successful Redistricting*
4. *Communities of Interest In Redistricting: A Practical Guide*
5. *The Arizona Independent Redistricting Commissions' experiences with the first-ever independent redistricting*

In addition:

- The National League of Women Voters hosted NDC President Douglas Johnson at a 2006 conference on "Building a National Redistricting Reform Movement,"
- Texas Tech University hosted Dr. Johnson as a panelist at its "Symposium on Redistricting;"
- The Arizona League of Cities and Towns hosted Dr. Johnson as a panelist on "Redistricting Law and the Voting Rights Act: What It Means for Your City or Town in 2011" and
- The Arizona Bar Association hosted Dr. Johnson as a panelist on "Communities of interest and technology in redistricting."

California League of Cities Recognition

The California League of Cities hosted NDC as panelists over a dozen times to date:

General Meeting panel: 2006 and 2015
Executive Forum panel: 2018 and 2020
City Clerk Department panel: 2014, 2017, 2018, twice in 2019, and 2020
City Manager Department panel: 2015 and 2019
City Attorney Department panel: 2018
Inland Empire Chapter presentation: 2016
South Bay Chapter presentation: 2020 and 2021

Recognition by Additional California Organizations

Other California organizations and conferences since 2011 recognizing NDC's expertise in this field include:

2020	California County Counsel Assoc.	2021 Redistricting - What Local Government Attorneys Need to Know
2020	"Voice of San Diego" Politifest	Redistricting--What it means for our community
2020	County Committee Secretaries Annual Summit	The California Voting Rights Act
2020	Rose Institute of State and Local Government	2021 Redistricting: New Rules for California Local Governments

2020	California Special Districts Association	California Voting Rights Act Challenge Factors
2020	Associated Cities of California – Orange County	2021 Redistricting: The Rules have Changed
2020	California Municipal Law Conference	Municipal Redistricting in 2021: New Rules of the Road
2019	California Association of School Business Officials	Transitioning to By-Trustee-Areas Elections
2019	USC City/County Fellowship Program	The Challenges of Municipal Election Districts
2019	California Special Districts Association	District Elections and the California Voting Rights Act
2018	California Special Districts Association	Converting From At-Large to By-District Elections Under the California Voting Rights Act
2018	Riverside County Bar Assoc.	Redistricting and the California Voting Rights Act
2018	California School Board Assoc.	Voter Districts: The Link Between Strong Community Engagement and a Successful Process
2017	California School Board Assoc.	15 Years with the California Voting Rights Act: Lessons Learned and Challenges Ahead
2017	UC's National Public Service Law Conference	Moderator, "Voting Rights 101"
2016	Los Angeles County School Business Officials	CVRA: What CBO's Need to Know
2016	Los Angeles County School Trustees Assoc.	The CVRA: What School Board Members Need to Know
2015	Associated Cities of California – Orange County	The California Voting Rights Act
2015	California School Board Assoc.	The California Voting Rights Act: What Board Members Must Know

2015	Los Angeles County School Boards Assoc.	CVRA & Districting: The Demographer's Perspective
2011	Channel Cities Club	Lunch Keynote: "California's next experiment: independent, public redistricting"

Trusted Advisor to Local Government and Redistricting Reform Groups

NDC acted as an informal advisor to the California League of Cities and the California School Board Association during the debate over the AB849 "FAIR MAPS Act" in 2019.

NDC acted as an informal advisor to the California League of Cities during the debate over AB1276 (revising the FAIR MAPS Act provisions) in 2020.

NDC provided ideas, advice, maps and research to the 2008 Common Cause-led coalition that drafted and successfully advocated for Proposition 11, which created California's State-level Independent Redistricting Commission.

Advisor to Charter Review Commissions on Redistricting Provisions

NDC advised the following groups on the redistricting and voting rights provisions of their charter revisions and ordinances:

2016	City of El Cajon charter revision and public education outreach
2015/16	Castaic Lake Water Agency and Newhall County Water District merger
2015/16	City of Corona Charter Revision
2011/12	Pasadena Unified advisor to Charter Revision Commission creating a redistricting commission and moving District to by-district elections
2009/10	City of Menifee advisor to by-district-elections ordinance language committee
2006-08	City of Modesto advisor to Charter Revision Commission creating an independent redistricting commission and public education outreach
2003	City of Goleta ordinance writing and public education outreach

Expert Witness and Litigation Consultant

NDC President Douglas Johnson served as an expert witness in the following election and redistricting law cases:

2020	Chestnut v Merrill (Alabama)
2019	City of Redondo Beach vs State of California
2019	Ruiz-Lozito vs West Contra Costa Unified School District
2019	Common Cause v Lewis (North Carolina)
2018	Phillip Randolph Institute v Smith (Ohio)
2018	League et al. v. Johnson (Michigan)
2017	Luna v County of Kern
2018	Covington v State of North Carolina
2016	Garrett v City of Highland
2015	Jamarillo v City of Fullerton
2015	Harris vs Arizona Independent Redistricting Commission
2015	Solis v Santa Clarita Community College District
2015	Jauregui et al vs City of Palmdale
2014	Diego v City of Whittier

