City of Laguna Hills
City Council / Planning Agency

Regular Meeting Agenda
Tuesday, January 27, 2026 - 6:00 PM
(Closed Session at 5:00 p.m. when scheduled)

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

Don Caskey
Mayor

Jared Mathis
Mayor Pro Tempore

Erica Pezold
Council Member

Joshua Sweeney
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, 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, January 27, 2026. 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, January 27, 2026. 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: Mayor Pro Tempore Mathis

Pledge of Allegiance: Mayor Pro Tempore Mathis

Roll Call of City Council Members

1. Presentations and Proclamations

1.1 Appointment of Laguna Hills High School Student Liaison Katherine Armstrong

Recommendation: That Mayor Caskey present a Certificate of Appointment to Laguna Hills High School Student Liaison, Katherine Armstrong.

1.2 Laguna Hills High School Student Liaison Report

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

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.

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 January 13, 2026, Regular Meeting

Recommendation: That the City Council approve the City Council Minutes for the January 13, 2026, Regular Meeting.

4.3 Ratification of January 27, 2026 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from January 2, 2026, to January 15, 2026, in the amount of $1,989,367.79.

4.4 Treasurer's Investment Report for December 2025

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

4.5 2025 Holiday Event Series Post Event Report

Recommendation: That the City Council receive and file the 2025 Holiday Event Series Post-Event Report.

4.6 2026 4th of July Fireworks Agreement

Recommendation: That the City Council approve the Fireworks Display Agreement between Garden State Fireworks ("GSF") and the City of Laguna Hills for 2026 and authorize the City Manager to execute the Agreement.

4.7 Award of Professional Services Agreement to Advantec Consulting Engineers, Inc. for Regional Traffic Signal Synchronization Program for Avenida de la Carlota Corridor Project, CIP 168-N

Recommendation: That the City Council: 1. Award a Professional Services Agreement to Advantec Consulting Engineers, Inc. for Regional Traffic Signal Synchronization Program for Avenida de la Carlota Corridor Project in the amount of $146,500.00, and
2. Authorize the City Manager to execute the Agreement.

4.8 Informal Bidding Ordinance Use Quarterly Report for Public Works Projects

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

4.9 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 Vesting Tentative Parcel Map/ Site Development Permit/ Precise Plan/ Parking Use Permit No. 0166-2023 (Oakbrook Plaza Senior Housing Project)

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, conditionally approving Vesting Tentative parcel Map / Site Development Permit / Precise Plan / Parking Use Permit No. 0166-2023, a request by Matthew Haugen, on behalf of BSP Oakbrook, LLC, to permit a project that consists of: the subdivision of an existing 8.42-acre parcel located at 24422 Avenida de la Carlota into one 4.18-acre parcel (Lot 1) and one 4.24-acre parcel (Lot 2); construction of a new 250-unit senior living development with a 752-stall parking structure on Lot 1; a reduction in the amount of parking spaces required for the existing office building on Lot 2 to facilitate its conversion to medical office uses; and the joint use of the parking facilities between the residential uses on Lot 1 and the medical office uses on Lot 2, and finding the Project exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080.66.

5.6 Planning Agency Adjournment

6. City Council Public Hearings

7. Administrative Reports

7.1 City Manager

7.2 Chief of Police Services

7.2.1 Public Safety Update

Recommendation: That the City Council receive an update on public safety activities.

8. Matters Agendized and Presented by City Council Members

8.1 Recycle From Home Program

Recommendation: Council Member Pezold and Mayor Caskey recommend that the City Council receive a presentation from Recycle From Home and discuss a potential implementation of a residential recycling program in Laguna Hills.

9. City Council Member Committee Reports

9.1 Committee Assignment Report

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

10. City Council Member Comments

Adjournment

The next Regular Meeting of the City Council/Planning Agency will be February 10, 2026, 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 Knotty Pine Park by January 23, 2026, 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 Agenda and Minutes public portal website 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: January 27, 2026
To: Mayor and Council Members
From: Kayle McDonald, Deputy City Clerk
Issue: Appointment of Laguna Hills High School Student Liaison Katherine Armstrong

Recommendation: That Mayor Caskey present a Certificate of Appointment to Laguna Hills High School Student Liaison, Katherine Armstrong.

Background:

By action of the City Council on July 27, 2023, the City Council of the City of Laguna Hills and Laguna Hills High School established a Student Liaison Program to create a direct link between Laguna Hills High School and the Council. Katheine Armstrong was selected to serve as the 2026 Spring Student Liaison. Katherine Armstrong met with the Deputy City Clerk prior to this meeting to administer the Oath of Office.

Attachments:

1. Certificate of Appointment-LHHS Student Liaision-Spring 2026- Katherine Armstrong

CITY OF LAGUNA HILLS

CERTIFICATE OF APPOINTMENT

be it known that

KATHERINE ARMSTRONG

on January 27, 2026, took the Oath of Office and on this date began serving as the

STUDENT LIAISON

for the City of Laguna Hills

Dated this 27th day of January 2026.

_____

DON CASKEY, MAYOR

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
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, February 10th, 6:00 p.m., Laguna Hills Civic Center Council Chamber
Tuesday, February 24th, 6:00 p.m., Laguna Hills Civic Center Council Chamber

Parks & Recreation Commission Regular Meeting
Wednesday, February 4th, 6:00 p.m., Laguna Hills Civic Center Council Chamber

Events, Communication, & Beautification Committee Regular Meeting
Monday, February 9th, 10:00 a.m., Laguna Hills Civic Center Admin Conference Room

City Facility Closures:

Holiday Closure
Monday, February 16th, Laguna Hills Civic Center and Laguna Hills Community Center

Events:

Book to Movie Club
Wednesday, February 4th, 5:30 p.m., Laguna Hills Community Center Heritage Room C

Storytime Adventures
Thursday, February 5th, 10:30 a.m., Laguna Hills Community Center Heritage Room A

Excursion to Snow Summit
Saturday, January 31st, 6:30 a.m. – 6:00 p.m., meet at the Laguna Hills Community Center

Excursion to Oceanside Museum of Art
Friday, February 6th, 2:30 p.m. – 10:00 p.m., meet at the Laguna Hills Community Center

Excursion to San Diego Air & Space Museum
Saturday, February 7th, 8:30 a.m. – 7:00 p.m., meet at the Laguna Hills Community Center

Excursion to San Diego Zoo Safari Park
Monday, February 9th, 8:00 a.m. – 7:00 p.m., meet at the Laguna Hills Community Center

Daddy Daughter Dinner Dance
Friday, February 20th, 6:30 p.m. – 8:30 p.m., Laguna Hills Community Center Heritage Room

Attachments:

1. Event and Activities Flyer(s)

The Laguna Hills Community Center and Laguna Hills Library Present

BOOK TO MOVIE CLUB

February Book to Movie: Jane Austen's *Emma*

5:30 PM Discussion

6:30 PM Movie

1st Wednesday of Every Month

Public Libraries
Open Doors. Free Access. Community.

25555 Alicia Pkwy

Laguna Hills Community Center &
Laguna Hills Technology Library Present

Kids Storytime Adventures!

Every first Thursday of the month
10:30am - 12:00 pm

25555 Alicia Pkwy
Laguna Hills, CA 92653

County of Orange California
OC Public Libraries
Open Doors. Free Access. Community.

No registration required!

City of Laguna Hills

Excursion to Snow Summit

For all winter sports enthusiasts, enjoy skiing and snowboarding while we handle the driving to and from the location. This is an inclusive environment for everyone of all experience levels, from beginners to experts. **Please Note: Lift tickets or lessons are not included and additional costs will be incurred.** Bring plenty of water, snacks, and a sack lunch or purchase at food concessions on site. 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.**

Class# 1964

1/31 6:30AM-6:00PM Saturday

Fee: Resident $20, Non-Resident $25

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 Oceanside Museum of Art

Let us provide the transportation for you as we head south to Oceanside, Ca. Oceanside Museum of Art (OMA) brings people together to explore the art and stories of Southern California artists through new, relevant, and historical art of Southern California. The OMA experience stimulates imagination, presents new ideas, and challenges the familiar in a welcoming environment. Bring a sack lunch or purchase at nearby eateries. 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 begins November 10, 2025** **Class# 1937**

2/6 2:30PM-10:00PM Friday

Fee: Resident $20, Non-Resident $25

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 San Diego Air & Space Museum

Embark on an aviation and space journey with historic aircraft and celestial wonders at the San Diego Air & Space Museum in Balboa Park. Science, space and aviation history all unfold at California's Official Air & Space Museum. An affiliate of the Smithsonian Institution, the San Diego Air & Space Museum houses a collection of historic aircraft, dozens of full-size jets, and spacecraft from all over the world, including a flying replica of Charles Lindbergh's "Spirit of St. Louis," the actual Apollo 9 Command Module spacecraft and the only real GPS satellite on display in the world. The highlights of this museum also include the International Aerospace Hall of Fame and the 3D/4D theater that shows aviation and space-related films. Bring a sack lunch or purchase nearby the site in Balboa Park. 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 November 10, 2025** **Class# 1938**

2/7 8:30AM-7:00PM Sunday

Fee: Resident $35, Non-Resident $40

Like us on at www.facebook.com/lagunahillscc

Excursion to San Diego Zoo Safari Park

Calling seniors 65 years of age or older, come venture in the van to visit the San Diego Zoo Safari Park in Escondido. The wildlife park spans 1,800-acre and is home to more than 3,000 animals representing over 300 species. The Safari Park welcomes guests to see animals in herds of mixed species in expansive savanna habitats.

* **Seniors 65+ must present valid photo ID for entry**. Bring plenty of water, snacks and a sack lunch or purchase at food vendor on site. 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 begins November 10, 2025** **Class# 1939**

2/9 8:00AM-7:00PM Monday

Fee: Resident $20, Non-Resident $25

Like us on at www.facebook.com/lagunahillscc

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

A Magical Evening Awaits

Daddy Daughter Dinner Dance: In the Fairy Garden

Step into an enchanting fairy garden and create unforgettable memories with your little princess! Enjoy a night filled with music, dancing, and magical moments.

Date: February 20, 2026
Time: 6:30 PM - 8:30 PM
Location: Laguna Hills Community Center
25555 Alicia Parkway, Laguna Hills, CA 92653

Tickets are limited, so secure your spot and make this dreamlike evening a reality!
We can't wait to see you there!

Sponsored by:

City of Laguna Hills
City Council / Planning Agency
Regular Meeting
Minutes
Tuesday, January 13, 2026

Closed Session - Convening at 5:00 PM

Call to Order

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

Roll Call of City Council Members *(Mayor Pro Tempore Mathis appearance via teleconference)*

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

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 on Closed Session Item(s)

There were no public comments on the closed session item.

Convene into Closed Session

Reconvene

Recess

General Business Convening at 6:00 PM

Call to Order

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

Invocation: Council Member Wheeler

Pledge of Allegiance: Council Member Wheeler

Roll Call of City Council Members *(Mayor Pro Tempore Mathis appearance via teleconference)*

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

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

Assistant City Attorney Eggart stated that the City Council convened into Closed Session pursuant to the authorities listed on the Agenda and reported that the City Council by a vote of 3-1-1 (Council Member Wheeler voted No and Council Member Pezold was absent) authorized the City Manager to reimburse perspective plaintiff Art Sanchez and his attorney, the Law Office of Michelle R. Jackson, in the statutory amount of $41,125.35 pursuant to Elections Code section 10010(f) pursuant to the reimbursement request submitted to the City dated December 17, 2025.

1. Presentations and Proclamations

1.1 Laguna Hills High School Student Liaison Report

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

1.2 Certificate of Recognition for Laguna Hills High School Student Liaison Sophia Kim

Mayor Caskey presented a Certificate of Recognition to Sophia Kim recognizing her service as a Laguna Hills Student Liaison.

2. Schedule of Future Events

2.1 Schedule of Future Events

Community Services Director Gannon announced the upcoming meetings and events.

3. Public Comments

The following individuals submitted an electronic public comment on non-agendized items that were received, forwarded to the City Council prior to the meeting, posted on the City's website, and announced into the record by Deputy City Clerk McDonald:

Rona Henry on behalf of Welcoming Neighbors Home, the Kennedy Commission, and the Homes for All South OC Coalition

Alejandra Perez Matus on behalf of the Kennedy Commission

The following individual(s) provided public comments on non-agendized items:

Damion & Ryan Hickman

Cathy Udovch

4. Consent Calendar

A motion to approve the Consent Calendar was moved by Council Member Sweeney, seconded by Council Member Wheeler.

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

Ayes:	Mayor Caskey, Mayor Pro Tempore Mathis, Council Member Pezold, Council Member Sweeney, 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 December 9, 2025, Regular Meeting

Recommendation: That the City Council approve the City Council/Planning Agency Minutes for the December 9, 2025, Regular Meeting.

4.3 Ratification of January 13, 2026 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from November 28, 2025, to January 1, 2026, in the amount of $1,809,287.64.

4.4 Treasurer's Investment Report for November 2025

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

4.5 Community Development Block Grant Application for the City of Laguna Hills Public Facilities & Improvements for Fiscal Year 2026-2027

Recommendation: That the City Council adopt Resolution No. 2026-01-13-1: “A Resolution of the City Council of the City of Laguna Hills, California, authorizing the submittal of the City of Laguna Hills Public Facilities and Improvements Application for Fiscal Year 2026-2027 and accepting the award of Community Development Block Grant Funds, if awarded funding.”

4.6 Cooperative Agreement with the City of Laguna Woods for the Pavement Management Plan Project (Eastbound Santa Maria Avenue between Santa Vittoria Drive and Moulton Parkway)

Recommendation: That the City Council: 1. Approve the Cooperative Agreement for the Pavement Management Plan Project (Eastbound Santa Maria Avenue between Santa Vittoria Drive and Moulton Parkway); and 2. Authorize the City Manager to execute the Cooperative Agreement for the Pavement Management Plan Project (Eastbound Santa Maria Avenue between Santa Vittoria Drive and Moulton Parkway).

Items Removed from the Consent Calendar

There were no items removed from the Consent Calendar.

5. Planning Agency

There were no separate Planning Agency business items for this meeting.

6. City Council Public Hearings

There were no City Council public hearings.

7. Administrative Reports

7.1 City Manager

City Manager Bob Wingenroth provided an oral report recognizing the Public Works Department for their efforts and preparation for the recent rainstorms and the Police Services Department for their handling of a protest at Paseo de Valencia and El Toro Road.

7.2 Community Services Director

7.2.1 Community Outreach and Engagement Services Agreement with the City of Mission Viejo

Recommendation: That the City Council approve the proposed Community Outreach and Engagement Services Agreement with the City of Mission Viejo for homelessness outreach services and authorize the Mayor to sign the agreement.

Community Services Director Gannon introduced Mission Viejo Community Services Manager Andrew Fine.

Mission Viejo Community Services Manager Andrew Fine provided an update on the community outreach and engagement services provided over the past year and responded to Council Member requests for additional information.

Community Outreach Supervisor Carol Sullivan and Community Outreach Specialist Cassandra Heaslet responded to Council Member requests for additional information.

Finance Director Hendrickson responded to Council Member requests for additional information.

A motion to approve staff's recommendation was moved by Council Member Wheeler, seconded by Council Member Pezold.

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

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

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 City Council Committee Assignments.

10. City Council Member Comments

Council Member Pezold

Council Member Pezold requested a discussion on the Recycle From Home program introduced during public comments be agendized for a future meeting and received a second from Mayor Caskey.

Council Member Sweeney

Council Member Sweeney congratulated Mayor Caskey on his first full meeting and commended City Manager Wingenroth on an exceptional job as City Manager.

Mayor Caskey

Mayor Caskey provided comments on decorum and his vision for meetings this year.

Mayor Caskey provided an update on the MGP DA Ad Hoc Committee regarding The Village at Laguna Hills project.

Mayor Pro Tempore Mathis

Mayor Pro Tempore Mathis continued the update on the MGP DA Ad Hoc Committee regarding The Village at Laguna Hills project.

Adjournment

There being no further business before the City Council at this session, Mayor Caskey declared the meeting adjourned at 7:25 p.m.

_____

Jennifer Lee, City Clerk

ATTEST:

_____

Don Caskey, Mayor

Approved at meeting of January 27, 2026.

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
To: Mayor and Council Members
From: Eric Hendrickson, Finance Director
Issue: Ratification of January 27, 2026 Warrant Register

Recommendation: That the City Council ratify the accompanying Warrant Register for the period from January 2, 2026, to January 15, 2026, in the amount of $1,989,367.79.

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 January 2, 2026, to January 15, 2026, 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 $1,989,367.79.

Attachments:

1. Warrant Register - January 27, 2026
2. Payables Detail Report - January 27, 2026

Warrant Register - January 27, 2026

City of Laguna Hills, CA

By Check Number

Date Range: 01/02/2026 - 01/15/2026

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Regular				
5999	A-0388	ABTECH TECHNOLOGIES, INC.	01/08/2026	9,570.00
6000	Z-CD-0538	ADG CONSTRUCTION AND ROOFING	01/08/2026	900.00
6001	A-0400	AGA ENGINEERS, INC	01/08/2026	26,538.45
6002	A-0233	ALISO CREEK PRINTING MINUTEMAN PRESS	01/08/2026	2,309.08
6003	A-0138	ALL CITY MANAGEMENT, INC.	01/08/2026	15,187.20
6004	A-0392	AQUATICO	01/08/2026	795.00
6005	A-0359	ARDURRA GROUP, INC.	01/08/2026	49,001.75
6006	A-0365	AT&T	01/08/2026	405.71
6007	B-0460	BLUETRITON BRANDS INC	01/08/2026	209.54
6008	S-2341	BRIANA SUAKJIAN	01/08/2026	1,000.00
6009	C-1177	CANON FINANCIAL SERVICES, INC.	01/08/2026	1,329.55
6010	W-2453	CAROLYN WOJCIECHOWSKI	01/08/2026	1,176.00
6011	C-1144	CHARLES ABBOTT ASSOCIATES, INC	01/08/2026	40,268.88
6012	E-0553	CHRISTINA ELKINS	01/08/2026	1,722.00
6013	W-2366	CHRISTOPHER J WATKINS	01/08/2026	120.00
6014	C-0324	CITY OF MISSION VIEJO	01/08/2026	5,500.83
6015	C-1021	CIVIC SOLUTIONS, INC.	01/08/2026	6,424.50
6016	C-1181	CIVICPLUS, LLC	01/08/2026	20,284.74
6017	C-1096	CODE PUBLISHING COMPANY, INC.	01/08/2026	171.50
6018	C-1191	COUNTY OF ORANGE	01/08/2026	5,853.03
6019	C-1190	COUNTY OF ORANGE	01/08/2026	908.00
6020	W-2362	CRAIG WATKINS	01/08/2026	120.00
6021	C-1232	CREATIVE BRAIN LEARNING	01/08/2026	124.60
6022	C-1122	CROSSTOWN ELECTRICAL AND DATA, INC.	01/08/2026	14,442.98
6023	C-1231	CSG CONSULTANTS, INC	01/08/2026	10,722.50
6024	D-0461	DATA TICKET, INC.	01/08/2026	505.87
6025	D-0578	DE NOVO PLANNING GROUP	01/08/2026	11,652.25
6026	D-0583	DMS FACILITY SERVICES, LLC	01/08/2026	7,213.17
6027		**Void**	01/08/2026	-
6028	D-0561	DOCU-TRUST	01/08/2026	121.30
6029	Z-CS-0517	DONOVAN MLCOCH	01/08/2026	100.00
6030	D-0523	DUDEK	01/08/2026	1,068.86
6031	E-0544	ECONOLITE SYSTEMS, INC	01/08/2026	8,531.00
6032	E-0606	EIDE BAILLY LLP	01/08/2026	5,990.00
6033	E-0504	EL TORO WATER DISTRICT	01/08/2026	13,759.30
6034	K-1206	FARROKH MOSHFEGH	01/08/2026	5,180.00
6035	F-0725	FASTSIGNS OF LAKE FOREST	01/08/2026	216.22
6036	G-0877	GA TECHNICAL SERVICES, INC.	01/08/2026	37,206.37
6037	S-2315	GEORGIA SHEPHERD	01/08/2026	332.59
6038	G-0847	GMU GEOTECHNICAL, INC.	01/08/2026	4,070.61
6039	Z-CD-0442	HENALA ROOFING INC.	01/08/2026	720.00
6040	Z-CD-0539	HERIBERTO ALCANTAR	01/08/2026	780.00
6041	H-0960	HR GREEN PACIFIC, INC.	01/08/2026	14,128.00
6042	I-0960	IRV SEAVER MOTORCYCLES	01/08/2026	1,760.58
6043	I-0942	IRVINE RANCH WATER DISTRICT	01/08/2026	282.82
6044	J-1057	JAMEY CLARK, INC.	01/08/2026	16,208.33
6045	W-2454	JEFF WESSON INC	01/08/2026	105.00
6046	H-0959	JOHN HABASH	01/08/2026	157.50
6047	K-1209	KOA CORPORATION	01/08/2026	40,360.00
6048	M-1609	MITSUBISHI ELECTRIC US, INC.	01/08/2026	450.00
6049	M-1302	MOULTON NIGUEL WATER DISTRICT	01/08/2026	7,376.87
6050	M-1302	MOULTON NIGUEL WATER DISTRICT	01/08/2026	5,591.14
6051	O-1617	OCY MANAGEMENT, LLC	01/08/2026	4,752.00

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
6052	O-1546	OFFICE SOLUTIONS	01/08/2026	314.58
6053	O-1616	OLSON SUPERIOR PLUMBING	01/08/2026	95.00
6054	S-2333	OMARI C SMITH	01/08/2026	105.00
6055	O-1613	ONTARIO REFRIGERATION SERVICE, INC.	01/08/2026	23,337.00
6056	P-1856	PARADISE DRINKING WATER	01/08/2026	224.25
6057	R-1977	RJ ELECTRIC	01/08/2026	13,727.68
6058	R-1806	RJM DESIGN GROUP, INC.	01/08/2026	33,121.85
6059	G-0874	ROBERTA GEIER	01/08/2026	336.00
6060	S-1944	S CAL MUNI ATHLETIC FEDERATION	01/08/2026	1,606.00
6061	S-2322	SAGECREST PLANNING AND ENVIRONMENTAL	01/08/2026	5,075.00
6062	S-1902	SAN DIEGO GAS AND ELECTRIC	01/08/2026	42,776.82
6063	S-2060	SAN DIEGO NATURAL HISTORY MUSEUM	01/08/2026	1,080.00
6064	S-2319	SCA OF CA, LLC	01/08/2026	15,010.53
6065	S-2334	SEAN TRACY SIMON	01/08/2026	105.00
6066	S-2331	SKYLINE PEST CONTROL	01/08/2026	1,080.00
6067	S-2330	SOCALGAS	01/08/2026	294.64
6068	S-2323	SOUTH COAST FAMILY MEDICAL CENTER, INC.	01/08/2026	148.00
6069	S-1904	SOUTHERN CALIFORNIA EDISON	01/08/2026	157.53
6070	S-2295	SOUTHERN COMPUTER WAREHOUSE	01/08/2026	47.54
6071	S-1980	STATE DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	01/08/2026	32.00
6072	T-2717	TAIT & ASSOCIATES, INC	01/08/2026	6,500.00
6073	R-1888	THE RITZ COMPANIES	01/08/2026	13,387.70
6074	T-2712	TOTAL SOURCE OFFICEWORKS	01/08/2026	1,987.55
6075	T-2698	TPX COMMUNICATIONS	01/08/2026	786.22
6076	T-2656	TYLER TECHNOLOGIES, INC.	01/08/2026	20,007.32
6077	U-2165	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	01/08/2026	179.19
6078	V-2224	VERIZON WIRELESS	01/08/2026	1,733.54
6079	V-2251	VIZUAL SYMPHONY, INC.	01/08/2026	1,369.50
6080	W-2451	W.G. ZIMMERMAN ENGINEERING, INC.	01/08/2026	8,934.00
6081	W-2337	WEST COAST ARBORISTS, INC.	01/08/2026	33,054.85
6082	W-2446	WHEELER, DAVID	01/08/2026	850.00
6083	R-1801	WOODRUFF & SMART, A PROFESSIONAL CORPORATION	01/08/2026	57,929.17
6084	W-2452	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC	01/08/2026	15,620.00
6085	D-0585	DOCUSIGN, INC.	01/13/2026	2,808.00
6086	H-0965	HARDY & HARPER, INC.	01/13/2026	137,047.00
6087	B-0460	BLUETRITON BRANDS INC	01/15/2026	222.53
6088	L-1401	LAW OFFICES OF MICHELLE R JACKSON	01/15/2026	40,125.35
6089	L-1397	LYONS SECURITY SERVICE, INC.	01/15/2026	525.00
6090	O-1614	ORANGE COUNTY SCHOOL OF THE ARTS FOUNDATION	01/15/2026	1,012.50
6091	S-1902	SAN DIEGO GAS AND ELECTRIC	01/15/2026	12,492.30
6092	S-1904	SOUTHERN CALIFORNIA EDISON	01/15/2026	21,196.91
6093	T-2719	THE CHRISTMAS LIGHT GUY CO.	01/15/2026	60,000.00
			Total Regular:	**980,148.67**

Check Number	Vendor Number	Vendor Name	Payment Date	Payment Amount
Payment Type: Bank Draft				
DFT0003297	C-1007	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX COLLECTOR	01/14/2026	1,009,219.12
			Total Bank Draft:	**1,009,219.12**

Bank Code 1 - General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	166	94	0.00	980,148.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	1	1	0.00	1,009,219.12
EFT's	0	0	0.00	0.00
	167	**96**	**0.00**	**1,989,367.79**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	166	94	0.00	980,148.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	1	1	0.00	1,009,219.12
EFT's	0	0	0.00	0.00
	167	**96**	**0.00**	**1,989,367.79**

Fund Summary

Fund	Name	Period	Amount
998	Pooled Cash & Investments	1/2026	1,989,367.79
			1,989,367.79