NDC Staff also served as litigation consultants for jurisdictions in the following California Voting Rights Act cases:

1. Anaheim
2. Carson
3. Compton
4. Escondido
5. Modesto
6. Poway
7. Santa Clarita
8. Whittier
9. Santa Clarita Community College District
10. Tulare Health Care District

Trusted Advisor to Local Government and Redistricting Reform Groups

NDC acted as an informal advisor to the California League of Cities and the California School Board Association during the debate over the AB849 "FAIR MAPS Act" in 2019. NDC acted as an informal advisor to the California League of Cities during the debate over AB1276 (revising the FAIR MAPS Act provisions) in 2020. NDC provided ideas, advice, maps and research to the 2008 Common Cause-led coalition that drafted and successfully advocated for Proposition 11, which created California's State-level Independent Redistricting Commission.

NDC President Douglas Johnson at Governor Schwarzenegger's press conference in support of redistricting reform.

(Left to right: Assembly Democratic Legislator John Laird, USC Senior Fellow Dan Schnur, Greenlining Institute representative (name unknown), AARP President Jeannine English, NDC President Douglas Johnson, Governor Arnold Schwarzenegger, League of Women Voters Senior Director Trudy Schafer, State Senate Republican Bill Leonard, League of Women Voters President Jacqueline Jacobberger, and three unidentified men).

NDC Client Testimonials

Here is a sampling of what NDC's people have to say about NDC:

"Here's a great expert. . . . today you bring him in for what sounds like good information, very smart man up here."

> United States Fourth District Court Judge James A Wynn, Covington v North Carolina, United States District Court for the Middle District of North Carolina, Case No. 1:15CV399

"I have worked on Congressional, Legislative, Los Angeles County and Los Angeles City redistricting maps on behalf of the Latino Caucus and grassroots Latino organizations for over 30 years. Douglas Johnson is one of the top redistricting experts in California, and he is who I would pick to draw a map for me anywhere in the state."

> Alan Clayton, retired Executive Director of the Los Angeles County Chicano Employees Association

"The excel spreadsheet is a fantastic tool. Just plug in the letter by district and on the tab see a running total of population by assigned district. It's cool."

Modesto resident's comment, June 16, 2008

"One of the first, and in retrospect one of the best, decisions made by our commission was to hire Douglas Johnson and his colleagues at National Demographics Corporation as our primary consultants. I have never had the opportunity to work with a more highly qualified, hard-working, dedicated, professional and classy individual or group than Mr. Johnson and his associates at NDC."

Jim Huntwork, Arizona Independent Redistricting Commissioner (Republican)

"In addition to his technical expertise, Doug had a keen sense of how to help us navigate the complexities of the process. He understands redistricting better than any person I know. He has a unique ability to synthesize that which is very complicated and make it very understandable for the public. He frequently would present various options, without representing any position, clearly delineating differences and challenges of each option in a clear and succinct manner."

Josh Hall, Arizona Independent Redistricting Commissioner (Democrat)

"It was a great pleasure to work with Doug Johnson and NDC during the first Independent redistricting effort in Arizona. Doug and his staff were professional, efficient, responsive, and even-handed. They listened very carefully to the instructions given by the commission and performed each mapping task without bias of any kind. I would highly recommend NDC to any jurisdiction, or commission, wishing to have a successful redistricting process."

Steven W. Lynn, Chair, Arizona Independent Redistricting Commission (Independent)

"Thank you for all of your hard work, assistance, and patience with me during this year of CVRA conversion to by-area trustee elections. Your continual reassurance and support in dealing with all of the details was sincerely appreciated. We all have jobs to do, but when working with all of you I felt that you always went the extra mile to support our District with excellent customer service. The multiple revisions, extra conference calls, and follow up suggestions made a difference to Scott, Linda, and me. I personally enjoyed joking around with each of you while remaining professional in all presentations. It was a pleasure working with all of you. "

Jennifer Williams, Ed. D., Fullerton Joint Union High School District, Executive Director Administrative Services

"Thank you for taking time out of your busy schedule to participate in the City Official Roundtable I hosted on the 2020 U.S. Census at the Redondo Beach Performing Arts Center. I appreciate that you shared your expertise on the Census to the government officials

who were present. It is critical that we work together to ensure that everyone is counted in the upcoming Census."

Ted W. Lieu, Member of Congress, California 33rd District.

NDC Approach to Public Engagement

The Three E's of Public Participation: Engage, Educate, and Empower

NDC's "Three E's" approach recognizes the complex and daunting nature of districting and redistricting projects, while emphasizing the importance of public participation in such projects.

Given the complexity of the issue, the public cannot be expected to jump in with constructive ideas and input without encouragement. So NDC's approach begins with the first "E": **Engage**. NDC works with our clients to get the word out about why the project matters – and how input from residents can be a decisive element of the project.

Once their interest is engaged, the second "E" is **Educate**. Most media coverage of this topic focuses on congressional gerrymandering, giving the entire field a tainted and hopeless feel. NDC works with our clients to explain how local districting and redistricting is based on neighborhoods and communities – not national politics. We educate the public on the data, requirements and goals of redistricting, and on the many options residents have to formulate and share their own maps or other constructive input.

The third "E" is **Empower**. For those projects where the level of public interest and engagement justify the expense, NDC offers an unmatched array of paper, Excel-based, and online mapping tools that residents can use to draw detailed, population-balanced maps for consideration by the jurisdiction.

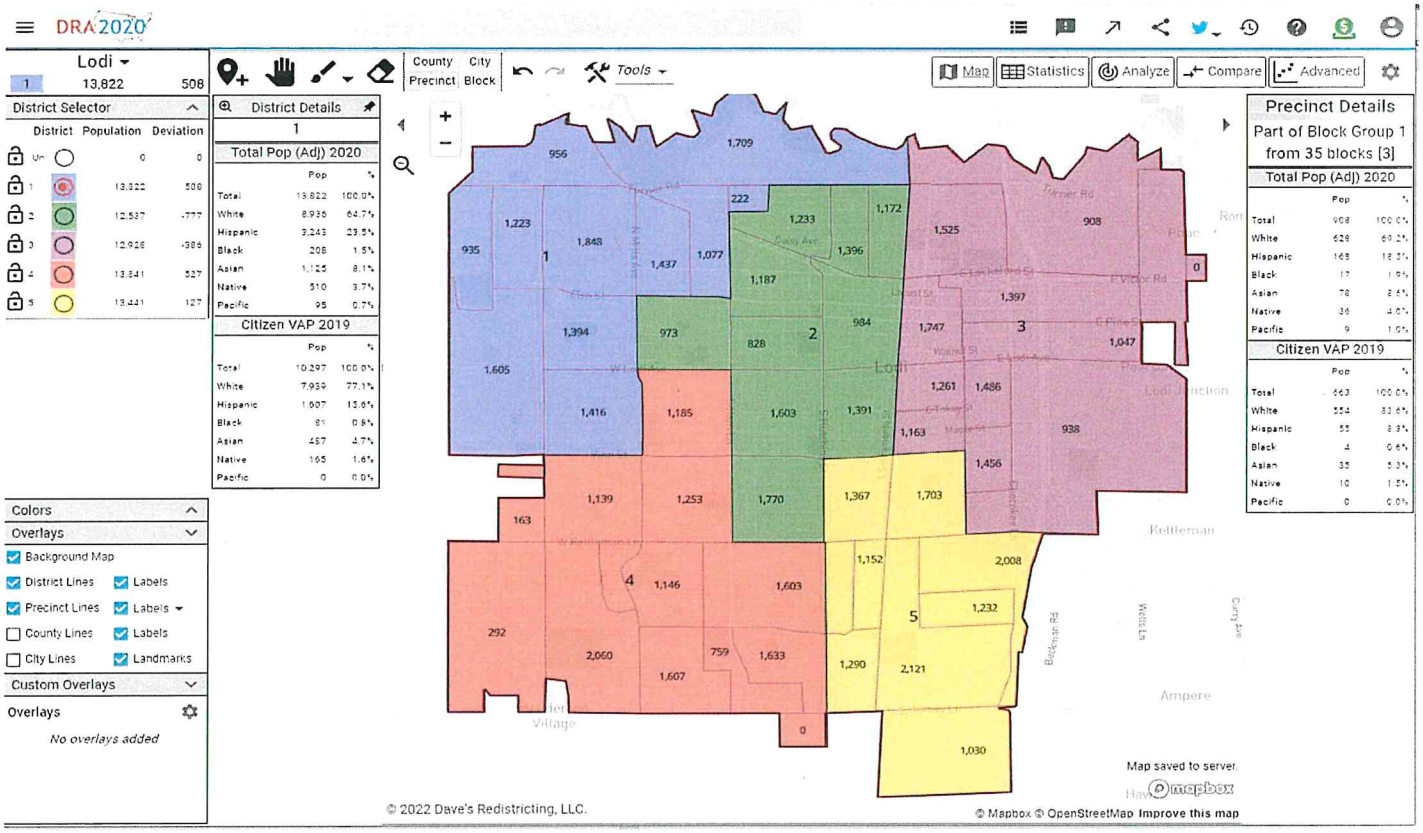
When included in a project, NDC has seen considerable public interest in these optional public participation tools. Often five, ten or even twenty or thirty draft maps are proposed by community residents. And NDC developed a highly refined and proven methodology for efficiently guiding our clients through selecting and refining a map, even when starting from 10, 20, 30 or more initial draft maps.

For those jurisdictions where the expense of the optional mapping tools is too high, NDC always welcomes any letters, comments, or hand-drawn maps that residents wish to submit during the districting or redistricting process.