City of Laguna Hills, CA

Payables Detail Report

By Fund

Payment Dates 01/02/2026 - 01/15/2026

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
Fund: 100 - General Fund					
01/08/2026	AT&T	000024472818	Traffic Signal, 11/6/25 - 12/5/25	100-356-630000	32.68
01/08/2026	AT&T	000024480704	Alarm, Com Ctr & City Hall Lines, 11/7/25-12/6/25	100-195-630000	217.26
01/08/2026	AT&T	000024480704	Alarm, Com Ctr & City Hall Lines, 11/7/25-12/6/25	100-310-630000	155.77
01/08/2026	KOA CORPORATION	000024906-3	Citywide Safety Action Plan, 8/23/25 - 9/26/25	100-355-700000	22,260.00
01/08/2026	KOA CORPORATION	000024906-4	Citywide Safety Action Plan, 9/27/25 - 10/24/25	100-355-700000	18,100.00
01/08/2026	DOCU-TRUST	0057437	Offsite Data Storage, Jan '26	100-155-700030	121.30
01/08/2026	STATE DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	009852	Pre-Employment Fingerprinting, Nov '25	100-195-617000	32.00
01/08/2026	GEORGIA SHEPHERD	010726	Smart & Final	100-155-622000	59.88
01/08/2026	GEORGIA SHEPHERD	010726	Farmer Boys	100-155-622000	24.76
01/08/2026	GEORGIA SHEPHERD	010726	Farmer Boys	100-155-622000	24.76
01/08/2026	GEORGIA SHEPHERD	010726	Farmer Boys	100-155-622000	24.76
01/08/2026	GEORGIA SHEPHERD	010726	Chick-fil-A	100-155-622000	25.00
01/08/2026	GEORGIA SHEPHERD	010726	South OC City Engineers	100-355-611000	72.00
01/08/2026	GEORGIA SHEPHERD	010726	South OC City Engineers	100-355-611000	87.00
01/08/2026	GEORGIA SHEPHERD	010726	Cane's	100-355-622000	14.43
01/08/2026	BLUETRITON BRANDS INC	05K8710008221	Operating Supplies, Comm Ctr, 10/25/25 - 11/24/25	100-310-622000	209.54
01/08/2026	ALL CITY MANAGEMENT, INC.	105467	Crossing Guard Services, 11/23/25 - 12/6/25	100-420-720822	5,062.40
01/08/2026	ALL CITY MANAGEMENT, INC.	105877	Crossing Guard Services, 12/7/25 - 12/20/25	100-420-720822	10,124.80
01/08/2026	BRIANA SUAKJIAN	1074	Dance Extravaganza Emcees,	100-310-695510	1,000.00
01/08/2026	CIVIC SOLUTIONS, INC.	107432	Consultant Services, USE-0166-2023, Nov '25	100-000-223000	1,599.00
01/08/2026	CIVIC SOLUTIONS, INC.	107433	Contract Staffing Services, Nov '25	100-225-720512	78.00
01/08/2026	CIVIC SOLUTIONS, INC.	107434	Consultant Services, USE-0195-2024, Nov '25	100-000-223000	78.00
01/08/2026	CIVIC SOLUTIONS, INC.	107435	Consultant Services, USE-0231-2025, Nov '25	100-000-223000	312.00
01/08/2026	CIVIC SOLUTIONS, INC.	107436	Consultant Services, USE-0209-2025, Nov '25	100-000-223000	4,357.50
01/08/2026	EL TORO WATER DISTRICT	113025	Water Usage, Public Works, Nov '25	100-355-635000	13,620.41
01/08/2026	IRVINE RANCH WATER DISTRICT	120225	Utilities - Water, 11/1/25 - 12/1/25	100-355-635000	282.82
01/08/2026	MOULTON NIGUEL WATER DISTRICT	121125	Utilities - Water, 11/11/25 - 12/8/25	100-310-635000	681.04
01/08/2026	MOULTON NIGUEL WATER DISTRICT	121125	Utilities - Water, 11/11/25 - 12/8/25	100-355-635000	6,695.83
01/08/2026	JEFF WESSON INC	121525	Adult Baskeball League Referee, 12/18/25	100-310-622500	105.00
01/08/2026	SEAN TRACY SIMON	121525	Adult Basketball League Referee, 12/18/25	100-310-622500	105.00
01/08/2026	OMARI C SMITH	121525	Adult Basketball League Referee, 12/18/25	100-310-622500	105.00
01/08/2026	CHRISTOPHER J WATKINS	121525	Adult Softball League Umpire,	100-310-622500	120.00
01/08/2026	CRAIG WATKINS	121525	Adult Softball League Umpire,	100-310-622500	120.00
01/08/2026	SAN DIEGO GAS AND ELECTRIC	121525	Utilities - Electric, 10/8/25 - 11/30/25	100-310-631000	13,235.01
01/08/2026	FARROKH MOSHFEGH	121525	Karate, Fall '25	100-310-721500	5,180.00
01/08/2026	CHRISTINA ELKINS	121525	Belly Dance Instruction, Fall '25	100-310-721500	1,722.00
01/08/2026	SAN DIEGO GAS AND ELECTRIC	121525	Utilities - Electric, 10/8/25 - 11/30/25	100-355-631000	12,750.82
01/08/2026	SAN DIEGO GAS AND ELECTRIC	121525	Utilities - Electric, 10/8/25 - 11/30/25	100-356-631400	16,052.76
01/08/2026	SAN DIEGO GAS AND ELECTRIC	121525	Utilities - Electric, 11/1/25 - 11/30/25	100-356-631900	738.23
01/08/2026	EL TORO WATER DISTRICT	121625	Water Usage, 11/7/25 - 12/5/25	100-355-635000	138.89

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
01/08/2026	WHEELER, DAVID	121725	Electronic Device Reimbursement, Dec '25	100-155-622000	850.00
01/08/2026	SOCALGAS	121825	Utilities - Gas, 11/17/25 - 12/16/25	100-310-632000	294.64
01/08/2026	MOULTON NIGUEL WATER DISTRICT	121825	Utilities - Water, 11/18/25 - 12/15/25	100-355-635000	90.80
01/08/2026	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	1220250399	Ticket Charges, Dec '25	100-355-720401	132.00
01/08/2026	SOUTHERN CALIFORNIA EDISON	122225 - Acct #70007600	Utilities - Electric, 10/30/25 -	100-356-631400	157.53
01/08/2026	S CAL MUNI ATHLETIC FEDERATION	122225LAGHIL	Program Class Insurance, Community Services	100-310-721500	1,606.00
01/08/2026	MOULTON NIGUEL WATER DISTRICT	122525	Utilities - Water, 11/25/25 - 12/22/25	100-355-635000	5,500.34
01/08/2026	ROBERTA GEIER	123125	Ballroom Dancing, Fall '25	100-310-721500	336.00
01/08/2026	CREATIVE BRAIN LEARNING	123125	Drawing, Fall '25	100-310-721500	124.60
01/08/2026	CAROLYN WOJCIECHOWSKI	123125	Line Dancing Instruction, Fall '25	100-310-721500	1,176.00
01/08/2026	JOHN HABASH	123125	Clogging Instruction, Fall '25	100-310-721500	157.50
01/08/2026	VIZUAL SYMPHONY, INC.	14391	Civic Center Upgrades, Dec '25	100-195-940000	1,369.50
01/08/2026	TAIT & ASSOCIATES, INC	166886	Engineer Services, Sep '25	100-355-700250	6,500.00
01/08/2026	ARDURRA GROUP, INC.	172042	Engineering Services, Aug '25	100-355-700250	1,890.00
01/08/2026	ARDURRA GROUP, INC.	174139	Engineering Services, Sep '25	100-355-700250	19,414.00
01/08/2026	ARDURRA GROUP, INC.	175805	Engineering Services, Oct '25	100-355-700250	10,063.00
01/08/2026	ARDURRA GROUP, INC.	176371	Engineering Services, Nov '25	100-355-700250	4,799.25
01/08/2026	ARDURRA GROUP, INC.	176549	Permitting Services, Nov '25	100-355-700250	7,190.50
01/08/2026	ARDURRA GROUP, INC.	177303	Engineering Services, Nov '25	100-355-700250	5,645.00
01/08/2026	DATA TICKET, INC.	187450	Process Fee, Parking Citations, Nov	100-420-720823	505.87
01/08/2026	TPX COMMUNICATIONS	188587967-0	Communications Expense, 12/23/25 - 1/22/26	100-195-630000	786.22
01/08/2026	HR GREEN PACIFIC, INC.	196181	Electrical Upgrades, CIP #520, Nov '25	100-000-790600	2,035.00
01/08/2026	HR GREEN PACIFIC, INC.	196189	Public Works Permit Inspections, Nov '25	100-355-700255	8,823.00
01/08/2026	FASTSIGNS OF LAKE FOREST	2016-22354	Daddy Daughter Dinner Dance Flyers, Dec '25	100-310-624500	216.22
01/08/2026	DUDEK	202510561	Professional Svc, USE-0147-2023, 10/25/25-11/21/25	100-000-223000	1,068.86
01/08/2026	IRV SEAVER MOTORCYCLES	20252543	Motorcycle Maintenance, Police Svcs, Dec '25	100-420-646100	123.86
01/08/2026	IRV SEAVER MOTORCYCLES	20260002	Motorcycle Maintenance, Police Svcs, Jan '26	100-420-646100	1,636.72
01/08/2026	CITY OF MISSION VIEJO	21555	Homelessness Outreach, Nov '25	100-310-720302	5,500.83
01/08/2026	THE RITZ COMPANIES	226359	Janitorial Services, Dec '25	100-310-721505	13,387.70
01/08/2026	WEST COAST ARBORISTS, INC.	236882	Tree Trimming Services, 11/1/25 - 11/15/25	100-355-720702	8,572.20
01/08/2026	WEST COAST ARBORISTS, INC.	237461	Tree Trimming Services, 11/16/25 - 11/30/25	100-355-720702	8,403.50
01/08/2026	WEST COAST ARBORISTS, INC.	238077	Tree Trimming Services, 12/1/25 - 12/15/25	100-355-720702	16,079.15
01/08/2026	W.G. ZIMMERMAN ENGINEERING,	25-11-904	On-Call Engineer Services, Nov '25	100-355-700250	6,474.00
01/08/2026	W.G. ZIMMERMAN ENGINEERING,	25-11-905	On-Call Engineer Services, Nov '25	100-355-700250	2,460.00
01/08/2026	UNDERGROUND SERVICE ALERT OF SO CALIFORNIA	25-262118	State Fee for Regulatory Costs, Dec	100-355-720401	47.19
01/08/2026	SOUTH COAST FAMILY MEDICAL CENTER, INC.	2943	Recruitment, Nov '25	100-195-617000	148.00
01/08/2026	ALISO CREEK PRINTING MINUTEMAN PRESS	33914	Printing Services, Public Works, Dec '25	100-355-623000	2,309.08
01/08/2026	PARADISE DRINKING WATER	355996	Operating Supplies, 11/27/25 - 12/23/25	100-195-622000	224.25
01/08/2026	SKYLINE PEST CONTROL	356554	Pest and Rodent Control, Aug '25	100-310-645500	360.00
01/08/2026	CIVICPLUS, LLC	358743	CivicClerk Annual Fee, 7/1/26 - 2/11/27	100-000-140000	12,677.96
01/08/2026	CIVICPLUS, LLC	358743	CivicClerk Annual Fee, 2/12/26 - 6/30/26	100-195-700090	7,606.78
01/08/2026	SKYLINE PEST CONTROL	367315	Pest and Rodent Control, Nov '25	100-310-645500	360.00
01/08/2026	SKYLINE PEST CONTROL	370715	Pest and Rodent Control, Dec '25	100-310-645500	360.00
01/08/2026	AQUATICO	372-290	Fountains/Water Features Maintenance, Dec '25	100-310-645500	795.00

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
01/08/2026	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC	40294957	Professional Services, NPDES Support, Nov '25	100-355-700000	15,620.00
01/08/2026	TOTAL SOURCE OFFICEWORKS	40639	Operating Supplies, Dec '25	100-195-622000	1,080.44
01/08/2026	TOTAL SOURCE OFFICEWORKS	40640	Operating Supplies, Dec '25	100-195-622000	356.56
01/08/2026	TOTAL SOURCE OFFICEWORKS	40641	Operating Supplies, Dec '25	100-155-622000	550.55
01/08/2026	CANON FINANCIAL SERVICES, INC.	42306711	Lease, 2XK05658, 12/1/25 - 12/31/25	100-195-641200	303.86
01/08/2026	CANON FINANCIAL SERVICES, INC.	42306711	Usage, 2XK05658, 11/1/25 -	100-195-641200	67.74
01/08/2026	CANON FINANCIAL SERVICES, INC.	42308362	Usage, 2XD5688 2XD05811, 11/1/25-11/30/25	100-195-641200	324.45
01/08/2026	CANON FINANCIAL SERVICES, INC.	42308362	Lease, 2XD5688 2XD05811, 12/1/25-12/31/25	100-195-641200	596.94
01/08/2026	CANON FINANCIAL SERVICES, INC.	42308363	Paperdeck Attachment 2XD05811A, 12/1/25-12/31/25	100-195-641200	36.56
01/08/2026	CROSSTOWN ELECTRICAL AND DATA, INC.	4296-25-012	Traffic Signal Maintenance, Dec '25	100-356-720420	3,644.70
01/08/2026	OLSON SUPERIOR PLUMBING	43847	Plumbing Repairs, Dec '25	100-310-645500	95.00
01/08/2026	ECONOLITE SYSTEMS, INC	46633	Centracs SMA Maint Agreement, 7/1/26 - 12/31/26	100-000-140000	4,265.50
01/08/2026	ECONOLITE SYSTEMS, INC	46633	Centracs SMA Maint Agreement, 1/1/26 - 6/30/26	100-356-700101	4,265.50
01/08/2026	DE NOVO PLANNING GROUP	4955	23161 Mill Creek CEQA, USE-0211-2025, Dec '25	100-000-223000	5,456.00
01/08/2026	DE NOVO PLANNING GROUP	4968	Terravita CEQA, USE-0209-2025, Dec '25	100-000-223000	6,196.25
01/08/2026	MITSUBISHI ELECTRIC US, INC.	548710	Elevator Maintenance, Dec '25	100-310-645500	450.00
01/08/2026	SAGECREST PLANNING AND ENVIRONMENTAL	5525	Contract Staffing Services, Nov '25	100-225-720512	510.00
01/08/2026	SAGECREST PLANNING AND ENVIRONMENTAL	5526	Plan Check Fee, USE-0211-2025, Nov '25	100-000-223000	4,565.00
01/08/2026	CROSSTOWN ELECTRICAL AND DATA, INC.	5938 - 5975	Traffic Signal Maintenance, Nov '25	100-356-720420	10,798.28
01/08/2026	VERIZON WIRELESS	6129432652	Communications Expense, 10/26/25 - 11/25/25	100-195-630000	866.77
01/08/2026	VERIZON WIRELESS	6131951828	Communications Expense, 11/26/25 - 12/25/25	100-195-630000	866.77
01/08/2026	CSG CONSULTANTS, INC	64085	Professional Svcs, USE-0239-2025, 11/1/25-11/28/25	100-000-223000	10,722.50
01/08/2026	RJ ELECTRIC	64335	Exterior Lighting Repairs, Dec '25	100-355-720701	9,845.00
01/08/2026	RJ ELECTRIC	64361	Park Repairs, Snack Bar, Dec '25	100-355-720701	3,387.77
01/08/2026	RJ ELECTRIC	64415	Electric Repairs, Mandeville Park, Dec '25	100-355-720701	494.91
01/08/2026	GMU GEOTECHNICAL, INC.	69163	Alicia Pkwy Improvements, CIP #318, Sep '25	100-000-790600	4,070.61
01/08/2026	CHARLES ABBOTT ASSOCIATES, INC	69704	Project Manager Services, Nov '25	100-355-700000	8,575.00
01/08/2026	JAMEY CLARK, INC.	77188	Outdoor Flyer Board Installation, Nov '25	100-310-645500	768.00
01/08/2026	JAMEY CLARK, INC.	77214	Wall Patching, Dec '25	100-310-645500	1,854.58
01/08/2026	JAMEY CLARK, INC.	77220	Park Repairs, Public Works, Dec '25	100-355-720701	2,022.00
01/08/2026	JAMEY CLARK, INC.	77221	Park Repairs, Public Works, Dec '25	100-355-720701	768.00
01/08/2026	JAMEY CLARK, INC.	77222	Park Repairs, Public Works, Dec '25	100-355-720701	1,446.29
01/08/2026	JAMEY CLARK, INC.	77225	Graffiti Removal, Public Works, Dec	100-355-720500	696.00
01/08/2026	JAMEY CLARK, INC.	77228	Graffiti Removal, Public Works, Dec	100-355-720500	786.39
01/08/2026	JAMEY CLARK, INC.	77240	Playground Inspections, Public Works, Dec '25	100-355-720701	5,950.00
01/08/2026	JAMEY CLARK, INC.	77242	Graffiti Removal, Public Works, Dec	100-355-720701	624.00
01/08/2026	JAMEY CLARK, INC.	77243	Park Repairs, Public Works, Dec '25	100-355-720701	429.02
01/08/2026	JAMEY CLARK, INC.	77267	Park Repairs, Public Works, Dec '25	100-355-720701	279.05
01/08/2026	JAMEY CLARK, INC.	77316	Graffiti Removal, Public Works, Dec	100-355-720500	585.00
01/08/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION	79287	Prof Services, Legal, Nov '25, USE-0195-2025	100-000-223000	1,008.00
01/08/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION	79287	Professional Services, Legal, Nov '25	100-155-700010	22,302.00

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
01/08/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION	79287	Professional Services, Legal, Nov '25	100-155-700011	3,055.20
01/08/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION	79288	Prof Services, Legal, Nov '25, USE-0239-2025	100-000-223000	93.90
01/08/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION	79289	Prof Services, Legal, Nov '25, USE-0166-2023	100-000-223000	7,856.30
01/08/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION	79290	Prof Services, Legal, Nov '25, USE-0209-2025	100-000-223000	19,282.21
01/08/2026	WOODRUFF & SMART, A PROFESSIONAL CORPORATION	79291	Prof Services, Legal, Nov '25, USE-0211-2025	100-000-223000	4,331.56
01/08/2026	DONOVAN MLCOCH	98464590	Refund, Facility Deposit, R #98028142	100-000-222000	100.00
01/08/2026	HERIBERTO ALCANTAR	BLDR-0339-2025	BLDR-0339-2025, C&D Refund, REC-015894-2025	100-000-227001	780.00
01/08/2026	HENALA ROOFING INC.	BLDR-0349-2025	BLDR-0349-2025, C&D Refund, REC-015748-2025	100-000-227001	720.00
01/08/2026	ADG CONSTRUCTION AND ROOFING	BLDR-0356-2025	BLDR-0356-2025, C&D Refund, REC-015799-2025	100-000-227001	900.00
01/08/2026	SCA OF CA, LLC	CA25005299	Street Sweeping Services, Dec '25	100-355-720401	503.44
01/08/2026	TYLER TECHNOLOGIES, INC.	CI100-00235804	Incode Software, 7/1/26 - 12/31/26	100-000-140000	10,003.66
01/08/2026	TYLER TECHNOLOGIES, INC.	CI100-00235804	Incode Software, 1/1/26 - 6/30/26	100-195-700090	10,003.66
01/08/2026	EIDE BAILLY LLP	EI01979548	Financial Statement Audit, Final	100-155-700050	5,990.00
01/08/2026	CODE PUBLISHING COMPANY, INC.	GCI0019095	Municipal Code Update, Dec '25	100-155-700030	171.50
01/08/2026	OFFICE SOLUTIONS	I-20010835	Operating Supplies, Dec '25	100-195-622000	314.58
01/08/2026	SOUTHERN COMPUTER WAREHOUSE	INV00857552	Adobe Subscription, Dec '25	100-195-700090	47.54
01/08/2026	GA TECHNICAL SERVICES, INC.	Pay Request #1 - Invoice 1	Electrical Upgrades Project, CIP #520, Nov '25	100-000-201001	(1,958.23)
01/08/2026	GA TECHNICAL SERVICES, INC.	Pay Request #1 - Invoice 1	Electrical Upgrades Project, CIP #520, Nov '25	100-000-790600	39,164.60
01/08/2026	ONTARIO REFRIGERATION SERVICE, INC.	PRJ25154-01	New HVAC Unit, Server Room, Dec	100-355-910000	23,337.00
01/08/2026	COUNTY OF ORANGE	SH 73098	Fingerprint ID System Charges, Nov	100-420-720835	908.00
01/08/2026	SAN DIEGO NATURAL HISTORY MUSEUM	SI05362	Fossil Exhibit Improvement Project, Nov '25	100-310-695504	1,080.00
01/08/2026	COUNTY OF ORANGE	STCS003736	Communications Charges, 1/1/26 - 3/31/26	100-420-646000	5,747.20
01/08/2026	DMS FACILITY SERVICES, LLC	STL-002823	Landscape Services, May '25	100-355-720700	334.10
01/08/2026	DMS FACILITY SERVICES, LLC	STL-002827	Landscape Services, May '25	100-355-720700	334.10
01/08/2026	DMS FACILITY SERVICES, LLC	STL-003041	Landscape Services, Jun '25	100-355-720700	480.00
01/08/2026	DMS FACILITY SERVICES, LLC	STL-003931	Landscape Services, Sep '25	100-355-720700	156.89
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004228	Landscape Services, Sep '25	100-355-720700	313.75
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004504	Landscape Services, Oct '25	100-355-720700	349.46
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004505	Landscape Services, Nov '25	100-355-720700	188.71
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004507	Landscape Services, Oct '25	100-355-720700	350.34
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004508	Landscape Services, Oct '25	100-355-720700	292.49
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004509	Landscape Services, Oct '25	100-355-720700	350.34
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004510	Landscape Services, Oct '25	100-355-720700	601.43
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004511	Landscape Services, Oct '25	100-355-720700	292.49
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004512	Landscape Services, Nov '25	100-355-720700	390.77
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004513	Landscape Services, Nov '25	100-355-720700	602.24
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004517	Landscape Services, Nov '25	100-355-720700	126.97
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004518	Landscape Services, Nov '25	100-355-720700	589.40
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004519	Landscape Services, Nov '25	100-355-720700	348.95
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004520	Landscape Services, Nov '25	100-355-720700	166.33
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004521	Landscape Services, Oct '25	100-355-720700	371.85
01/08/2026	DMS FACILITY SERVICES, LLC	STL-004574	Landscape Services, Nov '25	100-355-720700	572.56
01/08/2026	COUNTY OF ORANGE	STTM003684	Communications Charges, 8/1/25 - 8/31/25	100-420-646000	105.83
01/08/2026	ABTECH TECHNOLOGIES, INC.	W206633-IN	Managed IT Services, Jan '26	100-195-700090	9,570.00
01/13/2026	DOCUSIGN, INC.	111100608964	eSignature, 7/1/26 - 12/15/26	100-000-140000	1,287.00
01/13/2026	DOCUSIGN, INC.	111100608964	eSignature, 12/16/25 - 6/30/26	100-155-700030	1,521.00
01/13/2026	HARDY & HARPER, INC.	Pay Request #1 - 51843	ADA Ramps, CIP #170, 12/21/25-1/12/26	100-000-201001	(7,213.00)

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
01/14/2026	OCSD LAW ENFORCEMENT CONTRACT, OC TREASURER-TAX	SH 73198	Law Enforcement Services, Jan '26	100-420-720800	1,009,219.12
01/15/2026	SOUTHERN CALIFORNIA EDISON	010226 - Acct #70023455	Utilities - Electric, 9/11/25 - 12/31/25	100-355-631000	883.88
01/15/2026	SOUTHERN CALIFORNIA EDISON	010226 - Acct #70023455	Utilities - Electric, 9/11/25 - 12/31/25	100-356-631400	14,518.67
01/15/2026	SAN DIEGO GAS AND ELECTRIC	010526	Utilities - Electric, 12/1/25 - 12/31/25	100-356-631400	12,492.30
01/15/2026	SOUTHERN CALIFORNIA EDISON	010626 - Acct #70016247	Utilities - Electric, 11/1/25 - 12/31/25	100-355-631000	146.22
01/15/2026	SOUTHERN CALIFORNIA EDISON	010626 - Acct #70016247	Utilities - Electric, 11/1/25 - 12/31/25	100-356-631400	1,505.38
01/15/2026	SOUTHERN CALIFORNIA EDISON	010626 - Acct #70016247	Utilities - Electric, 11/1/25 - 11/30/25	100-356-631900	4,142.76
01/15/2026	ORANGE COUNTY SCHOOL OF THE ARTS FOUNDATION	010926	Balance Due, Ballroom Blitz, Holiday Dance, 12/19	100-310-695510	1,012.50
01/15/2026	BLUETRITON BRANDS INC	05L8710008221	Operating Supplies, Comm Ctr, 11/25/25 - 12/24/25	100-310-622000	222.53
01/15/2026	THE CHRISTMAS LIGHT GUY CO.	14 - Balance	Holiday Lights / Decor, Balance Due	100-310-695509	60,000.00
01/15/2026	LYONS SECURITY SERVICE, INC.	40197	Event Security, Permit #3911,	100-310-690501	225.00
01/15/2026	LYONS SECURITY SERVICE, INC.	40198	Event Security, Permit #3865,	100-310-690501	300.00
			Fund 100 - General Fund Total:		**1,691,099.17**
Fund: 210 - Gas Tax (HUTA) Fund					
01/08/2026	HR GREEN PACIFIC, INC.	196179	Field Verification-Street Zones, CIP #101, Nov '25	210-000-790600	3,270.00
			Fund 210 - Gas Tax (HUTA) Fund Total:		**3,270.00**
Fund: 212 - Measure M2 Fund					
01/08/2026	CHARLES ABBOTT ASSOCIATES, INC	69703	Road Maintenance, Nov '25	212-355-720400	31,693.88
01/08/2026	SCA OF CA, LLC	CA25005299	Street Sweeping Services, Dec '25	212-355-720410	14,507.09
			Fund 212 - Measure M2 Fund Total:		**46,200.97**
Fund: 221 - Senior Mobility Program Fund					
01/08/2026	OCY MANAGEMENT, LLC	11406025	Senior Mobility Program, Nov '25	221-310-720000	4,752.00
			Fund 221 - Senior Mobility Program Fund Total:		**4,752.00**
Fund: 301 - CARITS Road Fee Program Fund					
01/08/2026	AGA ENGINEERS, INC	25387-IN	RTSSP for Paseo de Valencia-Moulton Pkwy, CIP #168	301-000-790600	26,538.45
			Fund 301 - CARITS Road Fee Program Fund Total:		**26,538.45**
Fund: 302 - CDBG Grant Fund					
01/13/2026	HARDY & HARPER, INC.	Pay Request #1 - 51843	ADA Ramps, CIP #170, 12/21/25-1/12/26	302-000-790600	144,260.00
			Fund 302 - CDBG Grant Fund Total:		**144,260.00**
Fund: 311 - Quimby Act Park In-Lieu Fee (VALH) Fund					
01/08/2026	RJM DESIGN GROUP, INC.	37545	Cabot Park Rehabilitation, CIP #241, Nov '25	311-000-790600	13,302.25
01/08/2026	RJM DESIGN GROUP, INC.	37546	Veeh Ranch & San Remo Rehab, CIP #241, Nov '25	311-000-790600	19,819.60
			Fund 311 - Quimby Act Park In-Lieu Fee (VALH) Fund Total:		**33,121.85**
Fund: 451 - Liability Self-Insurance Fund					
01/15/2026	LAW OFFICES OF MICHELLE R	121725	CVRA Settlement	451-155-692000	40,125.35
			Fund 451 - Liability Self-Insurance Fund Total:		**40,125.35**
Fund: 600 - Capital Improvement Projects Fund					
01/08/2026	HR GREEN PACIFIC, INC.	196179	Field Verification-Street Zones, CIP #101, Nov '25	600-000-490210	(3,270.00)
01/08/2026	HR GREEN PACIFIC, INC.	196179	Field Verification-Street Zones, CIP #101, Nov '25	600-251-950101	3,270.00
01/08/2026	HR GREEN PACIFIC, INC.	196181	Electrical Upgrades, CIP #520, Nov '25	600-000-490100	(2,035.00)
01/08/2026	HR GREEN PACIFIC, INC.	196181	Electrical Upgrades, CIP #520, Nov '25	600-255-950520	2,035.00
01/08/2026	AGA ENGINEERS, INC	25387-IN	RTSSP for Paseo de Valencia-Moulton Pkwy, CIP #168	600-000-490301	(26,538.45)
01/08/2026	AGA ENGINEERS, INC	25387-IN	RTSSP for Paseo de Valencia-Moulton Pkwy, CIP #168	600-251-950168	26,538.45
01/08/2026	RJM DESIGN GROUP, INC.	37545	Cabot Park Rehabilitation, CIP #241, Nov '25	600-000-490311	(13,302.25)
01/08/2026	RJM DESIGN GROUP, INC.	37545	Cabot Park Rehabilitation, CIP #241, Nov '25	600-252-950241	13,302.25

Payment Date	Vendor Name	Payable Number	Description (Item)	Account Number	Amount
01/08/2026	RJM DESIGN GROUP, INC.	37546	Veeh Ranch & San Remo Rehab, CIP #241, Nov '25	600-000-490311	(19,819.60)
01/08/2026	RJM DESIGN GROUP, INC.	37546	Veeh Ranch & San Remo Rehab, CIP #241, Nov '25	600-252-950241	19,819.60
01/08/2026	GMU GEOTECHNICAL, INC.	69163	Alicia Pkwy Improvements, CIP #318, Sep '25	600-000-490100	(4,070.61)
01/08/2026	GMU GEOTECHNICAL, INC.	69163	Alicia Pkwy Improvements, CIP #318, Sep '25	600-253-950318	4,070.61
01/08/2026	GA TECHNICAL SERVICES, INC.	Pay Request #1 - Invoice 1	Electrical Upgrades Project, CIP #520, Nov '25	600-000-490100	(39,164.60)
01/08/2026	GA TECHNICAL SERVICES, INC.	Pay Request #1 - Invoice 1	Electrical Upgrades Project, CIP #520, Nov '25	600-255-950520	39,164.60
01/13/2026	HARDY & HARPER, INC.	Pay Request #1 - 51843	ADA Ramps, CIP #170, 12/21/25-1/12/26	600-000-490302	(144,260.00)
01/13/2026	HARDY & HARPER, INC.	Pay Request #1 - 51843	ADA Ramps, CIP #170, 12/21/25-1/12/26	600-251-950170	144,260.00
			Fund 600 - Capital Improvement Projects Fund Total:		-
				Grand Total:	**1,989,367.79**

Report Summary

Fund Summary

Fund	Payment Amount
100 - General Fund	1,691,099.17
210 - Gas Tax (HUTA) Fund	3,270.00
212 - Measure M2 Fund	46,200.97
221 - Senior Mobility Program Fund	4,752.00
301 - CARITS Road Fee Program Fund	26,538.45
302 - CDBG Grant Fund	144,260.00
311 - Quimby Act Park In-Lieu Fee (VALH) Fund	33,121.85
451 - Liability Self-Insurance Fund	40,125.35
600 - Capital Improvement Projects Fund	-
Grand Total:	**1,989,367.79**

Account Summary

Account Number	Account Name	Payment Amount
100-000-140000	Prepaid Items	28,234.12
100-000-201001	Accounts Payable - Retention	(9,171.23)
100-000-222000	Refundable Deposits	100.00
100-000-223000	Plan Application Deposit	66,927.08
100-000-227001	Security Deposit - Waste	2,400.00
100-000-790600	Transfers Out to Capital	45,270.21
100-155-622000	Operating Supplies	1,559.71
100-155-700010	Legal Services - General Counsel	22,302.00
100-155-700011	Legal Services - Litigation	3,055.20
100-155-700030	Professional Services - City Clerk	1,813.80
100-155-700050	Professional Services - Financial	5,990.00
100-195-617000	Recruitment	180.00
100-195-622000	Operating Supplies	1,975.83
100-195-630000	Communications	2,737.02
100-195-641200	Copier Leases	1,329.55
100-195-700090	IT Contract Services & Support	27,227.98
100-195-940000	Computer Hardware	1,369.50
100-225-720512	Contract Services	588.00
100-310-622000	Operating Supplies	432.07
100-310-622500	Program & League Supplies	555.00
100-310-624500	Printing & Advertising	216.22
100-310-630000	Communications	155.77
100-310-631000	Utilities - Electric	13,235.01
100-310-632000	Utilities - Gas	294.64
100-310-635000	Utilities - Water	681.04
100-310-645500	Facility Maintenance & Repairs	5,042.58
100-310-690501	Facility Rentals -	525.00
100-310-695504	Exhibits & Educational Programs	1,080.00
100-310-695509	Holiday Decorations	60,000.00
100-310-695510	Holiday Event Series	2,012.50
100-310-720302	Contract Services - Homelessness	5,500.83
100-310-721500	Contract Services - Programs	10,302.10
100-310-721505	Contract Services - Janitorial &	13,387.70
100-355-611000	Training, Conferences, &	159.00
100-355-622000	Operating Supplies	14.43
100-355-623000	Printing & Mailing	2,309.08
100-355-631000	Utilities - Electric	13,780.92
100-355-635000	Utilities - Water	26,329.09
100-355-700000	Professional Services	64,555.00
100-355-700250	On-Call Services	64,435.75
100-355-700255	Improvement Inspections	8,823.00
100-355-720401	Other Public Works Maintenance	682.63
100-355-720500	Graffiti Removal	2,067.39
100-355-720700	Landscape Maintenance	7,213.17

Account Summary

Account Number	Account Name	Payment Amount
100-355-720701	Parks Maintenance & Repairs	25,246.04
100-355-720702	Tree Maintenance	33,054.85
100-355-910000	Furniture & Equipment	23,337.00
100-356-630000	MOE - Communications	32.68
100-356-631400	MOE - Electric (Streetlights &	44,726.64
100-356-631900	MOE - Electric (On-Bill Financing)	4,880.99
100-356-700101	MOE - Traffic Engineer Services	4,265.50
100-356-720420	MOE - Traffic Signal Maintenance	14,442.98
100-420-646000	Equipment Maintenance &	5,853.03
100-420-646100	Vehicles - Fuel & Maintenance	1,760.58
100-420-720800	Law Enforcement Contract	1,009,219.12
100-420-720822	Crossing Guard Services	15,187.20
100-420-720823	Parking Citation Processing	505.87
100-420-720835	Fingerprint Identification Services	908.00
210-000-790600	Transfers Out to Capital	3,270.00
212-355-720400	Street Maintenance	31,693.88
212-355-720410	Street Sweeping	14,507.09
221-310-720000	Contract Services	4,752.00
301-000-790600	Transfers Out to Capital	26,538.45
302-000-790600	Transfers Out to Capital	144,260.00
311-000-790600	Transfers Out to Capital	33,121.85
451-155-692000	Claims & Settlements	40,125.35
600-000-490100	Transfers In from General Fund	(45,270.21)
600-000-490210	Transfers In from Gas Tax (HUTA)	(3,270.00)
600-000-490301	Transfers In from CARITS Road	(26,538.45)
600-000-490302	Transfers In from CDBG Grant	(144,260.00)
600-000-490311	Transfers In from Quimby Act	(33,121.85)
600-251-950101	Annual Street Maintenance	3,270.00
600-251-950168	Traffic Signal Improvements	26,538.45
600-251-950170	Access Ramps	144,260.00
600-252-950241	General Park Renovations	33,121.85
600-253-950318	Alicia Pkwy and PDV Reader	4,070.61
600-255-950520	Community Center Electrical	41,199.60
	Grand Total:	**1,989,367.79**

Project Account Summary

Project Account Key	Payment Amount
None	1,989,367.79
Grand Total:	**1,989,367.79**

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
To: Mayor and Council Members
From: Eric Hendrickson, Finance Director
Issue: Treasurer's Investment Report for December 2025

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

Background:

The Treasurer's Investment Report for the month of December 2025 is submitted herewith. The City's total portfolio as of December 31, 2025, was $28,479,934. 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 $28,436,163. Restricted cash and investments totaled $43,771, and is composed of fiscal agent funds for Civic Center property management purposes.

Interest income for the month of December was $87,435. Fiscal Year 2025/2026 year-to-date pooled cash interest earnings of $562,923 are 68% of the annual budget of $828,600.

The average yield on the City's total portfolio for the month of December was 3.90%, compared to the prior month of 4.04%. The slightly declining yield in December, as compared to the past few months, reflects a cautious approach by the Federal Reserve to start rate cuts given the current status of the economy. 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 December 2025

City of Laguna Hills
Treasurer's Investment Report
December 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	$ 6,685,304	$ 6,685,304	$ 4,886,939	24%	50%	3.65%
Petty Cash (City Hall)	500	500	500	0%	n/a	0.00%
Fiscal Agent Cash - Employee FSA	797	797	825	0%	n/a	0.00%
State Local Agency Investment Fund (LAIF)	100,238	100,045	100,045	0%	100%	4.02%
Investment Trust of California (CalTRUST)	21,649,516	21,649,516	21,577,991	76%	100%	3.98%
	28,436,356	28,436,163	26,566,300	100%		3.90%
Restricted & Designated Cash						
Fiscal Agent Cash - Essex Civic Center Mgmt	43,771	43,771	20,077	n/a	n/a	0.00%
	43,771	43,771	20,077			0.00%
Totals	$ 28,480,127	$ 28,479,934	$ 26,586,377			3.90%

Pooled Cash & Investment - Interest Earnings

For the month of December 2025	$ 87,435
FY 2025-26 to Date	562,923
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 12/31/2025

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
CLAIM ON CASH				
100-000-101100	Claim on Cash - General Fund	17,512,404.99	1,972,223.55	19,484,628.54
210-000-101210	Claim on Cash - Gas Tax (HUTA)	1,220,199.72	90,151.05	1,310,350.77
211-000-101211	Claim on Cash - Gas Tax (RMRA)	1,352,365.01	73,510.29	1,425,875.30
212-000-101212	Claim on Cash - Measure M2	223,916.44	(12,217.86)	211,698.58
214-000-101214	Claim on Cash - AB 2766	126,819.64	11,602.61	138,422.25
221-000-101221	Claim on Cash - Senior Mobility Program	296,731.08	3,317.67	300,048.75
301-000-101301	Claim on Cash - CARITS Road Fee Program	1,325,859.02	(45,250.03)	1,280,608.99
305-000-101305	Claim on Cash - Beverage Recycling	13,858.09	136.45	13,994.54
306-000-101306	Claim on Cash - Waste & Recycling Fee	88,793.78	(18,293.81)	70,499.97
307-000-101307	Claim on Cash - C&D Forfeited Deposits	432,273.82	4,256.36	436,530.18
311-000-101310	Claim on Cash - Quimby Act Park In-Lieu Fee (VALI	1,851,940.84	16,028.40	1,867,969.24
312-000-101312	Claim on Cash - CASp Fee	37,762.12	371.82	38,133.94
322-000-101322	Claim on Cash - Water Conservation	393,016.78	3,869.82	396,886.60
401-000-101401	Claim on Cash - Public Art	505,277.94	4,975.19	510,253.13
421-000-101421	Claim on Cash - SLESF	187,334.78	(14,278.25)	173,056.53
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		26,181,126.60	2,090,403.26	28,271,529.86

Reconciling items (outstanding checks and deposits in transit): 164,633.14

Pooled Cash & Investments Book Value: 28,436,163.00

GENERAL FUND RESERVES (as of most recent audited year end 6/30/2025)

Fund Balance Type	
Nonspendable	284,567
Assigned	612,572
Unassigned	22,256,720
Total	**23,153,859**

BMO

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

ACCOUNT NUMBER: [redacted]

STATEMENT PERIOD
12/01/25 TO 12/31/25

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	4,886,938.66
DEPOSITS	10,470,668.24
WITHDRAWALS	8,688,212.23-
MUTUAL FUND DIVIDENDS	15,909.43
ENDING BALANCE	6,685,304.10

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		.00
86	CUSTOMER DEPOSITS	4,351,786.47
105	OTHER WITHDRAWALS	2,569,330.46-
9	SHARE PURCHASES	3,948,918.89-
13	SHARE REDEMPTIONS	2,169,962.88
YOUR ENDING BALANCE WAS		3,500.00

TRANSACTIONS LISTED BY DATE POSTED

DATE POSTED	TRANSACTION DESCRIPTION	WITHDRAWALS OTHER DEBITS	DEPOSITS OTHER CREDITS
DEC 01	CHECK DEPOSIT PACKAGE		77.00
DEC 01	CCD City of Laguna H Settlement 25605815506		530.60
DEC 01	ZERO BALANCE TXFR FROM DDA ACCT [redacted]		1,877.00
DEC 01	CCD AMS INC MERCH DEP 17730300707		4,392.47
DEC 01	REMOTE DEPOSIT		29,139.44
DEC 01	INV CR TRANSFER		105,903.76
DEC 02	CHECK DEPOSIT PACKAGE		40.00
DEC 02	CCD City of Laguna H Settlement 25648535542		575.05
DEC 02	CCD AMS INC MERCH DEP 17730303701		902.80
DEC 02	ZERO BALANCE TXFR FROM DDA ACCT [redacted]		1,700.25

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

12/01/2025 through 12/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Dec 31 ($)	Value on Dec 31 ($)	Average Cost Amount ($)	Cumulative Change in Value ($)
CITY OF LAGUNA HILLS	[redacted]					
CalTRUST Liquidity Fund	[redacted]	21,649,516.240	1.00	21,649,516.24	21,649,516.24	0.00
	Portfolios Total value as of 12/31/2025			**21,649,516.24**		

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	12/01/2025			21,577,990.510	1.00	21,577,990.51		
Accrual Income Div Reinvestment	**12/31/2025**	**71,525.73**	**71,525.730**	**21,649,516.240**	**1.00**	**21,649,516.24**	**0.00**	**0.00**
Change in Value						0.00		
Closing Balance as of	**Dec 31**			**21,649,516.240**	**1.00**	**21,649,516.24**		

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

January 07, 2026

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]

December 2025 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	100,045.32
Total Withdrawal:	0.00	Ending Balance:	100,045.32

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

Yield and NAV

Fund Name
CalTRUST Liquidity Fund

Start Date - End Date
12/1/2025 – 12/31/2025

Export (31)

Period Date	NAV	Income	Shares	Net Assets	Daily Yield	7 day AVG Yield
12/31/25	$1.00	$400,129.93	3,836,877,025.140	$3,836,920,751.55	3.81%	3.82%
12/30/25	$1.00	$405,714.68	3,886,877,025.140	$3,886,920,751.55	3.81%	3.82%
12/29/25	$1.00	$410,359.62	3,930,302,025.140	$3,930,345,751.55	3.81%	3.82%
12/28/25	$1.00	$385,515.43	3,666,212,025.140	$3,666,255,751.55	3.84%	3.82%
12/27/25	$1.00	$385,516.16	3,666,212,025.140	$3,666,255,751.55	3.84%	3.82%
12/26/25	$1.00	$383,447.02	3,666,212,025.140	$3,666,255,751.55	3.82%	3.82%
12/25/25	$1.00	$376,129.55	3,603,972,025.140	$3,604,015,751.55	3.81%	3.82%
12/24/25	$1.00	$375,377.39	3,603,972,025.140	$3,604,015,751.55	3.80%	3.83%
12/23/25	$1.00	$378,200.18	3,616,772,025.140	$3,616,815,751.55	3.82%	3.83%
12/22/25	$1.00	$398,232.07	3,800,515,558.540	$3,800,559,284.95	3.82%	3.84%

PMIA/LAIF Performance Report as of 01/07/25

Quarterly Performance Quarter Ended 9/30/25

LAIF Apportionment Rate[2]:	4.34
LAIF Earnings Ratio[2]:	0.00011893333163814
LAIF Administrative Cost[1]*:	0.26
LAIF Fair Value Factor[1]:	1.001929581
PMIA Daily[1]:	4.19
PMIA Quarter to Date[1]:	4.24
PMIA Average Life[1]:	254

PMIA Average Monthly Effective Yields[1]

December	**4.025**
November	4.096
October	4.150
September	4.212
August	4.251
July	4.258

Pooled Money Investment Account Monthly Portfolio Composition [1] 11/30/25 $155.9 billion

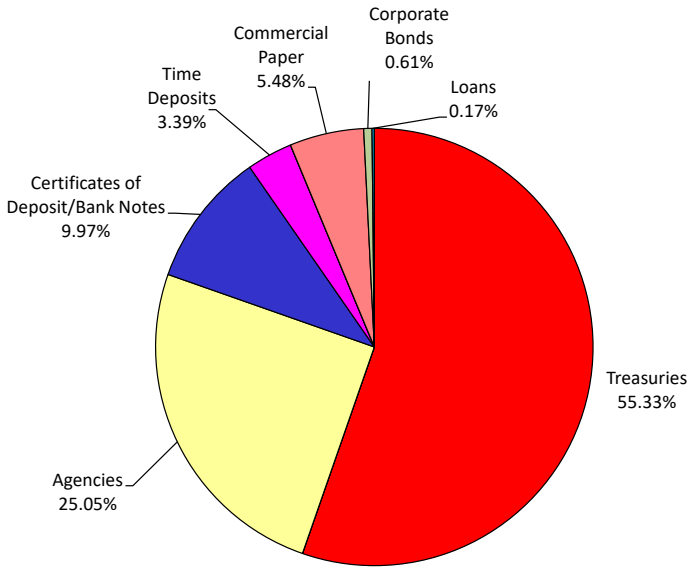


Chart does not include $936,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

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: January 27, 2026
To: Mayor and Council Members
From: Holland Gannon, Community Services Director
Issue: 2025 Holiday Event Series Post-Event Report

Recommendation: That the City Council receive and file the 2025 Holiday Event Series post-event report.

Background:

The City of Laguna Hills hosted a series of holiday events throughout December 2025 to celebrate the season, foster community spirit, and provide family-friendly opportunities for residents to come together. Events included the annual Tree Lighting Ceremony, Family Movie Night, Parent's Night Out, Breakfast with Santa, Holiday Toy Drive, Movie Matinee, Holiday Light Tours, Holiday Musical Dance Extravaganza, and more. A brief summary of each event is provided below.

Tree Lighting Ceremony
Date/Time: Friday, December 5, 6:00 p.m. – 8:00 p.m.
Estimated Attendees: 600
The Tree Lighting Ceremony featured Santa Claus, refreshments, an inflatable slide, carolers, community partner booths, and the opportunity for families to enjoy snow. This annual tradition is designed to bring residents together for a festive kickoff to the holiday season.

Family Movie Night - *Elf*
Date/Time: Wednesday, December 10, doors opened at 6 p.m., movie began at 6:30 p.m.
Attendees: 20
This free event invited families to come dressed in cozy pajamas and bring their blankets for a movie night! Two local businesses sponsored the event and provided popcorn and cookies.

Parent's Night Out
Date/Time: Friday, December 12, 6:00 p.m. – 8:30 p.m.
Attendees: 29
Parents were able to get their holiday shopping done and let the Community Services staff watch the kids! Parent's Night Out is an event for ages 6-14 with music, inflatables, crafts, a movie, pizza, and games.

Breakfast with Santa
Date/Time: Saturday, December 13, 9:00 a.m. – 11:00 a.m.
Attendees: 190 (waitlist count: 68)
Families enjoyed a pancake breakfast, listened to a musical performance, took photos with Santa, and participated in holiday crafts. This event provided a warm and engaging atmosphere for children and families to celebrate the holidays. Due to the popularity of this event, staff is exploring options for two (2) seating times next year.

Holiday Toy Drive
Date/Time: Sunday, December 14, 4:00 p.m. – 7:00 p.m.
Attendees: 245 (50 families)
In partnership with Christ Community Church, the City hosted a Holiday Toy Drive to support Laguna Hills (students and residents) families in need. The event included photos with Santa, community information booths, crafts, carolers, dinner, and refreshments.

Holiday Musical Dance Extravaganza
Date/Time: Friday, December 19, 6:30 p.m. – 9:00 p.m.
Attendees: 133
The Holiday Dance Extravaganza showcased local singers and dancers in a festive performance. Guests enjoyed dinner from Villa Roma along with holiday entertainment, creating a unique opportunity for the community to celebrate the arts during the holiday season. The event included the following performers: OCSA Ballroom Conservatory, OCSA Classical Conservatory, Pacific Ballet Conservatory, The Space, and Fred Astaire Dance Studios.

Movie Matinee - *Miracle on 34th Street*
Date/Time: Monday, December 15, doors open at 11:30, movie begins at 12:00 p.m.
Attendees: 3
Seniors were invited to bring their lunch and enjoy refreshments for an afternoon showing. Saddleback College Emeritus Institute hosted a booth to help attendees enroll in Spring semester classes as well.

Additional Holiday Celebrations

The Community Services Team also facilitated the following:

- Holiday Light Tours (12/17 and 12/23 – 13 total attendees)
- Wishing Tree
- Hot chocolate and tea in the lobby
- Felt Wreath Workshop (in partnership with the OC Public Libraries – Laguna Hills Technology Library) – estimated 30 attendees
- Holiday Light Map

Fiscal Impact:

The budget for the Holiday Event Series is $21,500 and expenses are estimated to be $26,773 pending final invoices. Revenue for the event series totaled $6,254.

Parent's Night Out is classified and budgeted to Special Events – Program Services 310-695500. This account is budgeted for $39,000 and Parent's Night Out cost a total of $1,867. Revenue for Parent's Night Out totaled $450.

Expenses to Holiday Event Series 310-695510 are estimated to be $26,773.

Tree Lighting Ceremony	$8,784
Breakfast with Santa	$5,276
Holiday Toy Drive	$215
Holiday Musical Dance Extravaganza	$12,120
Additional events	$378

Estimated Staff Costs: $6,240

Revenues are as follows:

Breakfast with Santa	$2,370
Holiday Light Tour	$170
Parent's Night Out	$450
Holiday Musical Dance Extravaganza	$2,764
Sponsorships	$500

Estimated final totals are as follows:

Expenses	$26,773
Revenue	$6,254
Net cost	$20,519
Staff costs	$6,240
Net cost including staff time	$26,759

Attachments:

None

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
To: Mayor and Council Members
From: Holland Gannon, Community Services Director
Issue: 2026 4th of July Fireworks Agreement

Recommendation: That the City Council approve the Fireworks Display Agreement between Garden State Fireworks ("GSF") and the City of Laguna Hills for 2026 and authorize the City Manager to execute the Agreement.

Background:

In accordance with the City's purchasing ordinance (LHMC 3-08.110(L), subsections (10) and (11)), contracts for recreation and entertainment services are exempt from the informal procurement procedures outlined in Section 3-08.080. After a well-received display from Garden State Fireworks in 2025, City-staff recommends using GSF for the 2026 display.

Fireworks Show Details:

- 600 × 3" Aerial Display Shells
- 260 × 4" Aerial Display Shells
- 1,500 effects/shots from Multi-Shot Cake Devices (ranging from 25 to 665 shots
- each)
- Duration: Approximately 18–20 minutes
- Cost: $55,395.

Staff recommends that the City Council approve the proposed agreement and authorize the City Manager to execute the agreement with Garden State Fireworks for the 2026 fireworks display (Attachment 1).

Fiscal Impact:

The cost for the fireworks display is $55,395.

Attachments:

1. Proposed Fireworks Display Agreement

FIREWORKS DISPLAY AGREEMENT
Garden State Fireworks, Inc.

THIS FIREWORKS DISPLAY AGREEMENT (the "Agreement") is made, entered into, and effective this____day of January 2026, by and between the CITY OF LAGUNA HILLS, a California general law city organized and existing under the laws of the State of California ("City"), and GARDEN STATE FIREWORKS, INC. ("GSF").

RECITALS

A. GSF designs, produces, and conducts public fireworks displays; and

B. City desires to engage GSF to design, produce and perform a public fireworks display on July 4, 2026, pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the terms, conditions, and covenants contained herein, both parties hereto do mutually agree as follows.

AGREEMENT

1. Engagement. City hereby engages GSF to provide to City one public fireworks display ("Display"), and GSF accepts such engagement upon all of the promises, terms and conditions hereinafter set forth.

1.1 GSF Duties. GSF shall provide all pyrotechnic equipment, trained pyrotechnicians, shipping, pyrotechnic products, application for specific pyrotechnic permits (the cost of which, including standby fees, shall be paid by City) relating to the Display, and insurance covering the Display. Subject to Paragraph 18, GSF shall provide the Display in substantial conformance with the duration, quantities and format outlined in the "Independence Day" Scope of Work, a copy of which is attached hereto as Exhibit "A" and is incorporated herein by this reference and made a part of this Agreement as though set forth fully herein. In the event of any inconsistency between the terms contained in Exhibit "A" and the terms set forth in the main body of this Agreement, the terms set forth in the main body of this Agreement shall govern.