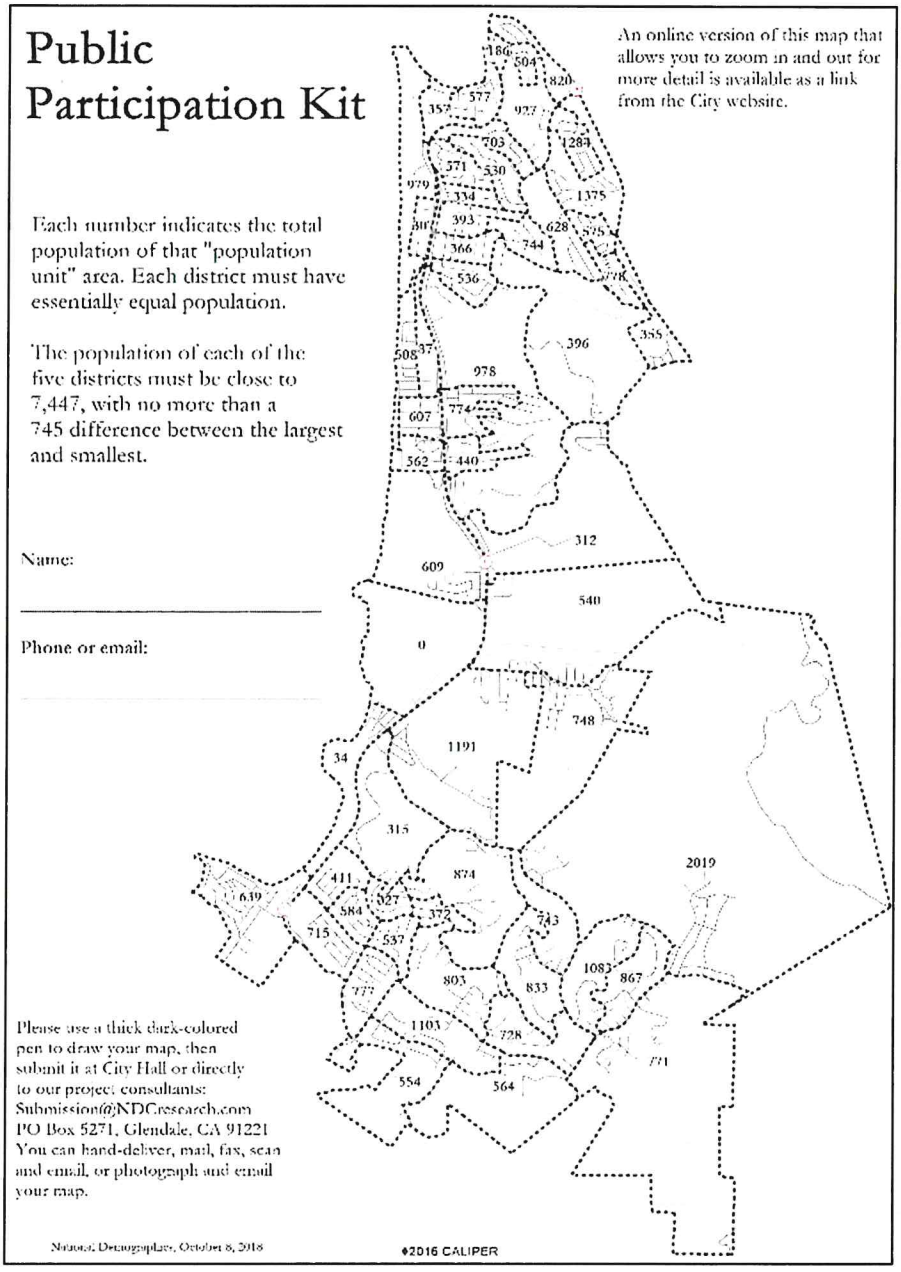
For every project, at no extra expense, NDC includes an online "interactive review map" that allows residents to analyze draft maps zooming in and out, searching for specific addresses, and by changing between street maps, satellite images, and other underlying base maps.

Samples of these tools are shown on the following pages, and additional details on each of them appears later in this proposal.