1.2 City Duties. City shall provide the Site, as defined in Paragraph 2, for the discharge of the Display, access to the Site, security for the Site as set forth in Paragraph 11, and any authorization necessary for GSF to utilize the Site for the Display.

1.3 GSF Performance. As a material inducement to the City entering into this Agreement, GSF acknowledges and understands that the Display contracted for under this Agreement requires specialized skills and abilities and that, consistent with this understanding, GSF represents and warrants that it shall conduct the Display and perform all related services and work under this Agreement in a skillful and competent manner, and that it shall be held to a standard of quality and performance prevalent in the pyrotechnic industry for such Display service and work and with the standards recognized as being employed by contractors in the pyrotechnic field in the

State of California. GSF further represents and warrants that it is skilled in the field of public fireworks displays and that it holds the necessary skills and abilities to satisfy the standard of quality and performance as set forth in this Agreement. GSF further represents and warrants that it and all of its employees and subcontractors, if approved, providing services under this Agreement shall have sufficient skill and experience to perform the Display services and work assigned to them. All Display services and work shall be completed to the reasonable satisfaction of the City.

1.4 Term. This Agreement shall commence upon the effective date of this Agreement and continue in full force and effect until completion of all Display services and work.

2. Time and Place. The Display shall take place on July 4, 2026 ("Scheduled Date"), at approximately 9:00 p.m. ("Scheduled Time"), at the Laguna Hills High School located at 25401 Paseo de Valencia, Laguna Hills, CA, between the Tennis Court and Baseball Field, which is adjacent to the Laguna Hills Community Center located at 25555 Alicia Parkway, Laguna Hills, CA ("Site"). The Display will be under the direct supervision and control of a lead GSF pyrotechnician as set forth in Paragraph 3. It is agreed that GSF shall be the exclusive fireworks supplier and producer for the Display contracted for herein. City reserves the right to determine the actual start and stop time of the Display.

3. Lead Pyrotechnician.

3.1 Experience. The Display shall be conducted by and discharged under the direct supervision and control of a lead GSF pyrotechnician that: (i) has a minimum of three years of experience providing public fireworks displays; and/or (ii) has successfully provided no less than ten public fireworks displays.

3.2 Verification of Credentials. GSF shall furnish City with the name of the lead GSF pyrotechnician responsible for the Display, a copy of his/her Basic Commercial or Special Effects 1st Class License, and a written summary of his/her prior experience and credentials. GSF shall provide the documentation required by this Paragraph to the City by no later than May 24, 2026.

4. Fees, Interest, and Expenses.

4.1 Fee. City agrees to pay GSF a fee of $55,395 (Fifty Five Thousand Three Hundred Ninety Five Dollars) ("Display Fee") for the Display. City shall pay to GSF $27,697.50 (Twenty Seven Thousand Six Hundred Ninety Seven Dollars and Fifty Cents) of the Display Fee as a deposit ("Deposit") upon execution of this Agreement by both parties and not later than March 1, 2026. Except as otherwise provided below, the balance of the Display Fee shall be paid by City no later than July 17, 2026.

4.2 Interest. In the event that the Display Fee is not paid in a timely manner, City will be responsible for the payment of 1.5% interest per month or 18% annually on the unpaid balance.

4.3 Expenses. GSF shall pay all normal expenses directly related to the Display including, but not limited to, freight, insurance as set forth herein, pyrotechnic products, pyrotechnic equipment, experienced pyrotechnic personnel to set up and discharge the pyrotechnics, and those additional items outlined as GSF's responsibility under this Agreement. City shall pay all costs related to the Display not supplied by GSF including, but not limited to, all

governmental fees and taxes, including sales, use, excise, license, permit, entertainment, or other fees, taxes or surcharges imposed or otherwise applied to the Display.

5. **Force Majeure.** City agrees to partially assume the risks of weather, strike, civil unrest, terrorism, military action, governmental action, epidemic, pandemic and quarantine restrictions, and other causes beyond the control of GSF, which may prevent the Display from being safely discharged on the Scheduled Date. If, for any such reason, GSF is not reasonably able to safely discharge the Display on the Scheduled Date, City may: (i) reschedule the Display on a mutually agreed upon date occurring no later than September 9, 2026 and pay to GSF the balance of the Display Fee within 15 business days of completion of the rescheduled Display; or (ii) cancel the Display, forfeit the Deposit, and be relieved of any obligation to pay to GSF the balance of the Display Fee.

6. **Rescheduling.** City shall have the option to reschedule the Display at any time prior to the Scheduled Date to a mutually agreeable date. Except as provided otherwise in Paragraph 5, if City elects to reschedule the Display, it shall pay to GSF the balance of the Display Fee within 15 business days of completion of the rescheduled Display plus: (i) 5% of the Display Fee, or $2,769.75 (Two Thousand Seven Hundred Sixty Nine Dollars and Seventy Five Cents), if the City notifies GSF of the request to reschedule before 12:00 a.m. on July 3, 2026; or (ii) 15% of the Display Fee, or $8,309.25 (Eight Thousand Three Hundred Nine Dollars and Twenty Five Cents), if the City notifies GSF of the request to reschedule on or after 12:00 a.m. on July 3, 2026. The Display shall be rescheduled on a mutually agreed upon date occurring no later than September 9, 2026.

7. **Right to Cancel, Substantial Delay or Postponement.**

7.1 Right to Cancel. City shall have the option to unilaterally cancel the Display at any time prior to the Scheduled Date. If City elects to cancel the Display prior to the Scheduled Date for any reason other than force majeure pursuant to Paragraph 5, or other than GSF's inability to perform as a result of operator error, or other than malfunction or failure of pyrotechnic equipment or materials as provided in Paragraph 7.2(C), or other than GSF's failure to fulfill its obligations under this Agreement, GSF shall retain the Deposit, and the City shall pay to GSF as liquidated damages: (i) 50% of the balance of the Display Fee, or $13,848.75 (Thirteen Thousand Eight Hundred Fourty Eight Dollars and Seventy Five Cents), if the City notifies GSF of the cancellation at least 30 days prior to the Scheduled Date; (ii) 75% of the balance of the Display Fee, or $20,773.13 (Twenty Thousand Seven Hundred Seventy Three Dollars and Thirteen Cents), if the City notifies GSF of the cancellation 15 to 29 days prior to the Scheduled Date; or (iii) 100% of the balance of the Display Fee, or $27,697.50 (Twenty Seven Thousand Six Hundred Ninety Seven Dollars and Fifty Cents), if the City notifies GSF of the cancellation less than 15 days prior to the Scheduled Date.

7.2 Substantial Delay or Postponement. Both parties agree that the City will suffer damages as a result of any substantial delay or postponement of the Display resulting from operator error, or malfunction or failure of the pyrotechnic equipment or materials, and therefore agree to the following liquidated damages provisions:

A. If GSF, as a result of operator error, or malfunction or failure of the pyrotechnic equipment or materials, is unable to start the Display within 5 to 15 minutes after the

Scheduled Time, or if at any time after the Display has begun and is underway, there is/are a gap(s) or break(s) in the program lasting 2 to 5 minutes in total, GSF shall pay to the City as liquidated damages 20% of the Display Fee, or $11,079 (Eleven Thousand Seventy Nine Dollars).

B. If GSF, as a result of operator error, or malfunction or failure of the pyrotechnic equipment or materials, is unable to start the Display more than 15 to 30 minutes after the Scheduled Time, or if at any time after the Display has begun and is underway, there is/are a gap(s) or break(s) in the program lasting more than 5 to 15 minutes in total, GSF shall pay to the City as liquidated damages 40% of the Display Fee, or $22,158 (Twenty Two Thousand One Hundred Fifty Eight Dollars).

C. If GSF, as a result of operator error, or malfunction or failure of the pyrotechnic equipment or materials, is unable to start the Display for more than 30 minutes after the Scheduled Time, or at any time after the Display has begun and is underway, there is/are a gap(s) or break(s) in the program lasting more than 15 minutes in total, the City, in its sole discretion, may cancel the Display without incurring any liability for payment to GSF and without any obligation to reschedule the Display. In either event, it is expressly agreed that GSF shall pay to the City as liquidated damages 50% of the Display Fee, or $27,697.50 (Twenty Seven Thousand Six Hundred Ninety Seven Dollars and Fifty Cents) with no further payment being owed by either GSF or City.

8. Notice of Rescheduling or Cancellation.

8.1 Notice Prior to Scheduled Date. In the event that the City elects to reschedule or cancel the Display prior to the Scheduled Date, the City shall communicate its decision to August Santore of GSF at info@gardenstatefireworks.com and/or by phone to (800) 999-0912.

8.2 Notice on Scheduled Date. In the event that the City elects to reschedule or cancel the Display on the Scheduled Date, the City shall communicate its decision to August Santore of GSF at info@gardenstatefireworks.com and/or by phone to (800) 999-0912.

8.3 In addition, the City shall inform the lead GSF pyrotechnician onsite of its decision as appropriate.

9. City Contract Officer. The City Manager, or his/her designee, shall be solely authorized to make decisions concerning this Agreement and the Display including, but not limited to, requests to reschedule or cancel the Display.

10. Safety. GSF shall comply with applicable federal, state and local laws and regulations and employ safety policies and procedures, programs, protocols and other measures consistent with recognized applicable industry standards and practices. At all times before and during the Display, it shall be within GSF's sole discretion and control to determine whether or not the Display may be safely discharged or continued. It shall not constitute a breach of this Agreement by GSF to determine that the Display cannot be discharged or continued as a result of any conditions or circumstances affecting safety beyond the reasonable control of GSF. Conditions or circumstances resulting from operator error, or malfunction or failure of the pyrotechnic equipment or materials shall not be deemed "beyond the reasonable control of GSF" for purposes of this Paragraph and shall remain subject to the liquidated damages provisions set forth in Paragraph 7.2.

11. **Security.** City shall provide and maintain sufficient security personnel, barricades, and police services before, during and after the Display until the lead GSF pyrotechnician declares the Site clear. The City shall also provide and maintain a shell casing fallout area clear of any buildings, cars and spectators with a minimum 450-foot radius, or as may otherwise be specified by the current edition of *National Firework Protection Association 1123: Code for Fireworks Display* ("NFPA 1123"), as a Fire Safety Zone ("FSZ") from the time the fireworks are delivered to the Site until the lead GSF pyrotechnician declares the Site clear. The approximate location and scope of the FSZ is depicted in Exhibit "B" attached hereto. It is understood and agreed that GSF will cease the discharge of all fireworks due to any security breach of the FSZ. GSF shall not be responsible for personal injury, vehicle or property damage occurring within the FSZ as a result of the City's failure to maintain the 450-foot radius FSZ clear of any buildings, cars, or spectators. Furthermore, City shall be responsible for any property damage to the Laguna Hills High School Tennis Court, Baseball Field, Track and/or Football Field solely within the FSZ caused by ordinary fallout from the Display. City acknowledges and agrees that GSF's responsibilities are limited to the Display and that GSF is relying on City to maintain the aforementioned FSZ and to comply with all Federal, State, and local laws, orders, regulations and ordinances pertaining to the implementation of any and all security measures at the FSZ. Any inspections of the FSZ by or on behalf of City made during setup of the Display shall be in accordance with the current edition of NFPA 1123, and under the direct supervision of the lead GSF pyrotechnician. Any such inspection shall not interfere with the safety of the setup, discharge, or disassembly of the Display. The lead GSF pyrotechnician may, at his/her sole discretion, cancel any inspection that in his/her opinion may compromise the safety of the setup, discharge, or disassembly of the Display.

12. **Continuity.** GSF shall establish Display "continuity" (i.e., test and confirm the functionality of electrically fired pyrotechnic lines, channels and circuits) by no later than 7:00 p.m. on the Scheduled Date, or no less than two hours prior to the Scheduled Time as such time may be modified by the City.

13. **Contract Subject to Government Regulation.** This Agreement and GSF's obligations and GSF's performance hereunder are subject to all applicable Federal, State, and local laws, rules, ordinances, regulations and codes, now or hereinafter in effect, and to the conditions and limitations contained in any necessary permits, as set forth in Paragraph 14 ("Display Permits"). In the event any Federal, State, or local law, rule, regulation or ordinance shall be enacted which in any way prohibits, limits or restricts the sale, performance or operation of the exhibition of the Display or in the event the Display Permits in any way limit or restrict the sale, performance or operation of said exhibition, GSF shall limit or restrict its performance of the Display so as to comply with such law, rule, regulation or ordinance or limitation or restriction of Display Permits. The City acknowledges that any such limit or restriction placed on the performance or operation of the Display shall in no way result in or entitle City to a reduction or abatement in the full contract price.

14. **Permits.** GSF agrees to apply for permits for the firing of pyrotechnics from the Orange County Fire Authority, and if required, the FAA. The City shall be responsible for any fees associated with these permits, including standby fees. The City shall be responsible for obtaining any other necessary permits, paying associated fees, and making other appropriate arrangements

for police services, other fire departments, road closures, event/activity or land use permits or any permission or permit required by any local, regional, state or federal government.

15. **Cleanup.** GSF shall be responsible for the removal of all Display equipment and any live pyrotechnics from the Site. The City shall be responsible for cleaning the Site and FSZ.

16. **Insurance and Indemnification.**

16.1 Insurance. GSF shall procure and maintain, at its sole cost and expense, and submit concurrently with its execution of this Agreement, in a form and content satisfactory to City, public liability and property damage insurance against any and all claims for injuries against persons or damages to property resulting from GSF's performance under this Agreement. GSF shall also carry workers' compensation insurance in accordance with California workers' compensation laws. Such insurance shall be kept in full force and effect during the term of this Agreement, including any extension thereof, and shall not be cancelable without thirty (30) days written notice to City of any proposed cancellation. Certificates of insurance evidencing the foregoing and designating the City and the Saddleback Valley Unified School District, their elected and appointed officials and officers, employees, agents, and volunteers if volunteers' names are provided fourteen days prior to the event date. as additional insureds by original endorsement shall be delivered to and approved by City prior to commencement of services. The procuring of such insurance and the delivery of policies, certificates, and endorsements evidencing the same shall not be construed as a limitation of GSF's obligation to indemnify City and the Saddleback Valley Unified School District, their elected and appointed officials and officers, agents, employees, and volunteers if volunteers' names are provided fourteen days prior to the event date.

16.1.1 Minimum Scope of Insurance. The minimum amount of insurance required hereunder shall be as follows:

A. Comprehensive general liability and personal injury with limits as shown in the Certificate of insurance attached hereto as Exhibit "C." The commercial general liability policy shall name the City of Laguna Hills and the Saddleback Valley Unified School District as additional insureds;

B. Automobile liability insurance with of at least one million dollars ($1,000,000.00) per occurrence;

C. Workers' compensation insurance in the statutory amount as required by the State of California, and Employer's Liability Insurance with limits of at least one million dollars ($1,000,000.00) per accident for bodily injury or disease.

For any claims related to this Agreement arising out of the operations of GSF, GSF's insurance coverage shall be primary insurance as respects City and the Saddleback Valley Unified School District, and their respective elected and appointed officials and officers, employees, agents, and volunteers if volunteers' names are provided fourteen days prior to the event date. Any insurance or self-insurance maintained by City or the Saddleback Valley Unified School District and their respective elected officials, officers, employees, agents, and volunteers if the volunteers' names are provided fourteen days prior to the event date shall be in excess of GSF's insurance and shall not contribute with it. For workers' compensation and employer's liability insurance only,

the insurer shall waive all rights of subrogation and contribution it may have against City, its elected and appointed officials and officers, employees, agents, and volunteers if the volunteers' names are provided fourteen days prior to the event date.

16.1.2 Sufficiency of Insurers. Insurance required herein 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 Eligible Surplus Lines Insurers (LESLI), 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.

16.1.3 Verification of Coverage. GSF shall furnish City with both certificates of insurance and original endorsements, including additional insured endorsements, effecting all of the coverages required by this Agreement. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All proof of insurance is to be received and approved by the City by no later than May 31, 2026. City reserves the right to require GSF's insurers to provide complete, certified copies of all required insurance policies at any time. Additional insured endorsements are not required for workers' compensation policies.

16.1.4 Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City and the Saddleback Valley Unified School District, their elected officials, officers, employees, agents, and volunteers if the volunteers' names are provided fourteen days prior to the event date; or, GSF shall procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

16.1.5 Separation of Insureds; No Special Limitations. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City and the Saddleback Valley Unified School District, their directors, officials, officers, employees, agents, and volunteers if the volunteers' names are provided fourteen days prior to the event date.

16.2 Indemnification. To the fullest extent permitted by law, GSF shall defend (at GSF's sole cost and expense with legal counsel reasonably acceptable to the City), indemnify, protect, and hold harmless City and the Saddleback Valley Unified School District, their elected and appointed officials, officers, directors, employees, agents, and volunteers if the volunteers' names are provided fourteen days prior to the event date, (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 (GSF's employees included), for damage to property, including property owned by City and the Saddleback Valley Unified School District, or from any violation of any federal, state, or local law or ordinance, which Claims arise out of, pertain to, or are related to GSF's performance under this Agreement. Under no circumstances shall the insurance requirements and limits set forth in this Agreement be construed to limit GSF's indemnification obligation or other liability hereunder.

17. Attorney 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 attorney fees, expert consultant fees, court costs and all fees, costs, and expenses incurred in any appeal or in collection of any judgment entered in such proceeding.

18. **Substitutions.** GSF shall have the right, at its discretion, to substitute any fireworks it deems necessary provided same does not detract from the aesthetic value or quality of the Display. This includes, but is not limited to, shell sizes, quantities, types and brand names. Any substitutions shall in no way result in or entitle City to a reduction or abatement of the full contract price.

19. **California Law.** This Agreement shall be construed and interpreted both as to validity and 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 GSF covenants and agrees to submit to the personal jurisdiction of such court in the event of such action.

20. **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, and may not be changed, modified, renewed or extended except by a written agreement, signed by both parties.

21. **Severability.** In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement shall be declared invalid or unenforceable by valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement, which shall be interpreted to carry out the intent of the parties hereunder

22. **Amendment.** This Agreement may be amended at any time by the mutual consent of the parties by an instrument in writing.

23. **Prohibition Against Subcontracting or Assignments.** The experience, knowledge, capability, expertise, and reputation of GSF, its principals and employees, were a substantial inducement for City to enter into this Agreement. Therefore, GSF 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. GSF shall not contract with any other entity to perform the Display service and work required without prior written consent of City. If GSF is permitted to subcontract any part of this Agreement by City, GSF 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 approved GSF subcontractor and City.

24. **Independent Contractor.**

A. The legal relationship between the parties is that of an independent contractor, and nothing herein shall be deemed to make GSF a City employee. During the

performance of this Agreement, GSF and its officers, employees, and agents shall act in an independent capacity and shall not act as City officers or employees. The personnel performing the Display services under this Agreement on behalf of GSF shall at all times be under GSF's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of GSF or any of its officers, employees, or agents, except as set forth in this Agreement. GSF, its officers, employees, or agents shall not maintain an office or any other type of fixed business location at City's offices. City shall have no voice in the selection, discharge, supervision, or control of GSF's employees, servants, representatives, or agents, or in fixing their number, compensation, or hours of service. GSF shall pay all wages, salaries, and other amounts due its employees in connection with 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 GSF in its business or otherwise a joint venturer or a member of any joint enterprise with GSF.

B. GSF 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 GSF, its officers, employees, or agents in connection with any performance under this Agreement. Except for professional fees paid to GSF as provided for in this Agreement, City shall not pay salaries, wages, or other compensation to GSF for the performance of the Display services and work under this Agreement. City shall not be liable for compensation or indemnification to GSF, its officers, employees, or agents, for injury or sickness arising out of performing the Display services and work hereunder. If for any reason any court or governmental agency determines that the City has financial obligations, other than pursuant to Section 4 herein of any nature relating to salary, taxes, or benefits of GSF's officers, employees, servants, representatives, subcontractors, or agents, GSF shall indemnify City for all such financial obligations.

25. **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.

26. **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.

27. **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.

28. **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.

29. **Third Party Beneficiary.** Except as may be expressly provided for herein, 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.

30. **Notice.** Except as set forth in Paragraph 8, any notice, request, demand, direction, or other communication 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. Any notice or other communication sent by facsimile must be confirmed within forty-eight (48) hours by letter mailed or delivered. Other forms of electronic transmission such as e-mails, text messages, instant messages are not acceptable manners of notice required hereunder. Notices or other communications shall be addressed as follows:

To City:	To Garden State Fireworks, Inc.:
City of Laguna Hills	Garden State Fireworks
Attention: City Manager	Attention: August Santore, CEO
24035 El Toro Road	383 Carlton Road
Laguna Hills, CA 92653	Millington, NJ 07946
Telephone: (949) 707-2600	Telephone: (800) 999-0912
facsimile: (949) 707-2614	facsimile: (908) 647-6258

31. **Binding Effect.** This Agreement shall not be binding on either party until executed by both City and GSF.

32. **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.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates stated below.

"CITY"
City of Laguna Hills

Date:_____ By: _____

Bob Wingenroth,
City Manager

APPROVED AS TO FORM:

By: _____
Gregory E. Simonian,
City Attorney

ATTEST

By: _____
Jennifer Lee,
City Clerk

"GSF"
Garden State Fireworks, Inc.

Date: 1/14/26

By : August N. Santore
August Santore, CEO

Exhibit A

Scope of Work

for

City of Laguna Hills

2026 Fourth of July Celebration

EXHIBIT A

SCOPE OF WORK

Garden State Fireworks Inc. will produce a fireworks display for the City of Laguna Hills on July 4, 2026 in accordance with the terms of the contract and this scope of work.

- Garden State Fireworks will provide an experienced production team with a lead operator who possesses the required California pyrotechnics license.
- Garden State Fireworks will provide all necessary equipment and fireworks for the display.
- Garden State Fireworks will provide required insurance, naming the City as additional insureds.
- Production of an 18 to 20-minute computer fired musically choreographed fireworks display utilizing state of the art computer firing systems.
- Production of a soundtrack with a mix of popular and patriotic music. (The city must provide a means for playing the soundtrack. Garden State will email a sound file for the city's sound provider to play.)
- The City must ensure the 450' fallout zone is secured during the firing of the display and during the cooldown phase following the display.
- Requested Production Schedule:
  July 2nd: Equipment set up (No Live Fireworks on Site)
  July 3rd: Load Live Fireworks July 3, 2026 (City to Secure Fireworks Overnight)
  July 4th: Finalize Display Preparation and Fire display on July 4th.
  Post Display: Following 15 minute cooldown begin equipment clean up and launch site area.
  July 5: Inspect area and finalize any load out.
- Production will include a minimum of:
  600 – 3" Aerial Display Shells
  260 – 4" Aerial Display Shells
  1,500 – 1" to 2" effects/shots from Multi-shot Cake Devices ranging from 25 to 665 shots per device.
  Effects will include a wide range of our library of effects selected to best interpret the final soundtrack.

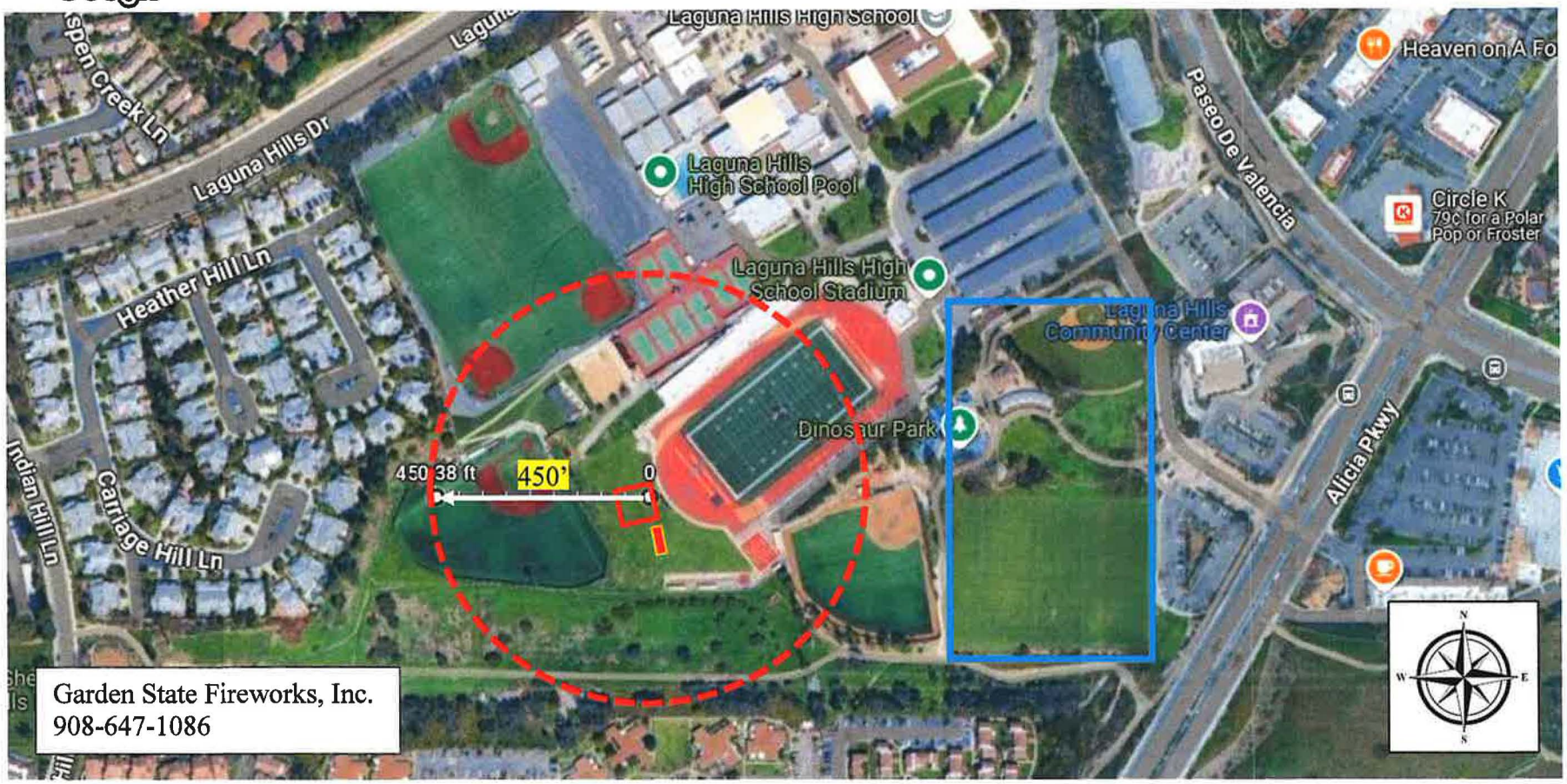
Exhibit B

Approximate Fire Safety Zone

for

City of Laguna Hills

2026 Fourth of July Celebration



Laguna Hills, CA Fireworks Display Site Plan

25401 Paseo de Valencia, Laguna Hills, CA 92653

Display Launch Site Latitude/Longitude: 33°35'27.6"N 117°42'15.8"W

= Launch Location

= 450' Fallout Zone

= Audience Location

= 1" – 2" Multi-shot Devices (200' Fallout Zone)

Maximum size display shell - 4" aerial display shells. Minimum fallout radius for 4" display shells is 400'.

Exhibit C

Certificate of Insurance

for

City of Laguna Hills

2026 Fourth of July Celebration

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
To: Mayor and Council Members
From: Joe Ames, Assistant City Manager
Issue: Award of Professional Services Agreement to Advantec Consulting Engineers, Inc. for Regional Traffic Signal Synchronization Program for Avenida de la Carlota Corridor Project, CIP 168-N

Recommendation: That the City Council: 1. Award a Professional Services Agreement to Advantec Consulting Engineers, Inc. for Regional Traffic Signal Synchronization Program for Avenida de la Carlota Corridor Project in the amount of $146,500.00, and
2. Authorize the City Manager to execute the Agreement.

Background:

The City of Laguna Hills was awarded funding through the Orange County Transportation Authority's (OCTA) FY2025/2026 Project P – Regional Traffic Signal Synchronization Program. The grant-funded project proposed to upgrade and synchronize 8 signalized intersections along Avenida de la Carlota from Lake Forest Drive to Los Alisos Boulevard. These improvements will include construction to provide new and updated traffic signal-related equipment including new traffic signal controllers, CCTV and fiber optic communication network to the Traffic Management Center.

The Regional Traffic Signal Synchronization Program – Avenida de la Carlota Corridor Project (CIP No. 168-N) is included in the City's FY2025-2026 Capital Improvement Program as a regional initiative focused on traffic signal coordination and corridor efficiency.

The first step in implementing this project is to award an agreement for project design services. To initiate project development, City staff issued a Request for Proposals (RFP)

on September 9, 2025 for project design services. Five firms submitted proposals by the October 30, 2025 deadline. The corresponding fee schedules were submitted in separate sealed envelopes. A list of firms that submitted proposals in response to each of the RFPs is as follows:

ADVANTEC Consulting Engineers Inc.
AGA Engineers, Inc.
Iteris, Inc.
Kimley-Horn & Associates, Inc.
Minagar & Associates, Inc.

Pursuant to Laguna Hills Municipal Code (LHMC) Section 3-08.150 (Professional Services Contracts), the City must select consultants based on demonstrated competence and professional qualifications rather than cost alone.

Section 3-08.150 reads in relevant part as follows:"…[S]election by the city for professional services in areas including but not limited to private architectural, landscape architectural, engineering, environmental, land surveying, construction project management, management and administration, financial, accounting, auditing, actuarial, economics, and/or development and planning, which involve the exercise of discretion and independent judgment together with an advanced or specialized knowledge, expertise, training, or unique skills gained by formal studies or experience, shall be on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, and shall not be awarded solely on the basis of cost. In order to implement this method of selection, the City Manager shall promulgate administrative regulations concerning contracting for professional services to ensure that such services are engaged on the basis of demonstrated competence and qualifications for the types of services to be performed and at fair and reasonable prices to the city. In accordance with state law, the city shall consider price after the city is satisfied that the would-be person, company, corporation, contractor, consultant, or firm has demonstrated the competence and professional qualifications necessary for the satisfactory performance of the services required." (Emphasis added.)

In accordance with this requirement, City's project team evaluated all proposals using a qualifications-based selection process consistent with the City's procurement procedures. As part of this process, the City also conducted interviews with the two highest-ranked firms to further assess their capabilities and experience.

The RFP evaluation process applied the following selection criteria:

1. Experience of the firm, particularly of staff assigned to provide the requested services
2. Demonstrated understanding of the service needs outlined in this RFP
3. Successful delivery of similar services
4. Location of firm and availability of staff assigned to City
5. Quality of references
6. Content, quality, completeness and form of submitted proposal
7. Interviews
8. Proposed cost of services (considered after selection of best qualified firms)

Based on this evaluation, Advantec Consulting Engineers, Inc. was identified as the most qualified consultant to provide the design engineering, traffic systems integration, and technical support services necessary to complete both the Primary Implementation (PI) and Operations and Maintenance (O&M) phases of the project.

City staff recommend City Council award a Professional Services Agreement to Advantec Consulting Engineers, Inc. in the amount of $146,500 for engineering design, traffic signal timing services, and technical support related to the Regional Traffic Signal Synchronization Program – Avenida de la Carlota Corridor Project.

This project is a traditional design-bid-build project. Therefore, the infrastructure design plans are expected to be complete by the middle of 2026 to allow for the start of construction in late 2026. Implementation of the new traffic signal improvements and timing will follow to close out the Project Implementation Phase by April 2027. The two-year O&M phase will commence with the completion of the first phase.

Fiscal Impact:

The grant budget allocated for professional engineering support services for Project Implementation (PI) the design, traffic system integration, and 2-year Operation Maintenance (OM) phases of this project is $151,126.00. The proposed Professional Services Agreement with Advantec Consulting Engineers, Inc. in the amount of $146,500.00 is within this approved budget.

Total estimated project cost is $749,995.02 and includes the planned traffic signal infrastructure improvements which will be bid out once the design plans are complete. OCTA's Project P grand will fund up to 80% of the total estimated project cost, or $599,996.02. The remaining 20% of $149,999.00 will be paid by the City.

The City of Laguna Hills cash contribution has been budgeted for in the FY2025-2026 Biennial Capital Improvement Program with funding coming from Coastal Area Road Improvements and Traffic Signals (CARITS) funds on deposit with the City, paid by project developers over time, and which are required to be spent on roadway improvements and traffic signal improvements.

Attachments:

1. Proposed Professional Services Agreement
2. Project Map Limits

PROFESSIONAL SERVICES AGREEMENT
Advantec Consulting Engineers, Inc.
Regional Traffic Signal Synchronization Program for
Avenida De La Carlota Corridor Project

THIS PROFESSIONAL SERVICES AGREEMENT (hereinafter "Agreement") is made and entered into, to be effective the 27th day of January 2026, 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 ADVANTEC CONSULTING ENGINEERS, 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 professional services of a qualified multidiscipline civil engineering firm specializing in municipal traffic and transportation engineering, with specialized expertise with multijurisdictional traffic signal coordination and the Regional Traffic Signal Synchronization Program (RTSSP), to provide the City with traffic engineering consulting services to develop and optimize signal synchronization timing of the traffic signals along the Avenida De La Carlota Corridor Project (the "Project").

B. In response to City's Request for Proposals (RFP), Consultant has submitted to City a proposal, dated October 30, 2025, to provide the City with professional civil engineering and traffic engineering consulting services for the Project pursuant to the terms of this Agreement.

C. Consultant represents and maintains that it is uniquely qualified by virtue of its experience, training, education, reputation, and technical expertise to provide the professional civil engineering and traffic engineering consulting services to City for the Project and has agreed to provide such consulting services as provided herein. City does not have the personnel, training, certification, specialized equipment, or technical expertise necessary to perform the work and services contracted for herein.

D. City desires to retain Consultant to provide such professional consulting services 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 professional civil engineering and traffic engineering consulting services for the Project as set forth in the

Consultant's Proposal/Scope of Work, dated October 30, 2025, and as set forth in City's Request for Proposal/Project Specifications, which are both attached hereto as Exhibit "A" and Exhibit "B" respectively and are 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 professionals in the same discipline in the State of California. Consultant represents and warrants that it is skilled in the professional 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 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; (2) the Consultant's signed, original Proposal/Scope of Work dated October 30, 2025 submitted to City ("Consultant's Proposal"), and (3) City's Request for Proposals/Project Specifications, which shall all three be referred to collectively hereinafter as the "Contract Documents." The Consultant's Proposal is attached hereto as Exhibit "A" and the City's Request for Proposals/Project Specifications is attached hereto as Exhibit "B" and are both hereby incorporated by reference and 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; (2nd) terms, conditions, provisions and project requirements set forth in the City's Request for Proposals/Project Specifications (Exhibit "B"); and (3rd) the provisions of the Consultant's Proposal (Exhibit "A").

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 elected and appointed 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 elected and appointed 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. If the Services involve work upon any site, Consultant represents and maintains that Consultant 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 Consultant discover any latent or unknown conditions that will materially affect the performance of the Services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the City.

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 the Consultant's Proposal/Scope of Services (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 professional 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 One Hundred Sixty Thousand Dollars ($160,000.00) (hereinafter referred to as the "Maximum Contract Amount"). The method of compensation shall be as set forth in Exhibit "A". The Maximum Contract Amount shall include the attendance of Consultant at all Project meetings deemed reasonably necessary by the City. Consultant shall not be entitled to any increase in the Maximum Contract Amount for attending these meetings. 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 *Intentionally omitted.*

2.4 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.

2.5 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 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, or on each task order, if applicable, 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 upon the effective date of this Agreement and shall continue in full force and effect for a period of three (3) years, commencing on January 28, 2026, and ending on January 27, 2029, unless extended by mutual written agreement of the Parties.

3.5 Task Orders. Consultant 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, Consultant 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 Consultant. Moreover, execution of this Agreement by the City shall not entitle Consultant to any form of payment or compensation from the City without City first having issued a project task order.

3.6 Notice to Proceed. Consultant understands and hereby agrees and acknowledges that the start date of the Preliminary Investigation (PI) Phase and Operations and Maintenance (O&M) Phase of the Project shall be solely based on the date of the Notice to Proceed issued in advance by the City. The City will issue a separate Notice to Proceed for each phase of Work.

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 to make all decisions in connection therewith: **Carlos A. Ortiz, Chief Executive Officer/Principal**. 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. 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 Consultant, 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 Consultant or any surety of Consultant from any liability hereunder without the express written consent of City.

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 Services 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 as required by law 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 owned, 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.

D. Professional Liability (Errors & Omissions) Insurance. Consultant shall obtain and maintain in full force and effect throughout the term of this Agreement, a policy of Professional Liability or Errors and Omissions Insurance appropriate to Consultant's profession with limits of at least two million dollars ($2,000,000.00). Covered professional services shall specifically include all Work or Services to be performed under the Agreement and delete any exclusions that may potentially affect the Work or Services to be performed under this Agreement.

1. *Intentionally omitted*.

2. If the policy of insurance is written on a "claims-made" basis, the City may require that the policy be continued in full force and effect at all times during the term of this Agreement, and for a period of three (3) years from the date of the completion of the Work or Services provided hereunder. In the event of termination of the policy during this period, Consultant shall obtain continuing insurance coverage for the prior acts or omissions of Consultant during the course of performing the Work or Services under the terms of this Agreement. The coverage shall be evidenced by either a new policy evidencing no gap in coverage, or by obtaining separate extended "tail" coverage with the present or new carrier or other insurance arrangements providing for complete coverage, either of which shall be subject to the written approval by the City.

3. In the event the policy of insurance is written on an "occurrence" basis, the policy shall be continued in full force and effect during the term of this Agreement, or until completion of the Work or Services provided for in this Agreement, whichever is later. In the event of termination of the policy during this period, new coverage shall immediately be obtained to ensure coverage during the entire course of performing the Work or Services under the terms of this Agreement.

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 and hold the City, its elected and appointed officials, officers, employees, agents and volunteers, free and harmless from any and all claims, demands, orders, causes of action, costs, expenses, liabilities, losses, penalties, judgments, arbitration awards, settlements, damages or injuries of any kind, in law or in equity, including but not limited to property or persons, including wrongful death, (collectively "Claims") in any manner arising out of, pertaining to, related to, or incident to any alleged acts, errors or omissions, or willful misconduct of Consultant, its officers, directors, employees, subcontractors, consultants or agents, in connection with Consultant's performance under this Agreement, including without limitation the payment of all consequential damages, expert witness fees and attorneys' fees and other related costs and expenses. Notwithstanding the foregoing, to the extent that the Work or Services performed by Consultant are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant. 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. 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 the City.

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. Consultant 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, Consultant agrees that if Consultant 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 Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of such fact, circumstance, technique, or event and the estimated increased or decreased cost related thereto and, if Consultant 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 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. Consultant may retain copies of such documents for its own use. Consultant shall have an unrestricted right to use the concepts embodied therein. Consultant shall ensure that all of its subconsultants and subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom.

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 Default of Consultant.

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

B. If the City Manager, or City Manager's designee, determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall notify Consultant in writing of such default. Consultant shall have ten (10) days, or such longer period as City may designate, to cure the default by rendering satisfactory performance. In the event Consultant 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. Consultant 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.

C. If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 8.4(B), take over the work and prosecute the same to completion by contract or otherwise, and the Consultant 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 Consultant 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 Consultant shall not limit Consultant'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 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 Patent and Copyright Infringement.

A. To the fullest extent permitted by law, and in lieu of any other warranty by City or Consultant against patent or copyright infringement, statutory or otherwise, it is agreed that Consultant shall defend at its expense any claim or suit against City on account of any allegation that any item furnished under this Agreement, or the normal use or sale thereof arising out of the performance of this Agreement, infringes upon any presently existing U.S. letters patent or copyright and Consultant shall pay all costs and damages finally awarded in any such suit or claim, provided that Consultant is promptly notified in writing of the suit or claim and given authority, information and assistance at Consultant's expense for the defense of same, and provided such suit or claim arises out of, pertains to, or is related to the alleged negligence, recklessness or willful misconduct of Consultant. However, Consultant will not indemnify City if the suit or claim results from: (1) City's alteration of a deliverable, such that City's alteration of such deliverable created the infringement upon any presently existing U.S. letters patent or copyright; or (2) the use of a deliverable in combination with other material not provided by Consultant when it is such use in combination which infringes upon an existing U.S. letters patent or copyright.

B. Consultant shall have sole control of the defense of any such claim or suit and all negotiations for settlement thereof, Consultant shall not be obligated to indemnify City under any settlement made without Consultant's consent or in the event City fails to cooperate in the defense of any suit or claim, provided, however, that such defense shall be at Consultant's expense. If the use or sale of such item is enjoined as a result of the suit or claim, Consultant, at no expense to City, shall obtain for City the right to use and sell the item, or shall substitute an equivalent item acceptable to City and extend this patent and copyright indemnity thereto.

10.2 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

To Consultant: Advantec Consulting Engineers, Inc.
Attention: Carlos A. Ortiz, Chief Executive Officer/Principal
1200 Rosevelt
Irvine, California 92620
Telephone: (949) 861-4999
Email: cortiz@advantec-usa.com

10.3 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.

10.4 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.

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

10.6 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.

10.7 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.

10.8. 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.

10.9 Prevailing Wages. 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. 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. Consultant agrees to fully comply with all applicable federal and state labor laws (including, without limitation, the Prevailing Wage Laws). It is agreed by the Parties that, in connection with the Work or Services provided pursuant to this Agreement, Consultant shall bear all risks of payment or non-payment of prevailing wages under California law, and Consultant 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. Consultant understands and agrees to comply with the following California Labor Code compliance conditions [Labor Code Sections 1720 et seq., 1813, 1860, 1861, 3700]:

10.9.1. 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.

10.9.2. Consultant 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.

10.9.3. Consultant 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.

10.9.4. Pursuant to California Labor Code Section 1771.4, Consultant'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).

10.9.5. Consultant 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.

10.9.6. Consultant 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 Consultant is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.

10.9.7. Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this Agreement, and the Consultant 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. Consultant shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the execution of this Agreement by the Consultant 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.)

10.9.8. Pursuant to California Labor Code Sections 1860 and 3700, Consultant will be required to secure the payment of compensation to its employees. By signing this Agreement, Consultant 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."

10.9.9. Pursuant to California Labor Code Section 1771.1, Consultant 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. Consultant 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.

10.10 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

BOB WINGENROTH,
City Manager

ATTEST:

(SEAL)

JENNIFER LEE, City Clerk

APPROVED AS TO FORM:

GREGORY E. SIMONIAN,
City Attorney

"CONSULTANT"
Advantec Consulting Engineers, Inc., a California corporation

By:

CARLOS A. ORTIZ, PE, TE, PTOE
Chief Executive Officer/Principal

By:

PAULINE YIP,
Secretary

EXHIBIT "A"

CONSULTANT'S PROPOSAL/ SCOPE OF WORK

FOR

CIVIL ENGINEERING AND TRAFFIC ENGINEERING CONSULTING SERVICES

REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR

AVENIDA DE LA CARLOTA CORRIDOR PROJECT

DATED: OCTBOER 30, 2025

SCOPE OF SERVICES FOR PROJECT

INCLUDING,

SCHEDULE OF PERFORMANCE

AND

SCHEDULE OF COMPENSATION/ FEES

Submitted by:
ADVANTEC
BECAUSE WE CARE!

CITY OF LAGUNA HILLS

Regional Traffic Signal Synchronization Program for Avenida de La Carlota Corridor Project

October 30, 2025

ORIGINAL

October 30, 2025

City of Laguna Hills
Joe Ames, PE, TE – Interim City Manager/Public Works Director
24035 El Toro Road
Laguna Hills, CA 92653

SUBJECT: **Proposal for Regional Traffic Signal Synchronization Program for Avenida De La Carlota Corridor Project**

Dear Mr. Ames,

ADVANTEC Consulting Engineers, Inc. (**ADVANTEC**) is pleased to submit the accompanying proposal in response to the Request for Proposals (RFP) and Addendum 1 for the above referenced project.

With deep-rooted expertise in OCTA's **Regional Traffic Signal Synchronization Program (RTSSP)**, ADVANTEC has successfully delivered numerous high-impact projects since the inception of the program. This includes our most recently completed project, **Los Alisos Boulevard Route, for which ADVANTEC developed special synchronization plans for parts of Paseo De Valencia, Laguna Hills Drive, and Moulton Parkway**. Currently, we are partnering with the City of Mission Viejo on the **Olympiad–Felipe Road RTSSP**, giving us direct, up-to-date experience with OCTA's latest Comprehensive Transportation Funding Program **(CTFP)** requirements and expectations.

Our team offers hands-on, up-to-date experience in managing both the design and construction phases of RTSSPs including major **Intelligent Transportation System (ITS)** initiatives. We have played an integral role throughout construction, system integration, testing, commissioning, and final acceptance including system operations, management and maintenance. All are contributing factors to the successful deployment of corridor-wide improvements. Building upon this foundation, the ADVANTEC team will leverage a refined collaborative approach, tailored to meet the needs of the **City of Laguna Hills** and partner agencies—while ensuring full alignment with **OCTA's Project P** objectives.

The ADVANTEC Team includes outstanding professional firms with clear roles as shown on the following table.

ADVANTEC Project Team		
Firm	FIRM ROLE	Contact Information
ADVANTEC Consulting Engineers, Inc. 1200 Roosevelt Irvine, CA 92620	Prime Consultant Design, Construction Management, System Integration, and O&M	Carlos Ortiz, PE, TE, PTOE | Project Director, CEO Cell: 949-636-0646 | Office: 949-861-4999 cortiz@advantec-usa.com
Counts Unlimited, Inc. PO Box 1178, Corona, CA 92878	Subconsultant Travel time data collection	Abe Campos | Ph: 951-268-6267 counts@countsunlimited.com

By selecting the ADVANTEC Team, the City of Laguna Niguel will realize the following key benefits:

- ✓ **Proven Expertise in OCTA's Regional Traffic Signal Synchronization Program (RTSSP / Project P).** ADVANTEC brings unmatched experience in delivering successful RTSSP and TLSP projects across Orange County. Our team has partnered with OCTA and the majority of the county's 34 cities, implementing signal synchronization along **18 corridors encompassing over 500 intersections**. We bring proven expertise, aligning with the program's mission, applying its technical guidelines, and delivering measurable improvements to maximize traffic efficiency and synchronization across jurisdictions. Notable recent projects include the **Los Alisos Boulevard**, **Garden Grove Boulevard**, and **Fairview Road RTSSPs**. Currently, we are leading final design (PS&E) for the **Olympiad–Felipe Road TSSP** with the City of Mission Viejo, ensuring continued alignment with OCTA's evolving program requirements.
- ✓ **In-depth knowledge and experience with the Cities in south Orange County.** Our experience includes working with the Cities of Laguna Hills, Aliso Viejo, Lake Forest, Mission Viejo, Rancho Santa Margarita, and Caltrans. Our Team has worked with all participating agencies on several PS&E and Traffic Signal Synchronization (TSS) projects for the last 17 years, including the Oso Parkway Demonstration Project, Alicia Parkway TLSP, Marguerite TSSP, Jeronimo Road TSSP, Los Alisos Boulevard TSSP, Olympiad-Felipe Road TSSP and On-Call Contracts for Traffic Engineering and Design Services. We have intimate knowledge of each agency's traffic and communications system, signal timing and operations, and central traffic management systems/TMC's. With this knowledge and experience we are ready to hit the ground running.
- ✓ **Project Approach that will Deliver Lower Construction Costs and Effective Timing Plans.** ADVANTEC has proposed a design and procurement approach and an operations and maintenance approach that will :

  1. Reduce construction costs by procuring the required equipment directly from vendors, this way avoiding "mark-ups" by the contractor. We expect between 15% and 20% savings on most equipment types.

2. Create a detailed SimTraffic simulation model of the El Toro Road /Avenida De La Carlota/I-5 off ramp area that will enable us to review and fine tune signal operation during the O&M phase, by selecting the best phase sequences, offsets and splits.
3. Evaluate and implement additional Time of Day plans during O&M for traffic signals adjacent to special land uses, such as commercial centers, to better manage peaks in traffic.
4. Develop special timing plans and set up Traffic Responsive Operations along selected segments of the corridor to better accommodate sudden increases in traffic caused by traffic bypassing the freeway. We will also recommend strategies to enhance rapid response times for emergency vehicles and to minimize congestion delays.

- ✓ **Dedicated Support for City Engineering Staff.** We recognize the increasing demands placed on public agency staff and are committed to acting as a true extension of your team. ADVANTEC brings a responsive, proactive approach to managing all facets of project delivery—from maintaining project schedules and coordinating procurement to overseeing contractor activities and ensuring compliance with City, agency, and OCTA requirements. We don't just meet expectations—we're here to support and enhance your capacity.
- ✓ **Streamlined Approach for Design, Construction, System, and Implementation.** ADVANTEC has extensive experience with implementing each design element: Econolite's Cobalt Advanced Traffic Controllers (ATCs), Bosch's Closed Circuit Television (CCTV) Cameras, central system upgrades, fiber optic communications, and network Ethernet switches. ADVANTEC's design approach provides the easiest path for the Contractor install, setup, and integrate each technology, which minimizes potential change orders. ADVANTEC will deliver a turnkey solution that empowers the City with complete operational command and control, enabling real-time decision-making, improved efficiency, and long-term system flexibility.
- ✓ **The Avenida de la Carlota Corridor Project is a Critical Infrastructure Improvement for the City of Laguna Hills.** The project aligns with RTSSMP goals and will enhance regional mobility, reduce congestion, and support future growth. Its position within the signal synchronization network, along with its connectivity to key arterials and the I-5, ensures that it will continue to serve as an essential route for both local and regional traffic, supporting sustainable transportation and improved quality of life for the community.
- ✓ **A Systems Engineering Approach for Scalable, Secure ITS Solutions.** ADVANTEC applies a comprehensive **systems engineering approach** to every ITS project we deliver. Led by **Mr. John Cox**, our dedicated Systems Engineer, we ensure each project is designed for long-term performance, scalability, and cyber security. Mr. Cox will work closely with City staff to integrate the latest ITS strategies over a secure, reliable communication network—while ensuring the design aligns with best practices in network topology, redundancy, and future system expansion. We understand the importance of designing solutions that not only work today but are **resilient, adaptable, and future-ready.**
- ✓ **ADVANTEC Brings Technology and Operational Innovations to the City.** Based on our recent experience with the Coachella Valley Smart Region project, we bring the **City** our knowledge and experience that could be applied to this project or for future projects. **This includes standardize signal timing parameters, network signal synchronization, special events traffic operations, traffic responsive pilot projects, using roadside Units (RSUs), video detection systems, and CCTV Cameras to collect real-time traffic data, speeds, origin destination, etc. to manage and update signal timing and synchronization plans in real-time, and developing big data work plan to manage traffic operations.**

As CEO of the company, I am an authorized representative to bind this contract and authorized to represent the firm with respect to all notices, discussions, and other communication related to our proposal and to any negotiations relating to this contract. I certify that the information contained in this proposal is truthful, accurate, and complete at the time of its submission. This proposal will be valid for a period of 180 days. We have no exceptions to the City's standard agreement, and we meet the City's insurance requirements. Should you have any questions, please contact me at cortiz@advantec-usa.com or 949.636.0646 (mobile). We appreciate the opportunity to provide our services to the City of Laguna Hills.

Sincerely,

ADVANTEC Consulting Engineers, Inc.

Carlos A. Ortiz, PE, TE, PTOE | CHIEF EXECUTIVE OFFICER and PRINCIPAL

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SECTION B.
COMPANY DATA

B. COMPANY DATA

ADVANTEC Consulting Engineers, Inc., a California Corporation, is a certified DBE/SBE consulting firm specializing in Traffic Engineering, Traffic Signal Synchronization, Intelligent Transportation Systems (ITS), Smart Cities, Connected and Automated Vehicles (CAV) Technologies, System Integration, and Construction Management. ADVANTEC's mission is to provide quality engineering to the community that would result in perceptible improvements towards the quality of life, safety, and efficiency of transportation. Founded in 1998, our name espouses our focus to capture ***ADVANCEMENTS** in **TECHNOLOGY*** for the benefits of our clients, thus providing **innovative and smart mobility solutions** that meet the needs of our clients and the public they serve. This year marks the 27th anniversary of **ADVANTEC**, and we have earned a reputation for responsiveness to the clients' needs. We maintain our reputation by upholding our firm's high standards of quality, client service, and professional integrity. The following summarizes the company data requested in the RFP.