Sample Online Mapping Tool

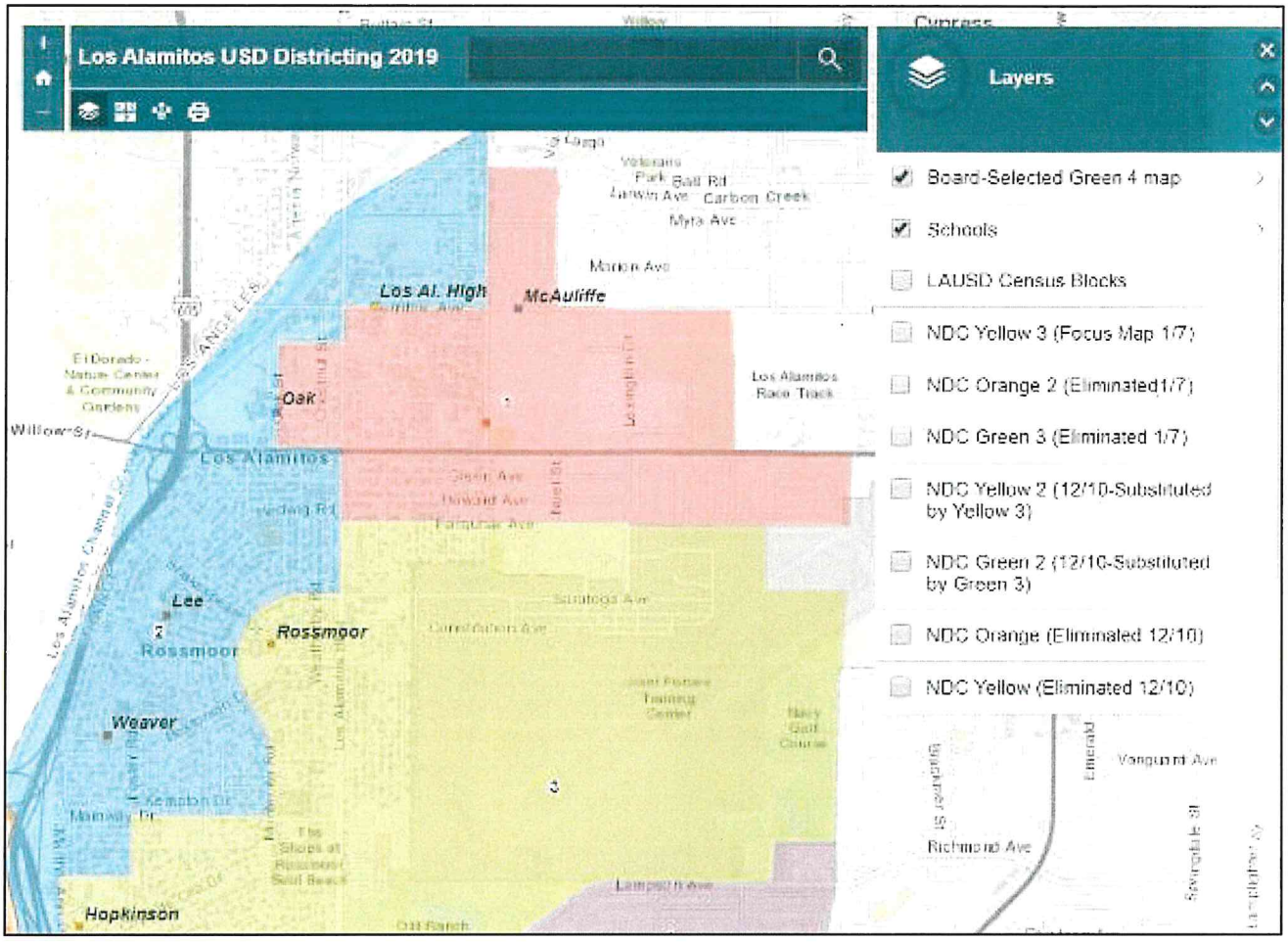


Sample Public Participation Mapping Tool



Sample NDC "Interactive Review Map"

(used to view and evaluate, not to draw, maps)



Districting and Redistricting References

All of NDC's former clients – without exception – can be contacted for references. The following is only a sample of references:

Mr. Graham Mitchell. City Manager. City of El Cajon. 200 Civic Center Way. El Cajon. CA 92020. (619) 441-1716. GMitchell@cityofelcajon.us.

Mr. Jason Stilwell. City Manager. City of Santa Maria. 110 E. Cook Street. Santa Maria. CA 93454-5190. (805) 925-0951 ext. 2200. jstilwell@cityofsantamaria.org.

Mr. Marcus Walton. Communications Director. West Contra Costa Unified. 1108 Bissell Ave., Room 211-215. Richmond, CA 94801. 510-205-3092. mwalton@wccusd.net.

Mr. Jonathan Vasquez. Superintendent. Los Nietos School District. 8324 S. Westman Ave., Whittier, CA 90606. (562) 692-0271 Ext. 3212 jonathan_vasquez@lnsd.net.

Mr. James Atencio. Assistant City Attorney. City of Richmond. 450 Civic Center Plaza. Richmond, CA 94804. 510-620-6509. James_Atencio@ci.richmond.ca.us.

Mr. Darrell Talbert. City Manager. City of Corona. 400 S Vicentia Avenue. Corona. CA 92882-2187. 951.279.3670. Darrell.Talbert@ci.corona.ca.us.

Mr. David Silberman. Deputy County Counsel. San Mateo County. 400 County Center. 6th Floor. Redwood City. CA 94063. 650-363-4749 dsilberman@smcgov.org.

Additional Details of Optional Project Elements

Advisory or Independent Redistricting Commissions

NDC anticipates that many California jurisdictions will create advisory or independent commissions to manage the redistricting process. NDC welcomes the use of such commissions, and our pricing does not change for jurisdictions creating commissions. But the creation, training, operation and reporting of such commissions often leads to more meetings (and a resulting increase in the "per meeting" project expenses) than a traditional redistricting process conducted primarily by the jurisdiction's elected leadership.