Firm name and address	ADVANTEC Consulting Engineers, Inc 1200 Roosevelt, Irvine, CA 92620
Primary Point of Contact	Carlos Ortiz, PE, TE, PTOE 1200 Roosevelt, Irvine, CA 92620 Cell: 949-636-0646 | Office: 949-861-4999
Type of Entity	California Corporation
Federal Employer ID No.	95-468-7341
Firm's Offices:	
***Orange County (Headquarters)*:** *1200 Roosevelt | Irvine, CA 92620 | Ph: 949-861-4999* ***Los Angeles County* Office:** *21700 Copley Drive, Ste 350 | Diamond Bar, CA 91765 | Ph: 909-860-6222*	
Ownership	Wholly owned by staff
Number of years in business	27 years (since 1998)
Number of years providing required, equivalent, or related services	27 years
All comparable contracts entered into during the past 5 years	Provided on table on the next page
Any failures or refusals to complete a contract and explanation	*ADVANTEC has never failed to complete a contract in its 27-years history*
Individual/Firms who own an interest of 10% or greater	Leo Lee, Chairman
Financial Interests in other lines of business	None
Litigation/Adverse Judgement History	None
Termination of Contract "For Cause" History	None

The following table summarizes comparable contracts entered into during the past 5 years.

Year Started and Completed	Title Of Project	Agency Name/Client	Project Manager
May 2024 - present	Traffic Signal Synchronization Project – Adaptive/Traffic Responsive Upgrade	City of Alhambra	Jose Guedes
May 2024 – present	Citywide Traffic and Mobility Study	City of Glendale	Jose Guedes
May 2024 – present	Olympiad Road-Felipe Road RTSSP	City of Mission Viejo	Jose Guedes
January 2024 – present	Citywide Traffic Signal Assessment & Master Plan	City of Upland	Jose Guedes
August 2023 – November 2024	Central Avenue Traffic Signal Coordination	City of Lake Elsinore	Jose Guedes
May 2021 – January 2023	Regional Arterial Traffic Performance Measurement System	City of Glendale	Jose Guedes
October 2019 – September 2023	Los Alisos Boulevard Route RTSSP	OCTA	Jose Guedes
August 2018 – June 2022	Fairview Road Traffic Signal Coordination Project	City of Costa Mesa	Jose Guedes
September 2024 to Present	HSIP Cycle 11 Project – Citywide improvements	City of Riverside	John Dorado
September 2023 to Present	Traffic Signal Synchronization Project – Adaptive/Traffic Responsive Upgrade	City of Monterey Park	John Dorado
September 2023 to Present	Citywide Traffic Signal Operations Project	City of Corona	John Dorado
October 2019 – September 2023	Garden Grove Boulevard RTSSP	OCTA	John Dorado

SECTION C.
RESUMES AND QUALIFICATIONS OF PERSONNEL

C. RESUMES AND QUALIFICATIONS OF PERSONNEL

The ADVANTEC Team brings TSSP experts with proven track records on similar projects. ADVANTEC Consulting Engineers will be the prime consultant, assisted by Counts Unlimited as a subconsultant. We recognize that the successful delivery of this project relies heavily on our leadership team, with a combined 200+ years of TSSP experience, who are all committed to Project P's success since its inception. The following key team members are intended to serve in their respective roles throughout the duration of the agreement. They will not be replaced without the written concurrence of the City of Laguna Hills. Our organization chart, shown in Section D- Figure D.1, illustrates the organizational structure of this team, which brings together all the skills and expertise required to ensure the successful conduct of all elements of this project.

Mr. Jose Guedes, TE, will serve as our **Project Manager.** Mr. Guedes brings in-depth knowledge and experience in planning, designing, and implementing ITS infrastructure for multiple agencies. Mr. Guedes manages the Olympiad Road-Felipe Road RTSSP for the City of Mission Viejo. He also recently completed the Los Alisos Blvd Route RTSSP, which included the cities of Aliso Viejo, Laguna Hills, Mission Viejo, and Rancho Santa Margarita. Mr. Guedes has extensive experience with traffic signal operations and traffic management systems and has previously managed the traffic signal operations at the City of Irvine for 14 years. Since joining ADVANTEC in 2010, Mr. Guedes has successfully performed over 25 TSS projects involving over 2,500 traffic signals, totaling over $10 million. **He has successfully implemented 14 Project P projects for OCTA and local jurisdictions.**

Mr. Carlos Ortiz, PE, TE, PTOE, will be **the Project Director.** Carlos is known for his superior technical, management, and leadership skills. He has spent over two decades successfully delivering transportation, ITS, and traffic engineering projects for various agencies throughout Southern California, including many Project P corridors.

Mr. John Dorado, PE, will serve as our **Task Leader for System Design/ITS PS&E**. During his 26 years of experience, Mr. Dorado has managed various Project P signal synchronization projects. Mr. Dorado has a wide range of knowledge from various types of traffic control systems (TCS), adaptive signal systems, Ethernet communication systems, and ITS elements. He has also upgraded citywide traffic signal systems, controllers, communication systems, and TMCs for over 30 cities in Southern California. **John has participated in implementing 8 Project P projects for OCTA and local jurisdictions**, including Golden West Street, Los Alisos Boulevard, and Garden Grove Boulevard TSSP.

Mr. John Cox will serve as **Task Leader for Construction Support**. Mr. Cox is a **Systems Engineer** for ADVANTEC. He specializes in Intelligent Transportation Systems, Communications, Fiber Optic technologies, Closed Circuit Television, Changeable Message Signs, Wireless Broadband Ethernet, Traffic Management Center systems integration and various Advanced Traffic Management System hardware/software suites. Over 20 years of experience in the transportation industry, John has been involved in every TSSP project led by OCTA or the City including dozens of transportation and traffic engineering projects that include both design and execution of Traffic signals, ITS, CCTV, CMS, TMS, and Fiber Optic Communications, having integrated and maintained such systems in support of centralized signal control deployments.

Mr. Ryan Miller will serve as **Task Leader for the Before/After Study, Project Report and Continuing Support (O&M Phase).** Ryan Miller is a Project Engineer with experience in traffic signal synchronization, engineering studies, traffic operations, and ITS design. Ryan brings over 12 years of experience and has worked on multiple traffic signal synchronization projects in Orange County. He is an expert in the use of Synchro, SimTraffic and Tru-Traffic software.

Rachel Tam will serve as **Lead Project Engineer for System Design/ITS PS&E.** Ms. Tam will oversee daily coordination and ensure seamless communication among project stakeholders. She brings expertise in traffic analysis, planning, and intelligent transportation systems (ITS) design. Her experience spans multiple agencies and includes managing complex projects involving traffic signal systems, corridor optimization, and ITS infrastructure upgrades. Ms. Tam's role will be critical in maintaining project momentum, supporting technical deliverables, and facilitating construction support services throughout all project phases.

Key Personnel

The following summarizes key team members, including their years of experience, responsibilities, availability, and project-relevant experience. Our task leaders and key personnel are committed to serving the City of Laguna Hills for the entire project.

Name/ Years of Experience/ Responsibility	Relevant Project Experience
Jose Guedes, TE **Years of Experience:** 35 **Responsibility:** Project Manager **Availability:** 60%	▪ Olympiad-Felipe Road RTSSP (Mission Viejo, CA) ▪ Los Alisos Boulevard RTSSP (Orange County, CA) ▪ Fairview Road TSSP (Costa Mesa, CA) ▪ Jeronimo Road RTSSP (Orange County) ▪ CVAG Regional Traffic Signal Synchronization, Phase I and II (Coachella Valley, CA) ▪ Adaptive System Upgrade (Alhambra, CA)
Carlos Ortiz, PE, TE, PTOE **Years of Experience:** 36 **Responsibility:** Project Director: Ensure staff availability and resources throughout the project.	▪ CVAG Regional Traffic Signal Synchronization, Phase I, II and III (Coachella Valley, CA) ▪ Garden Grove Boulevard (Orange County, CA) ▪ Los Alisos Boulevard RTSSP (Orange County, CA) ▪ Fairview Road TSSP (Costa Mesa, CA)
John Dorado, PE **Years of Experience:** 26 **Responsibility:** Task Leader for System Design/ITS PS&E **Availability:** 75%	▪ Adaptive System Upgrade (Monterey Park, CA) ▪ Garden Grove Blvd RTSSP (Orange County, CA) ▪ CVAG Regional Traffic Signal Synchronization, Phase I and II (Coachella Valley, CA) ▪ Imperial Highway ITS and TSSP (Norwalk, CA)
John Cox **Years of Experience:** 26 **Responsibility:** Task Leader - Construction Support **Availability:** 70%	▪ Garden Grove Blvd RTSSP (Orange County, CA) ▪ Fairview Road TSSP (Costa Mesa, CA) ▪ CVAG Regional Traffic Signal Synchronization ▪ Edinger Ave. RTSSP Project (Orange County, CA) ▪ Imperial Highway ITS and TSSP (Norwalk, CA)
Ryan Miller **Years of Experience:** 13 **Responsibility:** Task Leader – Project Report and O&M Phase **Availability:** 70%	▪ Garden Grove Boulevard (Orange County, CA) ▪ Los Alisos Boulevard RTSSP (Orange County, CA) ▪ CVAG Regional Traffic Signal Synchronization, Phase I and II (Coachella Valley, CA) ▪ Fairview Road TSSP (Costa Mesa, CA)
Rachel Tam **Years of Experience: 5** **Responsibility:** Lead Project Engineer for System Design/ITS PS&E **Availability:** 75%	▪ Adaptive/Traffic Responsive Control Upgrade Phase 1 (Alhambra, CA) ▪ Adaptive System Upgrade (Monterey Park, CA) ▪ CVAG Regional Traffic Signal Synchronization (Coachella Valley, CA) ▪ Intelligent Transportation Systems (ITS) Master Plan (Industry, CA)

Subconsultant

ADVANTEC places great importance on selecting a Project Team to meet the needs and schedule of this important project for the City of Laguna Hills. We are pleased to have Counts Unlimited in our team to complement ADVANTEC's in-house personnel. **ADVANTEC has worked with Counts Unlimited on many of our Project P projects in Orange County and finds them very reliable in helping us achieve the project objectives**. **Counts Unlimited, Inc.** specializes in traffic data collection and has served Southern California for 35 years. Headquartered in Riverside, CA, with an experienced full-time staff of 25 employees and support staff, Counts Unlimited has teamed with ADVANTEC's staff for the last 15 years, providing traffic counts and travel time study data.

Name, Responsibilities	Relevant Project Experience with ADVANTEC
ABE CAMPOS PO Box 1178, Corona, CA 92878 Ph: (951) 268-6268 - counts@countsunlimited.com **Responsibility:** Traffic data collection, including ADT, turning movement counts, and travel time data	▪ Olympiad-Felipe Road RTSSP ▪ Glendale Citywide Traffic and Mobility Study ▪ Garden Grove Boulevard RTSSP ▪ Los Alisos Boulevard RTSSP

The ADVANTEC Team has worked with many agencies for over thirty years, planning, designing, and deploying intersection, roadway, citywide, and regionwide ITS technologies, including:

- ✓ Regionwide/Citywide/Corridor Signal Communication Systems (Fiber Optic and Wireless)
- ✓ Secured Ethernet Communication Systems
- ✓ Communication Hubs | Redundant Communications
- ✓ Advanced Traffic Signal Controllers (ATC)
- ✓ Adaptive Control Systems
- ✓ Advanced Traffic Management Systems (ATMS)
- ✓ Closed Circuit Television (CCTV) Systems
- ✓ Wi-Fi/Bluetooth Arterial Management Systems
- ✓ Vehicle detection systems (loops, video, radar)
- ✓ Emergency Signal Priority Systems
- ✓ Pedestrian and Bicyclist Detection Systems
- ✓ Signal Performance Measurements (SPMs)
- ✓ Traffic Management Centers (TMC)
- ✓ Signal Timing/Synchronization
- ✓ Signal Operations Maintenance

Relevant Traffic Signal Synchronization Project Experience

ADVANTEC has been a consultant to design and implement **18 Project P arterial corridors in Orange County, totaling over 500 intersections.** One key factor for our success is to address the needs of the stakeholders: OCTA, local cities, County, and Caltrans, who are the ultimate users of the traffic signal infrastructure, and who are responsible to the public for operating and maintaining smooth and efficient traffic signal operations. Table C.1 below summarizes some of our relevant Project P experience throughout Orange County from 2012 to the present.

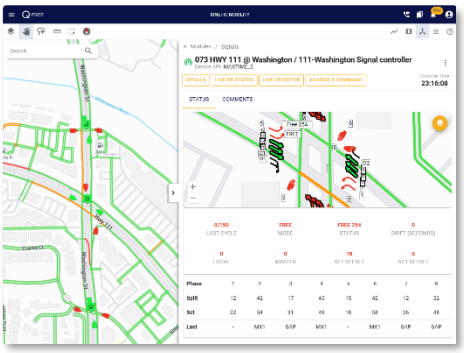
Table C.1 – OCTA REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROJECTS

Corridor	No. of Agencies	Agencies	No. of Ints.	Year
Olympiad-Felipe Rd	1	Mission Viejo	22	2024 – 2027
Garden Grove Blvd	4	Westminster, Fountain Valley, Santa Ana, Orange	34	2019 – 2023
Los Alisos Blvd	6	Aliso Viejo, Laguna Hills, Lake Forest, Mission Viejo, Rancho Santa Margarita, Caltrans	40	2019 – 2023
Camino Vera Cruz	1	San Clemente	5	2019 - 2022
Fairview Road	3	Costa Mesa, Santa Ana, Caltrans	31	2018 - 2022
Irvine Boulevard	3	Irvine, Tustin, Caltrans	33	2018 - 2021
Seal Beach Blvd	3	Seal Beach, Los Alamitos, Caltrans	13	2014 - 2017
Jeronimo Road	2	Lake Forest, Mission Viejo	15	2014 - 2017
Edinger Avenue	5	Santa Ana, Fountain Valley, Westminster, Huntington Beach, Caltrans	38	2013 - 2016
Jeffrey Road	2	Irvine, Newport Beach	33	2013 - 2016
Ave Hermosa/Los Mares	2	San Clemente, Caltrans	29	2012 - 2015
Ave Pico/El Camino Real	2	San Clemente, Caltrans	39	2012 - 2014

Relevant Technology and Operational Innovations

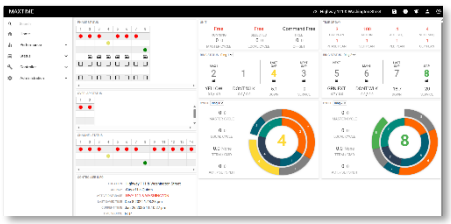
ADVANTEC is at the forefront of designing, implementing, and operating the latest ITS technologies in day-to-day traffic conditions and special events. Our staff has developed and deployed **local cities** to **regionwide network signal synchronization** and managed special events using advanced traffic management systems and operations centers that are connected to Bluetooth/Wi-Fi roadside units, video detection cameras, and High-definition CCTV that provide real-time counts and traffic conditions, allowing for quick response to traffic issues. **ADVANTEC has developed and implemented many innovative policies and operational approaches, such as:**

- ✓ Regionwide Signal Timing Parameters
- ✓ Network Signal Synchronization
- ✓ Special Events Traffic Operations via Regional TMC
- ✓ Traffic Responsive Pilot Projects
- ✓ Using Acyclica Arterial Management System, Yunex Roadside Units (RSUs), Iteris VDS, Bosch CCTV Cameras to collect real-time traffic data, speeds, origin destination, etc. to manage and update signal timing and synchronization plans in real-time
- ✓ Developing Big Data Work Plan to manage traffic operations.
- ✓ Designed and currently building a Traffic Operations Center inside La Quinta Polo Fields to support management of traffic, parking, circulation, etc. during major special events, including Coachella Music Festival and Stagecoach



ADVANTEC is also working with equipment vendors and manufacturers to develop and test the use of Artificial Intelligence (AI) on many aspects of traffic management and operations. Some potential applications include:

- ✓ Traffic Operations / Special Event Operations
- ✓ Weather Event Operations
- ✓ Integrated Corridor Management (ICM)
- ✓ Dynamic TSS Plans
- ✓ Connected/Automated Vehicles



Jose Guedes, TE

Project Manager

Registration:
Traffic Engineering, CA TR1861
Years of Experience: 35
Years with Firm: 15
Education:
M.S, Transportation Engineering, University of California, Irvine, 1990
B. S., Civil Engineering, Universidade de Sao Paulo, Brazil, 1986
Professional Affiliations:
Institute of Transportation Engineers (ITE)

Jose Guedes is a project manager, senior engineer, and team leader in ADVANTEC's Traffic Signal Operations and Synchronization practice. He has over 35 years of experience in traffic forecast/modeling, operations, and engineering, including 28 years in traffic signal synchronization project management on over 3,000 intersections.

Relevant Project Experience

Design Services for Olympiad Road-Felipe Road TSSP (Mission Viejo, CA) | *Ongoing* **–** ITS Task Leader. This project was funded by OCTA's Regional Traffic Signal Synchronization Program (RTSSP) for the Olympiad Road-Felipe Road Traffic Signal Synchronization Project (TSSP), and the City of Mission Viejo is the lead agency for this project. ADVANTEC is responsible for the preparation of plans, specifications and engineer's estimates (PS&E) for Intelligent Transportation Systems (ITS) upgrades, traffic signal equipment upgrades, including fiber optic communications and traffic signal timing and synchronization along the Olympiad-Felipe corridor from Marguerite Parkway (North) & Olympiad Road to Marguerite Parkway (South) & Felipe Road. The project includes 16 signalized intersections along the corridor and 6 additional traffic signals located within half-mile along crossing streets. The majority of the traffic signal controllers are upgraded to Cobalt ATCs with ASC/3 software. The communication upgrades along this corridor consisted of new Cisco Ethernet switches for traffic signals (edge switches) and one communication hub (aggregate switch), including the removal of existing and installation of new fiber optic cable (24 SMFO cable) along Felipe Road from El Retiro to Camden (1,130') inside existing conduit.

Adaptive Traffic/Traffic Responsive Control Phase 1 (Alhambra, CA) | *2025* - Project Manager. The project consists of developing and implementing mobility improvements along four major corridors in the City of Alhambra: Atlantic Boulevard, Garfield Avenue, Fremont Avenue, and Valley Boulevard. Phase 1 of the project includes preparation of a project development plan, preliminary engineering and costs, operational analysis, Concept of Operations, and recommendations on ITS technologies and adaptive/responsive traffic control strategies. Phase 2 consists of preparing project plans, specifications, and estimates (PS&E) based on the improvements approved in Phase 1. This phase includes equipment procurement, environmental documentation and clearance, bid and construction support, system integration support, and final project report, including a "before and after study" comparison analysis.

Coachella Valley Association of Governments (CVAG) Regional Traffic Signal Synchronization Program – *Phase I and Phase II* (Coachella Valley, Riverside County, CA) | *Ongoing* - Task Leader for Signal Synchronization. Mr. Guedes played a pivotal role in advancing the Intelligent Transportation Systems Programs for Coachella Valley, emphasizing the development of a smart region and preparing the region to integrate current and upcoming multi-modal transportation technologies and smart mobility programs. As a key member of the ADVANTEC team, he led the development of regionwide timing parameter guidelines and traffic signal synchronization plans for Phase I and Phase II, covering 25 corridors and 400 signalized intersections. He is actively refining synchronization plans for the summer season along three Phase I corridors: Highway 111, Washington Street, and Ramon Road.

City of Monterey Park, Adaptive Traffic/Traffic Responsive Control | *2025* - Task Leader for Signal Timing and Synchronization. The project consists of developing and implementing mobility improvements along four major corridors in the City of Alhambra: Atlantic Boulevard, Garfield Avenue, Fremont Avenue, and Valley Boulevard. These improvements were planned and developed with adjacent cities, Los Angeles County, and L.A. Metro Bus Priority project. Phase 1 of the project includes preparation of a project development plan, preliminary engineering and costs, operational analysis, Concept of Operations, and recommendations on ITS technologies and adaptive/responsive traffic control strategies. Phase 2 consists of preparing project plans, specifications, and estimates (PS&E) based on the approved improvements from Phase 1, implementing a Pilot Project, procuring an adaptive traffic control system (ATCS), and developing responsive traffic signal timing and coordination plans. This phase also consists of equipment procurement, environmental documentation and clearance, bid and construction support, system integration support, and final project report, including a "before and after study" comparison analysis.

Los Alisos Boulevard Route Traffic Signal Synchronization and ITS Project (OCTA, Orange County, CA) | *2023* - Project Manager. Funded by OCTA's Project P program, this project involved the development of signal synchronization and Intelligent Transportation Systems (ITS) enhancements along Aliso Viejo Parkway, Laguna Hills Drive, Paseo De Valencia, Los Alisos Boulevard, and Melinda Road (40 signals). Mr. Guedes spearheaded this Design-Build initiative, which entailed updating timing parameters in compliance with the latest CA-MUTCD standards, implementing signal synchronization, and designing, procuring, installing, and integrating ITS components, such as Fiber-Optic cables, Radar vehicle detection systems, GPS-based preemption technology, and CCTV cameras. Additionally, the project encompassed the replacement of cabinets and controllers across Aliso Viejo, Laguna Hills, Lake Forest, Mission Viejo, and Rancho Santa Margarita. A two-year operation and monitoring phase followed, incorporating monthly travel time surveys and synchronization timing monitoring.

Garden Grove Boulevard Traffic Signal Synchronization and ITS Project (OCTA, Orange County, CA) | *2023* – Task Leader for Signal Synchronization. Funded by OCTA's Regional Traffic Signal Synchronization Program (RTSSP), also known as Project P, this initiative entailed the development of signal synchronization and Intelligent Transportation Systems (ITS) enhancements along Garden Grove Boulevard, spanning from Valley View Street to Bristol Street (38 signals). Mr. Guedes assisted this Design-Build project, which involved updating timing parameters in accordance with the latest CA-MUTCD guidelines, implementing signal synchronization, and design, procurement, installation and integration of ITS components, such as Fiber-Optic cables, Video vehicle detection systems, CCTV cameras, as well as replacing the Video Wall at the Traffic Management Center, cabinets, and controllers across Westminster, Garden Grove, Orange, and Santa Ana. The project also included a two-year operation and monitoring phase, encompassing monthly travel time surveys and synchronization timing monitoring.

Fairview Road Corridor Traffic Signal Coordination Project (Costa Mesa, CA) | *2022* **–** Project Manager. The City of Costa Mesa, in partnership with the City of Santa Ana, was awarded a grant by the Orange County Transportation Authority (OCTA) Regional Traffic Signal Synchronization Program (RTSSP - Project P) for the Fairview Road Corridor Traffic Signal Coordination Project. The project includes coordinating traffic signal timing and providing necessary upgrades to traffic signal infrastructure, including integration and improvements to monitor signals at the City's Traffic Management Center. The Fairview Corridor contains 34 signals between Garden Grove Boulevard and Newport Boulevard and runs 8.5 miles crossing the jurisdictions of Costa Mesa, Santa Ana and Caltrans. ADVANTEC was selected to conduct this Design-Build project, which consists of updating timing parameters using the latest CA-MUTCD, development of signal synchronization (34 signals), and includes the design and installation of: wireless communications, Fiber-Optic cables, Radar vehicle detection, GPS-based preemption, CCTV cameras, and replacement of cabinets and controllers. The project includes a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

Carlos A. Ortiz, PE, TE, PTOE

Project Director

Mr. Ortiz is a globally recognized expert bringing smart mobility and technology solutions to Smart Cities/Regions, Connected/Automated Vehicles (CAV), Intelligent Transportation Systems (ITS), Traffic Engineering, and Transportation Planning and Engineering Projects and Programs for numerous agencies, private developments, and institutions. He has worked on many multi-modal and complex projects and can resolve problems quickly and efficiently by drawing on his many years of experience in our transportation industry. ***Mr. Ortiz served on the ITE International Board of Directors as International Director, representing the ITE Western District. Mr. Ortiz is currently serving on the Board at ITS California.***

Registration:
Civil Engineer, CA, C057535
Traffic Engineer, CA, 2025
PTOE, US, 426
Years of Experience: 36
Years with Firm: 10
Education:
B.S., Civil Engineering, California State Polytechnic University, Pomona
Professional Affiliations:
School of Civil Engineering Industry Advisory Council (IAC), California State Polytechnic University, Pomona
ITE International, Past Board Member
- ITE International Past Board of Direction
- TSMO Council
- Transportation Consultant Council
- Industry Council
- Advocacy Committee
- Nomination Committee

ITS California, Board Member
- ITS CA Board of Direction
- ITS CA Partnership Chair
- ITS CA Southern Section Past Chair
- ITS CA Annual Conference Committee

Relevant Project Experience

Coachella Valley Association of Governments (CVAG) Regional Traffic Signal Synchronization Program – Phase II (Coachella Valley, Riverside County, CA) | *Ongoing* - Project Manager. ADVANTEC has been awarded a second sole-source contract by CVAG to expand the development and implementation of the Smart Region Program in the Coachella Valley. Phase II follows the guiding principles of the Phase I Program to prepare local agencies and CVAG for future emerging transportation technologies, including connected vehicles, autonomous vehicles, big data, integrated corridor management (ICM), and Smart Cities initiatives; with an emphasis in the deployment of valley-wide intelligent transportation technologies, signal synchronization, and installation of Traffic Management Centers (TMC). Currently, *Phase II* of the program consists of major tasks including: Environmental, Preliminary Engineering, Technology Assessment and Evaluation (including Intelligent Transportation systems, Connected and Autonomous Vehicles, and Smart Cities), Systems Integrator Procurement and Design, Coordinating and Managing the Transportation Systems Management and Operations (TSM&O) Committee Meetings, grant application support, and maintenance of the project website. Under the Phase II Program, ADVANTEC is preparing the final design of eighteen (18) priority corridors, modification/expansion of ten (10) Traffic Management Centers (TMC), three (3) Data Aggregated Centers (DAC), and the Regional TMC. In addition, *Phase II includes upgrades of 245 traffic signal systems, installation/upgrade of approximately 95-miles of signal communications, and installation of various ITS field elements, including closed-circuit television systems, dynamic/changeable message signs, arterial management systems, detection systems, and C-V2X for vehicle-to-infrastructure (V2I) communications. Phase II also includes the planning, design and implementation of Broadband Communications along 21 corridors in the Coachella Valley.*

City of Monterey Park, Adaptive Traffic/Traffic Responsive Control | *Ongoing* – Project Director. The project involved developing and implementing mobility improvements along three major corridors in the City of Monterey Park: Atlantic Boulevard, Garfield Avenue and Garvey Avenue. Phase 1 consists of preparing a Traffic Signal and Communications Plan report. This report was developed to analyze existing traffic signal, ITS, and communications infrastructure and operations. Based on the results of the existing conditions analysis, recommendations are provided that define the project traffic signal, ITS, and communications infrastructure and traffic operations improvements (adaptive traffic control, traffic responsive, and/or time of day traffic signal synchronization). This phase includes a cost analysis to determine if the recommended improvements can be implemented within the allocated funds from the grant. Phase 2 consists of preparing project plans, specifications, and estimates (PS&E) and implementing traffic signal timing and operations improvements (adaptive traffic control, traffic responsive, and/or time of day traffic signal synchronization) based on the recommended improvements from Phase 1. This phase also included equipment procurement, environmental documentation and clearance, bid and construction support, system integration support, and final project report, including a "before and after study" comparison analysis.

Los Alisos Boulevard Route Traffic Signal Synchronization and ITS Project (OCTA, Orange County, CA) | *2023*- Project Director. Funded by OCTA's Project P program, this project involved the development of signal synchronization and Intelligent Transportation Systems (ITS) enhancements along Aliso Viejo Parkway, Laguna Hills Drive, Paseo De Valencia, Los Alisos Boulevard, and Melinda Road (40 signals). Mr. Guedes spearheaded this Design-Build initiative, which entailed updating timing parameters in compliance with the latest CA-MUTCD standards, implementing signal synchronization, and designing and installing Fiber-Optic cables, Radar vehicle detection systems, GPS-based preemption technology, and CCTV cameras. Additionally, the project encompassed the replacement of cabinets and controllers across Aliso Viejo, Laguna Hills, Lake Forest, Mission Viejo, and Rancho Santa Margarita. A two-year operation and monitoring phase followed, incorporating monthly travel time surveys and synchronization timing monitoring.

Garden Grove Boulevard Traffic Signal Synchronization and ITS Project (OCTA, Orange County, CA) | *2023* – Project Director. This project was funded by OCTA's Regional Traffic Signal Synchronization Program (RTSSP), also known as Project P, and it consisted of the development of signal synchronization and ITS improvements along Garden Grove Boulevard, from Valley View Street to Bristol Street (38 signals). This Design-Build project consists of updating timing parameters using latest CA-MUTCD, development of signal synchronization, and design and installation of: Fiber-Optic cables, Video vehicle detection, CCTV cameras, replacement of Video Wall at Traffic Management Center, and replacement of cabinets and controllers, in the cities of Westminster, Garden Grove, Orange and Santa Ana. Project also included a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

Coachella Valley Association of Governments (CVAG) Regional Traffic Signal Synchronization Program – Phase I (Coachella Valley, Riverside County, CA) | *2023* - Project Manager. As part of this program, ADVANTEC developed the Regionwide ITS Master Plan that will be used as a planning tool to prepare local agencies and CVAG for future emerging transportation technologies including nine (9) Traffic Operation Centers (TOC), One (1) Regional Traffic Management Center(TMC), connected and automated vehicles (CAV), Big Data, integrated corridor management (ICM), Mobility-as-a-Service (MaaS), Mobility on Demand (MOD), and Smart Cities initiatives. The work consists of thirty-five major tasks including: CVAG Traffic Signal Interconnect Master Plan, System Engineering Management Plan (SEMP), Concept of Operations (ConOps) and Strategic Deployment Plan, System Requirements, Environmental, Preliminary Engineering, Technology Assessment and Evaluation (including Intelligent Transportation systems, CAV, and Smart Cities), Systems Integrator Procurement and Design, System Implementation, Construction Management and Inspection, Traffic Signal Synchronization, Operations and Maintenance, and preparation of project website. ADVANTEC prepared final plans, specifications, and engineer's estimates (PS&E) for Phase I, including three major corridors and 138 signalized intersections. ITS elements consist of open architecture and *state-of-the-art 2070 and NEMA ATC units with Application Programing Interface (API), Openly sharing Management Information Base (MIBs) at no cost to CVAG,* Smart Closed-Circuit Television (CCCTV) systems with analytics, Arterial Performance Measurement Systems (APEMS), Changeable Message Signs (CMS), Video/Radar Detection Systems, secured Ethernet fiber optic communications and the Regional TMC and nine (9) local TOCs. Phase II-A consists of 22 corridors and 245 signalized intersections, and Phase II-B consists of 49 corridors and 275 signalized intersections.

Coachella Valley Association of Governments (CVAG) Smart Region Program – Regional Broadband Communications (Coachella Valley, Riverside County, CA) | *2023* - Project Manager. As part of the Region's Smart Region Program, ADVANTEC provides planning and design professional services for implementing Broadband Communications along 24 Corridors in the Coachella Valley. The State of California Middle Mile Grant funds the first project to design Broadband Communications along Highway 111 from Palm Springs to Coachella. ADVANTEC supports CVAG in extending the region's broadband program to the Salton Sea.

Marguerite Parkway Traffic Signal Synchronization Program (TSSP) Project (Orange County, CA) – Project Manager. As part of an on-call traffic engineering services contract for Orange County Transportation Authority (OCTA) and Hartzog, Crabill & Associates, Mr. Ortiz was responsible for the synchronization of 32 traffic signals in the cities of Mission Viejo and San Juan Capistrano. Benefits to be gained by improving traffic flow include reduced fuel consumption and improved air quality. The project consisted of reviewing the geometric layout, existing traffic signal equipment, signal synchronization-related infrastructure, and model development using Synchro software. An additional project objective was to identify deficiencies with the existing traffic signal control equipment and intersection operations, and provide recommendations towards simple, low-cost solutions that may be implemented to correct such deficiencies, to assist the traffic operations along this corridor.

John A. Dorado, PE

Task Leader - System Design/ITS PS&E

Registration:
California, Civil Engineering No. 74405
IMSA Certified Traffic Signal Field Technician Level II, No. BE_106965
IMSA Certified Traffic Signal Technician Level I, No. AA_106965
IMSA Certified Work Zone Temporary Traffic Control Technician, No. ZZ_106965
Years of Experience: 26
Years with Firm: 9
Education:
BS, Civil Engineering, California State University, Fullerton, CA

Professional Affiliations:
Institute of Transportation Engineers (ITE)
Orange County Traffic Engineering Council (OCTEC)
International Municipal Signal Association (IMSA)

Mr. John Dorado is a Senior Project Manager. Mr. Dorado is a dedicated and technically skilled business professional with over 26 years of experience in Intelligent Transportation Systems (ITS) engineering, planning and design, traffic engineering, and transportation planning. He provides a balanced understanding of public and private sector projects, skillfully meets challenges, and creates positive change. Some of his notable projects are as follows:

Relevant Project Experience

Design Services for Olympiad Road-Felipe Road TSSP (Mission Viejo, CA) | *Ongoing* – ITS Task Leader. This project was funding by OCTA's Regional Traffic Signal Synchronization Program (RTSSP) for the Olympiad Road-Felipe Road Traffic Signal Synchronization Project (TSSP), and the City of Mission Viejo is the lead agency for this project. ADVANTEC is responsible for the preparation of plans, specifications and engineer's estimates (PS&E) for Intelligent Transportation Systems (ITS) upgrades, traffic signal equipment upgrades including fiber optic communications and traffic signal timing and synchronization along the Olympiad-Felipe corridor from Marguerite Parkway (North) & Olympiad Road to Marguerite Parkway (South) & Felipe Road. The project includes 16 signalized intersections along the corridor and 6 additional traffic signals located within half-mile along crossing streets. The majority of the traffic signal controllers are upgraded to Cobalt ATCs with ASC/3 software. The communication upgrades along this corridor consisted of new Cisco Ethernet switches for traffic signals (edge switches) and one communication hub (aggregate switch) including the removal of existing and installation of new fiber optic cable (24 SMFO cable) along Felipe Road from El Retiro to Camden (1,130') inside existing conduit.

Coachella Valley Association of Governments (CVAG) Regional Traffic Signal Synchronization Program – Phase I and Phase II (Coachella Valley, Riverside County, CA) | *Ongoing (Construction)* - Deputy Project Manager. Mr. Dorado played a pivotal role in advancing the Intelligent Transportation Systems Programs for Coachella Valley with an emphasis in the development of a smart region and prepare the region for integration of current and upcoming multi-modal transportation technologies, and smart mobility programs. ADVANTEC prepared final plans, specifications, and engineer's estimates (PS&E) for Phase I and includes three major corridors and 138 signalized intersections. ITS elements consist of open architecture and state-of-the-art 2070 and NEMA ATC units with Application Programing Interface (API), Openly sharing Management Information Base (MIBs) at no cost to CVAG, Smart Closed-Circuit Television (CCCTV) systems with analytics, Arterial Performance Measurement Systems (APEMS), Changeable Message Signs (CMS), Video/Radar Detection Systems, secured Ethernet fiber optic communications and the Regional TMC and nine (9) local TOCs. Phase II-A consists of 22 corridors and 245 signalized intersections; and Phase II-B consist of 49 corridors and 275 signalized intersections.

Citywide Traffic and ITS Upgrades and Adaptive Traffic/Traffic Responsive Control Project (Monterey Park, CA) | *Ongoing* **–** Project Manager. The project consisted of development and implementation of mobility improvements along three major corridors in the City of Monterey Park: Atlantic Boulevard, Garfield Avenue and Garvey Avenue. These improvements were planned and developed in conjunction with adjacent cities, Los Angeles County, and L.A. Metro Bus Priority project. Phase 1 consists of preparing a Traffic Signal and Communications Plan report developed to analyze existing traffic signal, ITS, and communications infrastructure and traffic operations. Based on existing conditions analysis, recommendations are provided that define the project traffic signal, ITS, and communications infrastructure and traffic operations improvements (adaptive traffic control, traffic responsive, and/or time of day traffic signal synchronization). Phase 2 consists of preparing project plans, specifications, and estimates (PS&E) and implementing traffic signal timing and operations improvements (adaptive traffic control, traffic responsive, and/or time of day traffic signal synchronization), and implementing a Pilot Project, procurement of an adaptive traffic control system (ATCS), and developing responsive traffic signal timing and coordination plans. This phase also consists of equipment procurement, environmental

documentation and clearance, bid and construction support, system integration support, and final project report including a "before and after study" comparison analysis.

Design Services Citywide Traffic Signal Optimization Project (Corona, CA) | *Ongoing (Construction)* **–** Project Manager. The purpose of this project is to enhance safety and mobility and reduce environmental impacts of motorists by implementing technologies that will result in more efficient traffic detection and optimize traffic signal operations on the City's major arterial corridors. This goal will be accomplished using advanced high-definition hybrid camera/radar sensors, high-resolution traffic data acquisition, and advanced traffic algorithms capable of adapting to changes in traffic conditions. This includes expanding the City's current central traffic control system (Econolite Centracs ATMS), enhancing several ITS sub-systems, and preparing the City for implementing Next-Generation technologies, such as an Adaptive Traffic Control System (ATCS) and Automated Traffic Signal Performance Measures (ATSPMs). The project improvements include but are not limited to; new advanced traffic controllers (Econolite's Cobalt ATC NEMA/2070), hybrid radar/video detection systems, Ethernet switches, system detection improvements, in-cabinet fiber optic equipment (as needed), and required software licensing along 12 corridors. All ITS devices and traffic signals will be integrated to the City's Traffic Management Center (TMC) where all systems can be managed and controlled by the TMC operator(s). The following summarizes the project corridors (12) and the number of signalized intersections within project limits per corridor, for a total of 126 intersections.

City of Huntington Beach (Citywide Smart City Projects, CA) | *2024*– Project Manager. ADVANTEC provided Systems Engineering and design services (PS&E) for various projects in the City of Huntington Beach. The projects included ITS upgrades at these locations: City Hall to the downtown area and City building and facilities; Oak View Community Center and City Well Site; City Hall to Utility Yard; and TS Signal Upgrades along Garfield Avenue. The projects consisted of installing fiber optic cable and conduit, traffic signal controllers, and ethernet switches. ADVANTEC also ensured network improvements were compatible, expandable, and scalable for the City's traffic management and monitoring systems, and for the City's Information Technology (IT) network. This included fiber assignments and management, connectivity, and setup of virtual local area networks (VLAN), and internet protocol (IP) addressing. This configuration was established to virtually separate data/video from the traffic and ITS infrastructure, and the data/information/video from City's buildings and facilities. Strategies were also implemented for cyber security and redundant communications. These projects were strategic to the City's Fiber and Communications Master Plan and expanded their fiber optic infrastructure to the various areas throughout the City. These projects required close coordination with the City's IT staff and building department during the design, and network development stages. In addition, coordination with Caltrans was required to obtain encroachment permits for the work along Pacific Coast Highway and Beach Boulevard.

OCTA, Garden Grove Boulevard Traffic Signal Synchronization and ITS Project, Orange County, CA | *2023* – Project Manager. This project was funded by OCTA's Regional Traffic Signal Synchronization Program (RTSSP), also known as Project P, and it consisted of development of signal synchronization and ITS improvements along Garden Grove Boulevard, from Valley View Street to Bristol Street (38 signals). This Design-Build project consists of updating timing parameters using latest CA-MUTCD, development of signal synchronization, and design and installation of: Fiber-Optic cables, Video vehicle detection, CCTV cameras, replacement of Video Wall at Traffic Management Center, and replacement of cabinets and controllers, in the cities of Westminster, Garden Grove, Orange and Santa Ana. Project also included a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

Fairview Road Corridor Traffic Signal Coordination Project (Costa Mesa, CA) | *2022* – Task Leader. The City of Costa Mesa, in partnership with the City of Santa Ana, was awarded a grant by the Orange County Transportation Authority (OCTA) Regional Traffic Signal Synchronization Program (RTSSP - Project P) for the Fairview Road Corridor Traffic Signal Coordination Project. The project includes coordinating traffic signal timing and providing necessary upgrades to traffic signal infrastructure including integration and improvements to monitor signals at City's Traffic Management Center. The Fairview Corridor contains 34 signals between Garden Grove Boulevard and Newport Boulevard and runs 8.5 miles crossing the jurisdictions of Costa Mesa, Santa Ana and Caltrans. ADVANTEC was selected to conduct this Design-Build project, which consists of updating timing parameters using latest CA-MUTCD, development of signal synchronization (34 signals), and includes the design and installation of: wireless communications, Fiber-Optic cables, Radar vehicle detection, GPS-based preemption, CCTV cameras, and replacement of cabinets and controllers. Project also includes a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

John Cox

Task Leader - Construction Support

Registration:
IMSA Level II Technician #BE-864-17
IMSA Work Zone Certified #AA-86417
Corning Inc.
International Fiber Systems (IFS)
Years of Experience: 26
Years with Firm: 12
Education:
Fullerton College
Engineering Technology
Rancho Santiago College
Project Management
Professional Affiliations:
International Municipal Signal Association (IMSA)
Institution Traffic Engineers (ITE)
Orange County Traffic Engineers Council (OCTEC)
Intelligent Transportation Systems California (ITS CA)

Mr. Cox is a Systems Engineer for ADVANTEC who specializes in Intelligent Transportation Systems, Communications, Fiber Optic Technologies, Closed Circuit Television, Changeable Message Signs, Wireless Broadband Ethernet, Traffic Management Center Systems Integration and various Advanced Traffic Management System hardware/software suites. With extensive experience in the transportation industry, Mr. Cox has been involved in dozens of transportation and traffic engineering projects that include both design and execution of Traffic Signal, ITS, CCTV, CMS, TMS and Fiber Optic Communications. Mr. Cox has integrated and maintained such systems to support centralized signal control deployments. Additionally, he has an extensive background in the public sector, where he designed and maintained the Traffic Management Center of the City of Costa Mesa for over 10 years. The following provides a summary of his successful project deliveries for clients over the past 26 years:

Relevant Project Experience

Design Services for Olympiad Road-Felipe Road TSSP (Mission Viejo, CA) | *Ongoing* – ITS Systems Engineer. This project was funding by OCTA's Regional Traffic Signal Synchronization Program (RTSSP) for the Olympiad Road-Felipe Road Traffic Signal Synchronization Project (TSSP), and the City of Mission Viejo is the lead agency for this project. ADVANTEC is responsible for the preparation of plans, specifications and engineer's estimates (PS&E) for Intelligent Transportation Systems (ITS) upgrades, traffic signal equipment upgrades including fiber optic communications and traffic signal timing and synchronization along the Olympiad-Felipe corridor from Marguerite Parkway (North) & Olympiad Road to Marguerite Parkway (South) & Felipe Road. The project includes 16 signalized intersections along the corridor and 6 additional traffic signals located within half-mile along crossing streets. The majority of the traffic signal controllers are upgraded to Cobalt ATCs with ASC/3 software. The communication upgrades along this corridor consisted of new Cisco Ethernet switches for traffic signals (edge switches) and one communication hub (aggregate switch) including the removal of existing and installation of new fiber optic cable (24 SMFO cable) along Felipe Road from El Retiro to Camden (1,130') inside existing conduit.

Citywide Traffic and ITS Upgrades and Adaptive Traffic/Traffic Responsive Control Project (Monterey Park, CA) | *Ongoing* **–** Systems Engineer. The project consisted of development and implementation of mobility improvements along three major corridors in the City of Monterey Park: Atlantic Boulevard, Garfield Avenue and Garvey Avenue. These improvements were planned and developed in conjunction with adjacent cities, Los Angeles County, and L.A. Metro Bus Priority project. Phase 1 consists of preparing a Traffic Signal and Communications Plan report developed to analyze existing traffic signal, ITS, and communications infrastructure and traffic operations. Based on existing conditions analysis, recommendations are provided that define the project traffic signal, ITS, and communications infrastructure and traffic operations improvements (adaptive traffic control, traffic responsive, and/or time of day traffic signal synchronization). Phase 2 consists of preparing project plans, specifications, and estimates (PS&E) and implementing traffic signal timing and operations improvements (adaptive traffic control, traffic responsive, and/or time of day traffic signal synchronization), and implementing a Pilot Project, procurement of an adaptive traffic control system (ATCS), and developing responsive traffic signal timing and coordination plans. This phase also consists of equipment procurement, environmental documentation and clearance, bid and construction support, system integration support, and final project report including a "before and after study" comparison analysis.

Coachella Valley Association of Governments (CVAG) Smart Region Program – *Phase II* (Coachella Valley, Riverside County, CA) | *Ongoing (Construction)* – Systems Engineer. ADVANTEC has been awarded a second contract by CVAG to expand the development and implementation of *Smart Region Program* in the Coachella Valley. Phase II follows the guiding principles of the Phase I Program to prepare local agencies and CVAG for future emerging transportation technologies including connected vehicles, autonomous

vehicles, big data, integrated corridor management (ICM), and Smart Cities initiatives; with an emphasis in the deployment of valley-wide intelligent transportation technologies, signal synchronization, and installation of Traffic Management Centers (TMC). Currently, Phase II of the program consists of major tasks including: Environmental, Preliminary Engineering, Technology Assessment and Evaluation (including Intelligent Transportation systems, Connected and Autonomous Vehicles, and Smart Cities), Systems Integrator Procurement and Design, Coordinating and Managing the Transportation Systems Management and Operations (TSM&O) Committee Meetings, grant application support, and maintenance of project website. Under the Phase II Program, ADVANTEC is preparing final design of eighteen (18) priority corridors, modification/expansion of ten (10) Traffic Management Centers (TMC), three (3) Data Aggregated Centers (DAC), and the Regional TMC. In addition, *Phase II includes upgrades of 245 traffic signal systems, installation/upgrade of approximately 95-miles of signal communications, and installation of various ITS field elements, including closed-circuit television systems, dynamic/changeable message signs, arterial management systems, detection systems, and C-V2X for vehicle-to-infrastructure (V2I) communications. Phase II also includes the planning, design and implementation of Broadband Communications along 21 corridors in the Coachella Valley.*

Imperial Highway Intelligent Transportation System (ITS) Project, PS&E, (Norwalk, CA) | *2025* – Systems Engineer. ADVANTEC was responsible for the preparation of plans, specifications and engineer's estimates (PS&E) for Intelligent Transportation Systems (ITS) upgrades, traffic signal equipment and detection upgrades, and improvements for ADA compliance. This project included fiber optic communications testing, traffic signal timing and coordination for the City's Imperial Highway Intelligent Transportation System (ITS) from San Gabriel River to Shoemaker Avenue Project. The proposed project improvements involved the installation of 7,000 linear feet of fiber optic cable from the city limits at the San Gabriel River to Firestone Boulevard.

Los Alisos Boulevard Route Traffic Signal Synchronization and ITS Project (OCTA, Orange County, CA) | *2023* - Systems Engineer. Funded by OCTA's Project P program, this project consisted of development of signal synchronization and ITS improvements along Aliso Viejo Parkway, Laguna Hills Drive, Paseo De Valencia, Los Alisos Boulevard and Melinda Road, (40 signals). ADVANTEC was selected to conduct this Design-Build project, which consists of updating timing parameters using latest CA-MUTCD, development of signal synchronization, design and installation of: Fiber-Optic cables, Radar vehicle detection, GPS-based preemption, CCTV cameras, and replacement of cabinets and controllers, in the cities of Aliso Viejo, Laguna Hills, Lake Forest, Mission Viejo and Rancho Santa Margarita. Project also included a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

OCTA, Garden Grove Boulevard Traffic Signal Synchronization and ITS Project, Orange County, CA | *2023* – Systems Engineer. This project was funded by OCTA's Regional Traffic Signal Synchronization Program (RTSSP), also known as Project P, and it consisted of development of signal synchronization and ITS improvements along Garden Grove Boulevard, from Valley View Street to Bristol Street (38 signals). This Design-Build project consists of updating timing parameters using latest CA-MUTCD, development of signal synchronization, and design and installation of: Fiber-Optic cables, Video vehicle detection, CCTV cameras, replacement of Video Wall at Traffic Management Center, and replacement of cabinets and controllers, in the cities of Westminster, Garden Grove, Orange and Santa Ana. Project also included a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

Fairview Road Corridor Traffic Signal Coordination Project (Costa Mesa, CA) | *2022* – Systems Engineer. The City of Costa Mesa, in partnership with the City of Santa Ana, was awarded a grant by the Orange County Transportation Authority (OCTA) Regional Traffic Signal Synchronization Program (RTSSP - Project P) for the Fairview Road Corridor Traffic Signal Coordination Project. The project includes coordinating traffic signal timing and providing necessary upgrades to traffic signal infrastructure including integration and improvements to monitor signals at City's Traffic Management Center. The Fairview Corridor contains 34 signals between Garden Grove Boulevard and Newport Boulevard and runs 8.5 miles crossing the jurisdictions of Costa Mesa, Santa Ana and Caltrans. ADVANTEC was selected to conduct this Design-Build project, which consists of updating timing parameters using latest CA-MUTCD, development of signal synchronization (34 signals), and includes the design and installation of: wireless communications, Fiber-Optic cables, Radar vehicle detection, GPS-based preemption, CCTV cameras, and replacement of cabinets and controllers. Project also includes a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

Ryan Miller

Task Leader Project Report and O&M Phase

Registration:
Engineer-in-Training (CA) #138331
IMSA Certified Work Zone Temporary Traffic Control Technician, No. ZZ_129800
Years of Experience: 13
Years with Firm: 12
Education:
B.S., Civil Engineering, California State Polytechnic University, Pomona, 2009
Professional Affiliations:
Institute of Transportation Engineers (ITE)
American Society of Civil Engineering (ASCE)
Orange County Traffic Engineers Committee (OCTEC)

Ryan Miller is a project engineer with experience in traffic engineering studies, traffic signal synchronization and operations, and ITS design. Ryan has 13 years of experience and has worked on multiple traffic signal synchronization studies. He is an expert in the use of Synchro, SimTraffic and Tru-Traffic software. His Traffic and Design software experience includes AutoCAD, Civil3D, and MicroStation.

Relevant Project Experience

City of Alhambra, Adaptive Traffic/Traffic Responsive Control | *2026* – Project Engineer. The project consists of the development and implementation of mobility improvements along four major corridors in the City of Alhambra: Atlantic Boulevard, Garfield Avenue, Fremont Avenue, and Valley Boulevard. Phase 1 of the project includes preparation of a project development plan, preliminary engineering and costs, operational analysis, Concept of Operations, and recommendations on ITS technologies and adaptive/responsive traffic control strategies. Phase 2 consists of preparing project plans, specifications, and estimates (PS&E) based on the approved improvements from Phase 1. This phase also consists of equipment procurement, environmental documentation and clearance, bid and construction support, system integration support, and final project report including a "before and after study" comparsion analysis.

City of Glendale, Citywide Traffic and Mobility Study | *Ongoing* – Project Engineer. The primary goal of the CTMS is to improve traffic and mobility within the City by providing a detailed analysis of the City's transportation system and a quantitative view of current transportation issues, impacts, concerns, trends, system capacity surplus and shortfalls.
The CTMS will assess the existing traffic and congestion throughout the City, expand the City's current Synchro Level of Service (LOS) model to evaluate the existing traffic flow, forecast the near-term-future (10 years) traffic congestions using City's Traffic model, provide recommended countermeasure alternatives to improve traffic flow and circulation, while maintaining consideration of other active modes of travel and discouraging commuter traffic intrusion into residential neighborhoods.
The CTMS will also evaluate lane reconfiguration alternatives identified in the latest versions of the Citywide Pedestrian Plan (CPP) and the Glendale Bicycle Transportation Plan (BTP) and respective impacts on traffic congestion, circulation, and potential traffic intrusion into residential neighborhoods. The study will develop innovative ideas to improve possible congestion resulting from implementation of the BTP and CPP.
The CTMS also includes a) preparation of a Citywide Emergency Vehicle Response Routes to assist fire department during major emergencies; b) public and stakeholder outreach to gather input from public through surveys and website; and, c) a Speed Limit Study to identify street segments that may qualify as "Business Activity Districts" and be considered for lower speed limits. Results from the CTMS data collection and analysis will be made available through user-friendly GIS maps.