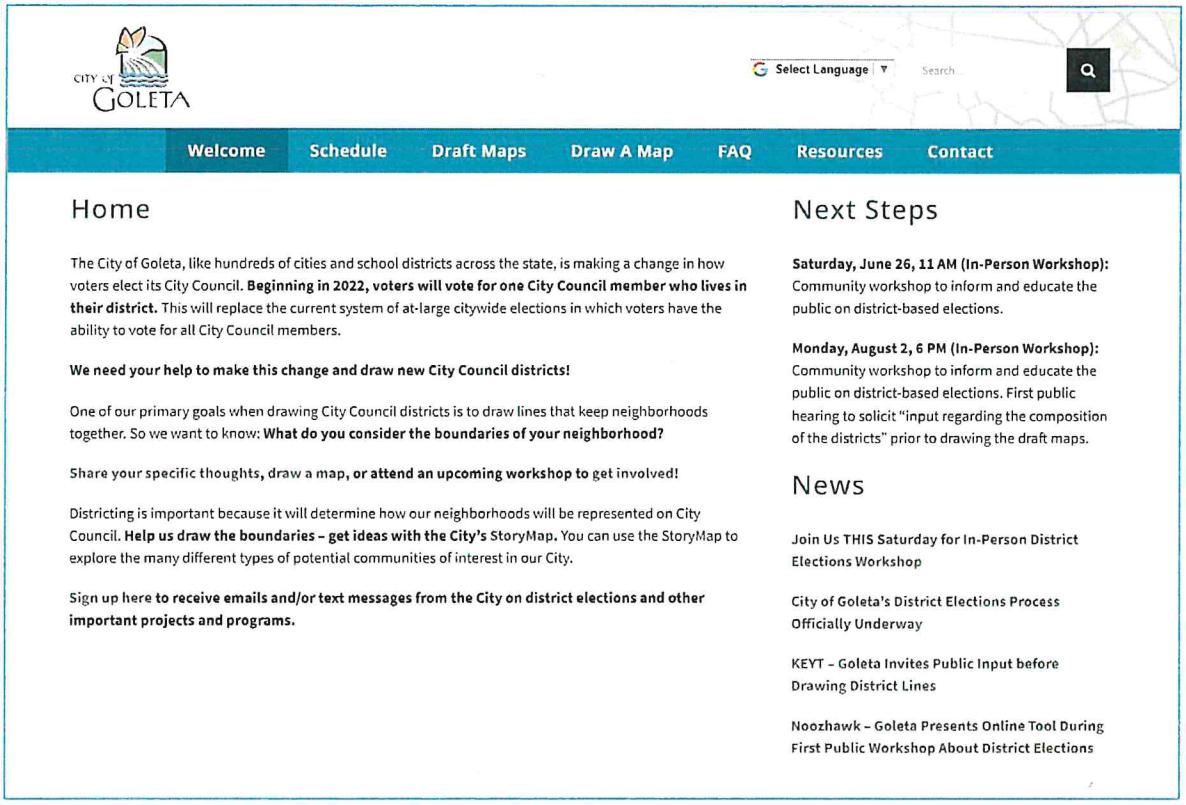
Outreach Assistance

NDC brings topical expertise to your jurisdiction's outreach efforts, and NDC makes available to all clients our library of sample outreach materials including op-ed articles, postcards, utility bill inserts, flyers, and social media messages. NDC provides all of these materials along with our advice and input on outreach strategy and materials to any interested jurisdiction, but we do not have graphic artists to customize or design such materials in-house.

For larger-scale outreach efforts, especially where jurisdictions wish to send representatives out to regular meetings of existing community organizations, NDC typically works together with a jurisdiction's in-house communications staff and/or with one or more outreach organizations. We often work with, and highly recommend, Tripepi-Smith, and some information on the services they offer is included at the end of this proposal. And we would be happy to work with any in-house team at the jurisdiction or with any firm or organization the jurisdiction selects. Many projects can be handled by a jurisdiction's in-house or regular outreach and communications teams (with samples and topic expertise provided by NDC), but a number of jurisdictions seek supplemental outside communications assistance.

Project Website

NDC provides all project materials in website-friendly formats for posting on the jurisdiction's website. At no cost, NDC will provide project website samples and website language for use on the jurisdiction's project website. But for jurisdictions that prefer not to take on the challenge of creating and managing a rapidly-changing project website, NDC will create, host, and update project website (below is an image of one such site).

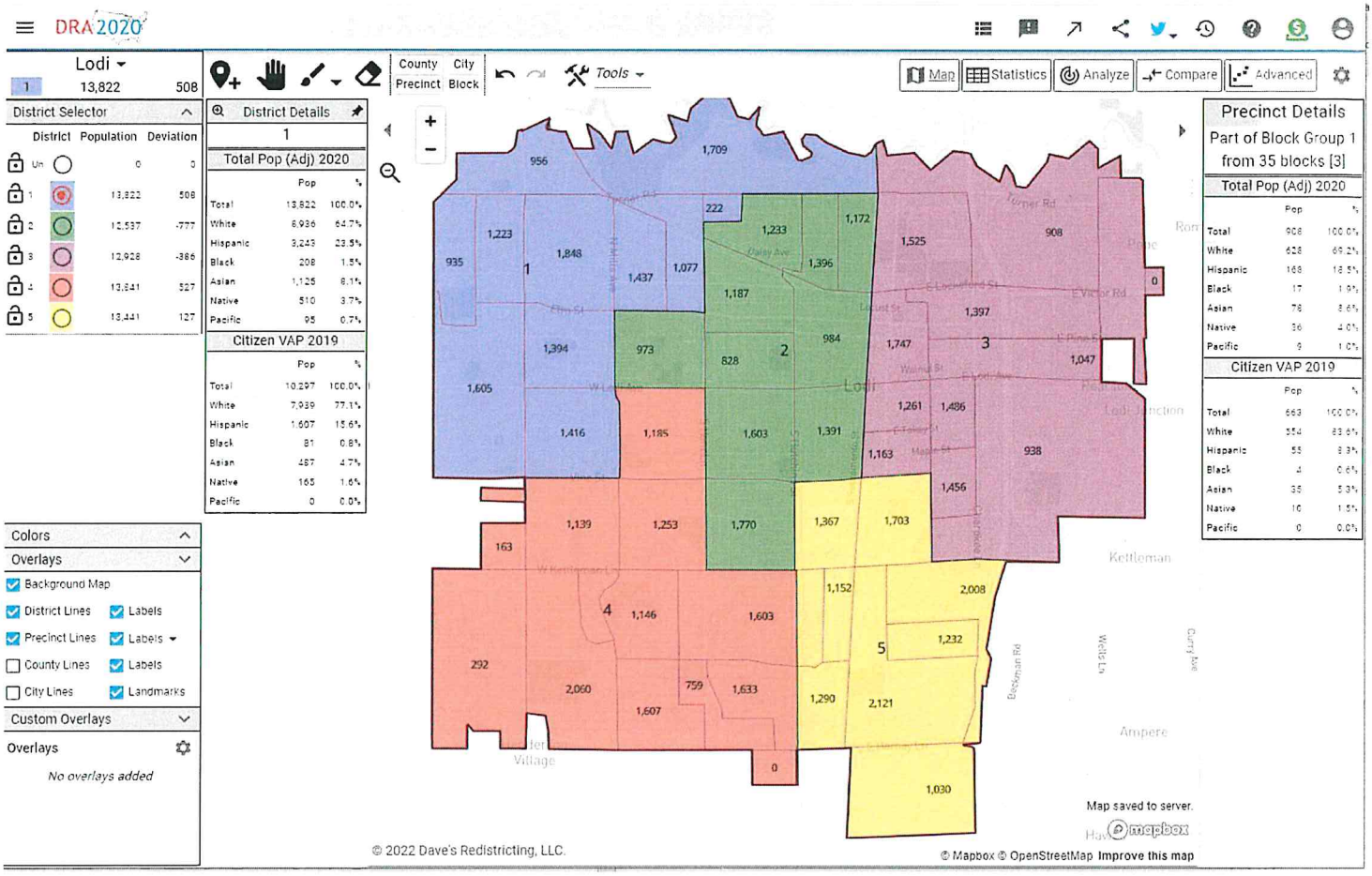


Online Mapping Tool for Public / Resident Use

NDC is the unmatched leader in redistricting tools that empower residents to review draft maps and to develop and submit their own map proposals. NDC is the only firm that has used the online mapping solutions from both ESRI and Caliper Corporation in major redistricting projects.

In literally hundreds of local redistricting projects, NDC has successfully trained members of the public, processed public map submissions, and presented the public map proposals to public hearings and commission meetings. NDC's online mapping tool options provide user support, hosting, managing, and processing submitted plans in an online interactive system that allows public to draw and submit proposed maps through a standard web browser. Our current preferred public online mapping tool is DRA (detailed below), however if the client prefers NDC also has extensive experience with a number of other options currently available (though often at significantly higher prices).

DRA Online Mapping Tool



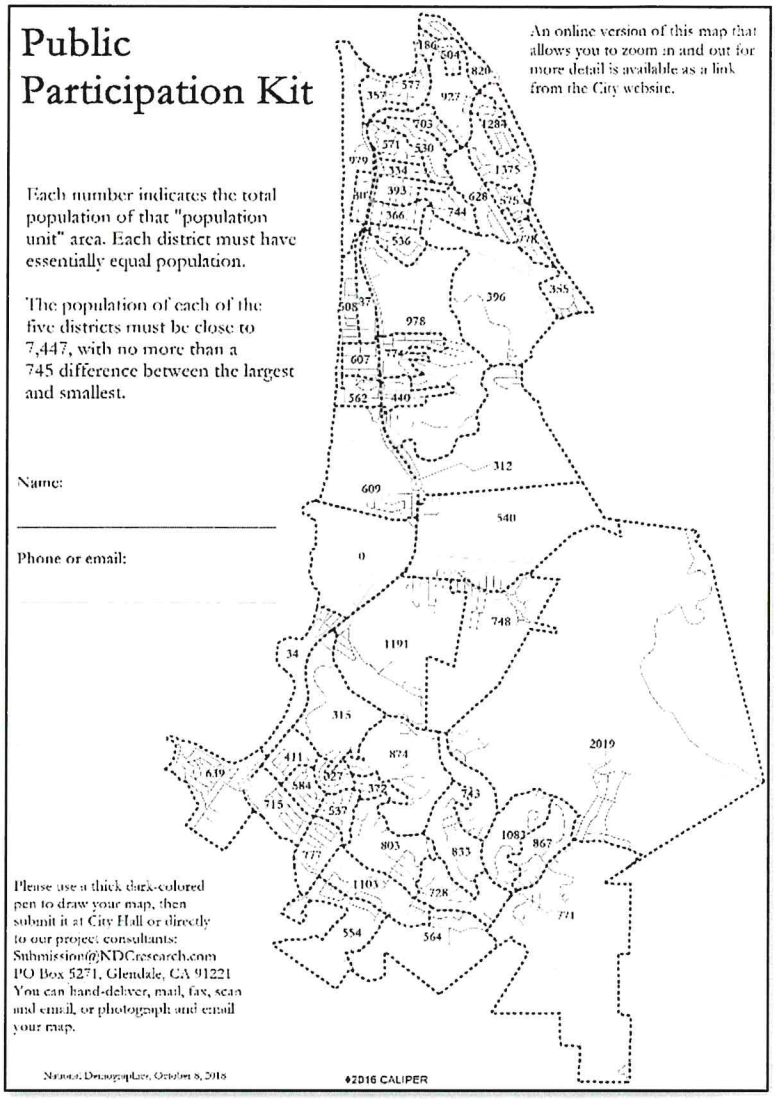
DRA is a simple paintbrush-based tool the public can use to draw and submit proposed draft maps.

Residents simply go to the website link, overlay any of the many demographic shadings they wish to see, and then "paint" the Precincts or Census Blocks that are part of the neighborhood or community of interest they wish to see kept together.

NDC provides both short and in-depth "how to" videos on use of the DRA tool. It is both simple to use for everyone and full of powerful analytic analytics for the "power user" who want them.

Paper-based Public Mapping Tool

While online mapping tools are very popular, NDC never forgets those residents who do not have internet access or who simply prefer to not drawing maps online.



At no cost with every online mapping tool, and as a separate option for jurisdictions that for budget or other reasons do not include an online mapping tool, NDC offers our "Public Participation Kit."

The Kit is a simple one-page map showing streets, city borders, and population counts for NDC-created "Population Unit" geographic areas. Residents draw the map they wish to propose and add up the population counts by hand until they get the right population count in each district. All of the directions needed are right on the single-page form. Examples of these tools, from our work for the City of Lake Forest, are available here: https://drawlf.org/draw-a-map/.

Other Potential Project-Related Expenses:

The most common additional project expenses would be any site or staff costs for conducting the community forums and the cost of printing or copying paper copies of the "Public Participation Kit." In NDC's experience, most participants will download and print the Kits in their own homes or offices.

Conclusion

Since its founding NDC has been the nation's preeminent company devoted to local election systems. To summarize:

1. NDC has more experience in the field of municipal political election systems than any other company.
2. NDC's experience and expertise has been recognized by our hundreds of clients, the California League of Cities, the California School Board Association, the California Special District Association, and the National Conference of State Legislatures.
3. NDC, founded in 1979, has a demonstrated record of financial solvency.
4. NDC's hardware and software resources were specially designed and acquired for districting and redistricting purposes.
5. NDC's highly respected personnel have impeccable credentials in each aspect of the districting and redistricting processes.
6. NDC's suggested approach has been tested in many jurisdictions.
7. Any NDC client can be contacted for testimonials and reference.
8. NDC has demonstrated experience over many years in working with the press and media on local election system issues.
9. Neither the Justice Department nor any Court has ever rejected any of the hundreds of local government districting or redistricting plan submitted by NDC.

NDC takes pride in tailoring each project to the needs and goals of each individual client. NDC is open to any feedback, concerns, requests, or changes regarding this proposal.

NDC looks forward to the opportunity to work with you on this project.

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: September 23, 2025
To: Mayor and Council Members
From: Kayle McDonald, Deputy City Clerk
Issue: Committee Assignment Report

Recommendation: That the City Council receive reports from City Council Members on the City Council Committee Assignments listed in the staff report.

Background:

The following are recent meetings and events attended by the City Council for their City Council Committee Assignments.

Transportation Corridor Agencies (TCA)
Board of Directors
Council Member Pezold
September 11, Joint Board Meeting

Orange County Older Adults Advisory Commission (OCOAAC)
Council Member Wheeler
September 12, Regular Meeting

Orange County Mosquito and Vector Control (OCMVCD)
Board of Trustees
Council Member Pezold
September 18, Regular Meeting

Fiscal Impact:

The City does not provide any additional compensation to City Council Members for serving on outside agency board or committees.

Attachments:
None