Coachella Valley Association of Governments (CVAG) Regional Traffic Signal Synchronization Program – *Phase I and Phase II* (Coachella Valley, Riverside County, CA) | *Ongoing* - Project Engineer for Signal Synchronization. Mr. Miller played a pivotal role in advancing the Intelligent Transportation Systems Programs for Coachella Valley with an emphasis in the development of a smart region and prepare the region for integration of current and upcoming multi-modal transportation technologies, and smart mobility programs. As a key member of the ADVANTEC team, he led the development of regionwide timing parameter guidelines, and traffic signal synchronization plans for Phase I and Phase II, covering a total of 25 corridors and 400 signalized intersections. Currently, he is actively involved in refining synchronization plans for the summer season along three Phase I corridors: Highway 111, Washington Street, and Ramon Road.

OCTA, Los Alisos Boulevard Route Regional Traffic Signal Synchronization Program (Orange County, CA) | *2023* – Task Leader. Mr. Miller optimized the signal timing and coordination for the 40 signalized intersections along the Route for the various participating agencies (City of Aliso Viejo, City of Laguna Hills, City of Lake Forest, City of Mission Viejo, Caltrans, and City of Rancho Santa Margarita).

He created the Synchro model for each time period. He analyzed and updated the existing yellow and red clearance timing and pedestrian timing to current California MUTCD standards. He performed implementation and fine-tuning of new coordination in the field. He also assisted with organizing the before and after travel time studies for the route.

OCTA, Garden Grove Boulevard Regional Traffic Signal Synchronization Program (Garden Grove, CA) | *2023* – Task Leader. Mr. Miller optimized the signal timing and coordination for the 43 signalized intersections along the Route for the various participating agencies (City of Westminster, City of Garden Grove, City of Orange, City of Santa Ana and Caltrans). He created the Synchro model for each time period. He analyzed and updated the existing yellow and red clearance timing and pedestrian timing to current California MUTCD standards. He performed implementation and fine-tuning of new coordination in the field. He also assisted with organizing the before and after travel time studies for the corridor.

Fairview Road Corridor Traffic Signal Coordination Project (Costa Mesa, CA) | *2022* – Project Engineer. The City of Costa Mesa, in partnership with the City of Santa Ana, was awarded a grant by the Orange County Transportation Authority (OCTA) Regional Traffic Signal Synchronization Program (RTSSP - Project P) for the Fairview Road Corridor Traffic Signal Coordination Project. The project includes coordinating traffic signal timing and providing necessary upgrades to traffic signal infrastructure including integration and improvements to monitor signals at City's Traffic Management Center. The Fairview Corridor contains 34 signals between Garden Grove Boulevard and Newport Boulevard and runs 8.5 miles crossing the jurisdictions of Costa Mesa, Santa Ana and Caltrans.

ADVANTEC was selected to conduct this Design-Build project, which consists of updating timing parameters using latest CA-MUTCD, development of signal synchronization (34 signals), and includes the design and installation of: wireless communications, Fiber-Optic cables, Radar vehicle detection, GPS-based preemption, CCTV cameras, and replacement of cabinets and controllers. Project also includes a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

Camino Vera Cruz Corridor Traffic Signal Synchronization Project (City of San Clemente, CA) | *2021* – Project Engineer. The City of San Clemente has received funds from the Orange County Transportation Authority (OCTA) Regional Traffic Signal Synchronization Program (RTSSP - Project P) for the Camino Vera Cruz Corridor Traffic Signal Synchronization. The project includes coordinating traffic signal timing and designing upgrades to traffic signal infrastructure including integration and improvements to monitor signals at City's Traffic Management Center. The Camino Vera Cruz Corridor contains 5 signals between Camino De Los Mares and Avenida Vista Hermosa, and extends for approximately 1.5 miles within the City of San Clemente. The project consists of updating timing parameters using latest CA-MUTCD, development of signal synchronization, and includes the design for installation of: Fiber-Optic cable, Ethernet switches, "Flashing Yellow" Left Turn Phasing, Radar vehicle detection, and replacement of controllers. Project also includes a two-year operation.

Irvine Boulevard Regional Traffic Signal Synchronization Project (Irvine, CA) | *2021* – Project Engineer. Project included signal synchronization of 28 signals along corridor, and implementation of new signal controllers into new Central System (Centracs). Project scope consisted of: calculation of new timing parameters (yellow clearance, pedestrian clearance, bicycle minimum green) in accordance to MUTCD; collection of 7-day ADT and turning movement counts; development of optimized synchronization timing plans for AM, Off-peak, Midday, PM and Evening periods; Before and After Study with video recording of travel runs; programming of new controllers; timing implementation and fine-tuning; and preparation of project final report. Project also included a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

Rachel Tam, EIT

Lead Project Engineer | System Design/ ITS PS&E

Registration:
Engineer-In-Training, CA
Certificate No. EIT 174449
Years of Experience: 5
Years with Firm: 2
Education:
B.S., Civil Engineering, University of California, Los Angeles, CA, 2021

Rachel Tam is a graduate of the University of California, Los Angeles (UCLA). She joined ADVANTEC in October 2023 as an Associate Engineer. Rachel is a dedicated team member with experience with various traffic engineering projects, including traffic signal design, signing and striping design, traffic studies, traffic signal operations, active transportation, parking studies, and retractable bollard design. She is knowledgeable in AutoCAD, Synchro, Bluebeam Revu, and ArcGIS Pro.

Relevant Project Experience

Citywide Traffic and ITS Upgrades and Adaptive Traffic/Traffic Responsive Control Project (Monterey Park, CA) | *Ongoing* **–** Project Engineer. The project consisted of development and implementation of mobility improvements along three major corridors in the City of Monterey Park: Atlantic Boulevard, Garfield Avenue and Garvey Avenue. These improvements were planned and developed in conjunction with adjacent cities, Los Angeles County, and L.A. Metro Bus Priority project. Phase 1 consists of preparing a Traffic Signal and Communications Plan report developed to analyze existing traffic signal, ITS, and communications infrastructure and traffic operations. Based on existing conditions analysis, recommendations are provided that define the project traffic signal, ITS, and communications infrastructure and traffic operations improvements (adaptive traffic control, traffic responsive, and/or time of day traffic signal synchronization). Phase 2 consists of preparing project plans, specifications, and estimates (PS&E) and implementing traffic signal timing and operations improvements (adaptive traffic control, traffic responsive, and/or time of day traffic signal synchronization), and implementing a Pilot Project, procurement of an adaptive traffic control system (ATCS), and developing responsive traffic signal timing and coordination plans. This phase also consists of equipment procurement, environmental documentation and clearance, bid and construction support, system integration support, and final project report including a "before and after study" comparison analysis.

Design Services Citywide Traffic Signal Optimization Project (Corona, CA) | *Ongoing (Construction)* **–** Project Engineer. The purpose of this project is to enhance safety and mobility and reduce environmental impacts of motorists by implementing technologies that will result in more efficient traffic detection and optimize traffic signal operations on the City's major arterial corridors. This goal will be accomplished using advanced high-definition hybrid camera/radar sensors, high-resolution traffic data acquisition, and advanced traffic algorithms capable of adapting to changes in traffic conditions. This includes expanding the City's current central traffic control system (Econolite Centracs ATMS), enhancing several ITS sub-systems, and preparing the City for implementing Next-Generation technologies, such as an Adaptive Traffic Control System (ATCS) and Automated Traffic Signal Performance Measures (ATSPMs). The project improvements include but are not limited to; new advanced traffic controllers (Econolite's Cobalt ATC NEMA/2070), hybrid radar/video detection systems, Ethernet switches, system detection improvements, in-cabinet fiber optic equipment (as needed), and required software licensing along 12 corridors. All ITS devices and traffic signals will be integrated to the City's Traffic Management Center (TMC) where all systems can be managed and controlled by the TMC operator(s). The following summarizes the project corridors (12) and the number of signalized intersections within project limits per corridor, for a total of 126 intersections.

City of Norwalk, Pioneer Boulevard Traffic Signal, ITS, ADA, and FOC Improvements Project, Norwalk, CA – Project Engineer. Ms. Tam updated the traffic signal and fiber optic design plans for the Pioneer Boulevard HSIP Traffic Signal Modifications and Fiber Optic Improvements project. She ensured that all engineering estimates were precise and aligned with project requirements. The project aimed to upgrade traffic signal infrastructure and improve communication systems in Norwalk, CA, thereby enhancing overall traffic safety and efficiency. Her updates contributed to meeting project standards and client expectations. This effort supported modernizing the city's traffic signal and communication systems.

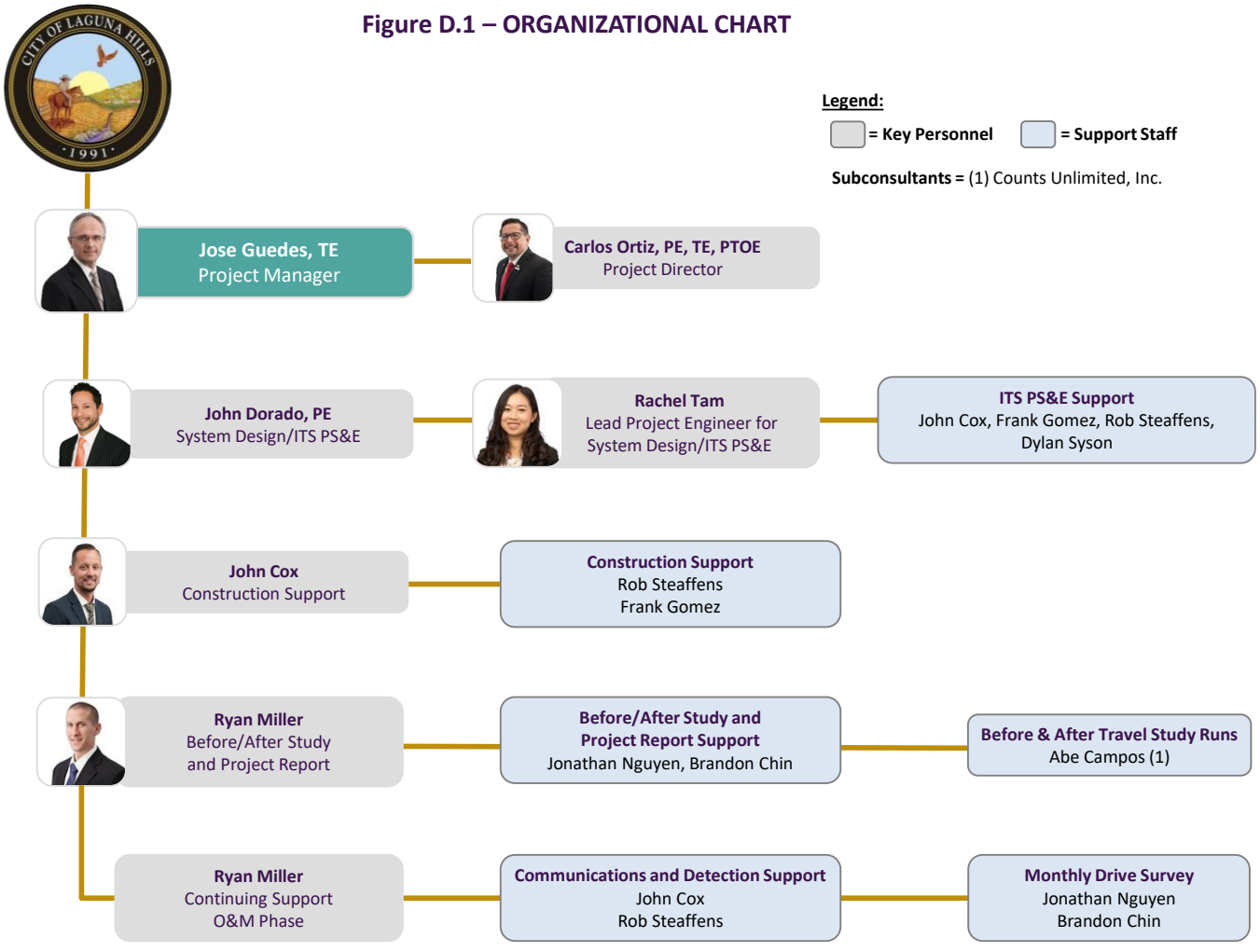
City of Industry, ITS Master Plan, CA – Associate Engineer. Ms. Tam compiled and reviewed chapters for the City of Industry's ITS Technology Assessment Report, focusing on various manufacturers and products. This report, being a part of the City's Master Plan, Ms. Tam evaluated technology assessment forms and the results for each product to ensure compatibility with the objectives of the City. This project involved recommending Intelligent Transportation Systems (ITS) technologies. Her assessments identified suitable technologies for implementation. This project facilitated informed decision-making regarding ITS technologies.

SECTION D.
ORGANIZATIONAL CHART

D. ORGANIZATIONAL CHART

Mobilizing the appropriate staff quickly is essential to the timely performance of this important project for the City of Laguna Hills. This requires a management approach that emphasizes streamlined communication and quality control. As a partner to the City, the ADVANTEC Team will commit to delivering this project on time and within budget. We recognize that City staff have high expectations for capability and performance. The ADVANTEC Team has impeccable experience in planning, designing, constructing, operating, maintaining, and managing various multi-modal ITS, signal timing, and traffic signal synchronization projects. Our team brings together all the skills and expertise required to successfully complete all elements under this contract. ADVANTEC has been committed to our clients' success for many years, and our expert team will provide the appropriate project management and technical expertise while providing responsive services to the City of Laguna Hills. Our Project Manager, Mr. Jose Guedes, TE, will be the primary contact with the city during the project period. No substitution of our Project Manager will occur without written approval from the City Project Manager. Our Project Management Structure and Organizational Chart, as shown in **Figure D.1**, illustrates the proposed organizational structure of our project team.

Figure D.1 – ORGANIZATIONAL CHART



SECTION E.
REFERENCES

E. REFERENCES

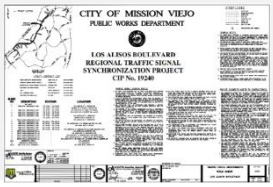
A summary of some of our representative RTSSP and ITS Projects are provided below. The project scope of work, innovative solutions, year of completion, project staff involved, and client contact information are provided.

LOS ALISOS BLVD "ROUTE" REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROJECT

Cities Of Mission Viejo, Laguna Hills, Aliso Viejo, Rancho Santa Margarita, Caltrans, and OCTA

Year completed: 2019-2023
Contract: $500,000
Project Staff: Jose Guedes, John Dorado, Ryan Miller, John Cox, Rob Steaffens, Frank Gomez

City of Mission Viejo
Mr. Mario Gutierrez
Transportation Engineer
949-470-3068
Email: mgutierrez@cityofmissionviejo.org



This project consisted of development and implementation of signal synchronization and ITS improvements at 40 traffic signals along **the Los Alisos Boulevard "Route" (Aliso Creek Road, Laguna Hills Drive, Paseo De Valencia, Los Alisos Boulevard, and Melinda Road)**. This Design-Build project included design and installation of: Fiber-Optic communications, Video and Radar vehicle detection, CCTV cameras, APS and Countdown systems, and replacement of cabinets and controllers, in the cities of Aliso Viejo, Laguna Hills, Lake Forest, Mission Viejo and Rancho Santa Margarita. ADVANTEC also served as the Systems Engineer and provided Construction Management, Inspection and oversight of our Contractor including system integration, testing and commissioning, and final approvals from the local agencies.

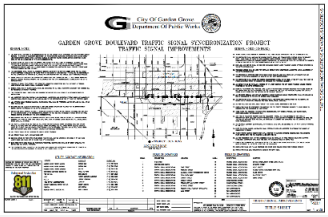
ADVANTEC developed optimized coordination plans for AM, Midday, PM and weekend peak periods. Project also included a two-year operation and monitoring phase, with monthly travel time surveys and synchronization timing monitoring.

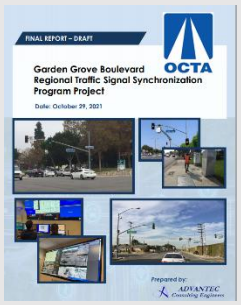
GARDEN GROVE BLVD REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROJECT

Cities Of Garden Grove, Westminster, Orange, Santa Ana, and OCTA

Year completed: 2019-2023
Contract: $650,000
Project Staff: John Dorado, Jose Guedes, Ryan Miller, John Cox, Rob Steaffens, Bryan Elenes, Frank Gomez

City of Garden Grove
Juan Navarro, P.E.
Associate Engineer
714-741-5186
Email: juann@ggcity.org





ADVANTEC served as the prime consultant for this Design-Build project, being responsible for the preparation of plans, specifications and engineer's estimates (PS&E); procurement of new ITS, traffic signal equipment, fiber optic communication and networking equipment, Traffic Management Center (TMC) upgrades; and providing signal synchronization for ***34 signalized intersections*** crossing multiple jurisdictions from Valley View Street to Bristol Street for the Cities of Garden Grove (20 signals), Westminster (4 signals), Orange (1 signal), Santa Ana (1 signal), and Caltrans (8 signals) with additional intersections within ¼ mile away. This includes providing a concept of operations, and detailed analysis using Synchro and Tru-Traffic software for determining timing and coordination plans for AM, Midday, and PM peak hours and weekend day. As part of the design-build project effort, ADVANTEC also served as the Systems Engineer and provided Construction Management, Inspection and oversight of our Contractor including system integration, testing and commissioning, and final approvals from the local agencies.

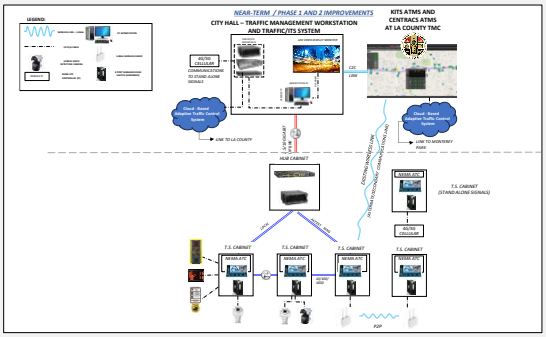
ADAPTIVE/TRAFFIC RESPONSIVE CONTROL UPGRADE PROJECT

City of Alhambra

Year completed: 2024-Present (in PS&E phase)
Contract:
Preliminary Engineering $231,000
PS&E and Implementation: $1,380,159

Project Staff: Jose Guedes, John Dorado, John Cox, Ryan Miller, Rachel Tam, Rob Steaffens, Frank Gomez

City of Alhambra
Mr. Bahman Janka, PE
Principal Traffic Engineer (Consultant -Transtech)
310-892-2520
Email: bahman.janka@transtech.org



ADVANTEC was selected by the City of Alhambra to provide professional engineering services to develop and implement corridor mobility improvement projects (MIPs) on four major arterials—Garfield Avenue, Fremont Avenue, Atlantic Boulevard, and Valley Boulevard (62 intersections)—that experience congestion because of the discontinuity of the SR-710 North Freeway. These 4 project corridors act as major thoroughfares between the I- 10 and I-210 freeways and are candidates for adaptive traffic control and/or responsive traffic control. An additional 16 signalized intersections in the City were also evaluated and updated as part of this project. These improvements are being planned and developed in conjunction with adjacent cities and Los Angeles County (LA County) to ensure that traffic operations are coordinated through major corridors within the I-710 area. The project is being conducted in two phases:

- **Phase 1** consisted of reviewing existing traffic patterns using current and historical data (Big Data), field inventory of traffic signal system infrastructure conditions, and preparing preliminary engineering documents for the implementation of recommended project improvements, including traffic responsive and adaptive operations, within the allocated funds from the LA METRO grant. ADVANTEC worked closely and cooperatively with the City of Alhambra, L.A. County Public Works, L.A. METRO, and City of Monterey Park, in developing the analysis and improvements that will make this project successful.
  ADVANTEC conducted an extensive inventory of the existing traffic signal, ITS, and communications infrastructure, traffic data collection, travel time data collection and analysis, user needs analysis, system requirements assessment, development of Concept-of-Operations (ConOps), evaluation and selection of Advanced Traffic Management System (ATMS) upgrades, evaluation of Adaptive Traffic Control System (ATCS), Traffic Responsive Systems, recommended traffic signal, ITS, and communications improvements, and connectivity to the LA County RIITS. This information was summarized in several chapters including Existing Operations Assessment, Analysis of Current Operations and Maintenance/Needs Assessment, Traffic Data Analysis, Concept of Operations, Evaluation of Adaptive and Traffic Responsive Signal Systems, Recommended Traffic Controls and Equipment, Detailed Communication Plan Document, Signal System Implementation Plan, and Traffic Signal Operations and Maintenance Plan.
- **Phase 2** will consist of preparing project plans, specifications, and estimates (PS&E), and also procuring equipment, developing environmental documentation, bid and construction support, system integration.

SECTION F.
PROJECT UNDERSTANDING, OVERVIEW AND APPROACH

F. PROJECT UNDERSTANDING, OVERVIEW AND APPROACH

F.1 OUR PROJECT UNDERSTANDING

The City of Laguna Hills was successful in obtaining funding from the Orange County Transportation Authority (OCTA) Regional Traffic Signal Synchronization Program (RTSSP) for the Avenida De La Carlota Corridor. The City of Laguna Hills will be the lead-agency for the design, construction, and implementation of traffic signal improvements. OCTA's Countywide Baseline Study will be responsible for the development and implementation of optimized traffic signal synchronization timing along the project corridor. The City's Project Management Team will manage this project.

The City desires to contract with an experienced consultant to develop traffic engineering and ITS design plans, specifications, and estimates (PS&E), provide system integration, and construction management support services, prepare a final project report, and provide operations, maintenance, and monitoring support for 2 years after implementation of the signal timing along the project corridor, while successfully delivering the project in accordance with OCTA requirements.

Figure F.1 – Project Corridor

The project corridor is approximately 2.2 miles long and consists of 8 signalized intersections, from Lake Forest Drive to Los Alisos Parkway. This project shares intersections with the Lake Forest Drive TSSP project and the Paseo De Valencia-Moulton Confluence Bypass TSSP project, as depicted in **Figure F.1**.

The project will be divided in two phases, which are expected to be completed over a 3-year period, as follows: Phase 1 - Primary Implementation (PI) 1-year duration, and Phase 2 – Operations & Maintenance (O&M) 2-year duration. During the Primary Implementation Phase the project will construct and install traffic signal improvements, and in coordination with OCTA's Countywide Baseline Study, the signal timing along the project corridor will be updated to meet current traffic demands and patterns. The goals of the project are to update signal timing and coordination, provide traffic signal ITS elements, and establish communications at the local agency Traffic Management Center (TMC).

The project will include the upgrade of existing hardware and installation of new equipment, including:

- ✓ **Fiber Optic cable and conduit**
- ✓ **Ethernet Switches**
- ✓ **Cobalt ATC controllers**
- ✓ **CCTV cameras**
- ✓ **Improvements to TMC**

Our ultimate goals in this project are to work hand-in-hand with the City of Laguna Hills to reduce the travel time and delay with **perceptible improvements**; reduce vehicle stops and vehicle emissions thereby improving the air quality along the Avenida De La Carlota corridor; and provide City staff the ability to monitor and observe traffic conditions and adjust signal timings in real-time from the city's Traffic Management Center (TMC). To accomplish these goals, ADVANTEC will work with the Countywide Baseline Study and Lake Forest Drive TSSP projects to implement and maintain traffic signal timing and coordination plans for AM, Midday, PM, and weekend peak periods, and assist the participating agencies in constructing all the necessary hardware and equipment to fully fulfill their needs. **ADVANTEC will execute and deliver this project for the City of Laguna Hills with minimal use of city resources.** ADVANTEC will be responsible for the accuracy and completeness of all work and services and **will provide the resources to accelerate project completion with promptness and efficiency.**

CORRIDOR CHARACTERISTICS

The Avenida de la Carlota Corridor is a 2.2-mile secondary arterial, with two travel lanes in each direction, dedicated left turn lanes, and a painted median. The corridor has a speed limit of 40 mph, includes 8 signalized intersections and serves a daily traffic volume of 9,000 to 14,000 vehicles. The most congested section of the corridor occur between the I-5 on/off ramps at Paseo De Valencia and El Toro Road. The corridor provides direct access to the southbound I-5 freeway, at Lake Forest Drive, at Paseo De Valencia and at El Toro intersections. The corridor parallels the I-5 freeway and connects residents to retail (Furniture Row), business parks, hotels,

residential, the old Laguna Hills Mall, and the Laguna Hills Civic Center. Avenida de la Carlota can be used as an alternative to the freeway during congested periods, connecting to key arterials, such as Lake Forest Drive, El Toro Road, and Los Alisos Boulevard. The corridor is often used as an alternate route for emergency services to reach the Saddleback Medical Center facilities.

The anticipated planned redevelopment of the Laguna Hills Mall into a mixed-use and multi-family development is expected to increase traffic volumes along Avenida de la Carlota.

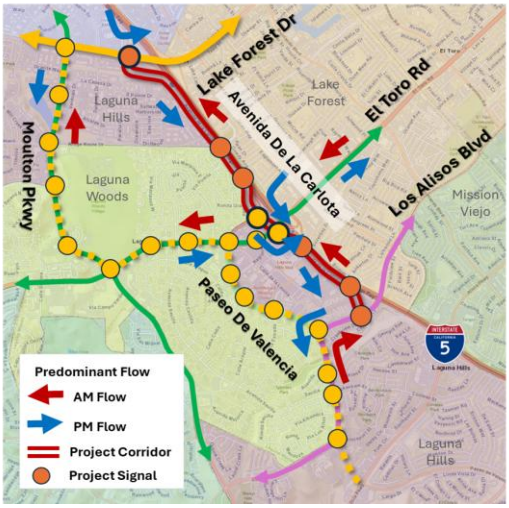
Regional Network

The Avenida De La Carlota corridor crosses many synchronized arterials such as: Lake Forest Drive, Paseo De Valencia, El Toro Road, and Los Alisos Boulevard. OCTA's Countywide Baseline Study is currently working to update most corridors, with implementation of new timing plans expected to occur sometime in 2026.

It is important to note that the traffic signal locations on El Toro Road and Paseo De Valencia play an important role as exit/access points to the I-5 freeway and are part of the El Toro Road synchronized corridor.

Because of its proximity and direct access to the I-5 freeway, the project corridor can be used as an alternate route by drivers avoiding congestion or construction on the freeway. A secondary route for southbound traffic is the use of Paseo De Valencia, from the I-5 off ramp & Avenida De La Carlota to Alicia Parkway, with an option to reach Moulton Parkway through Laguna Hills Drive. **Figure F.2** shows the predominant traffic flows along and around the project corridor.

Figure F.2 – Predominant Traffic Flow



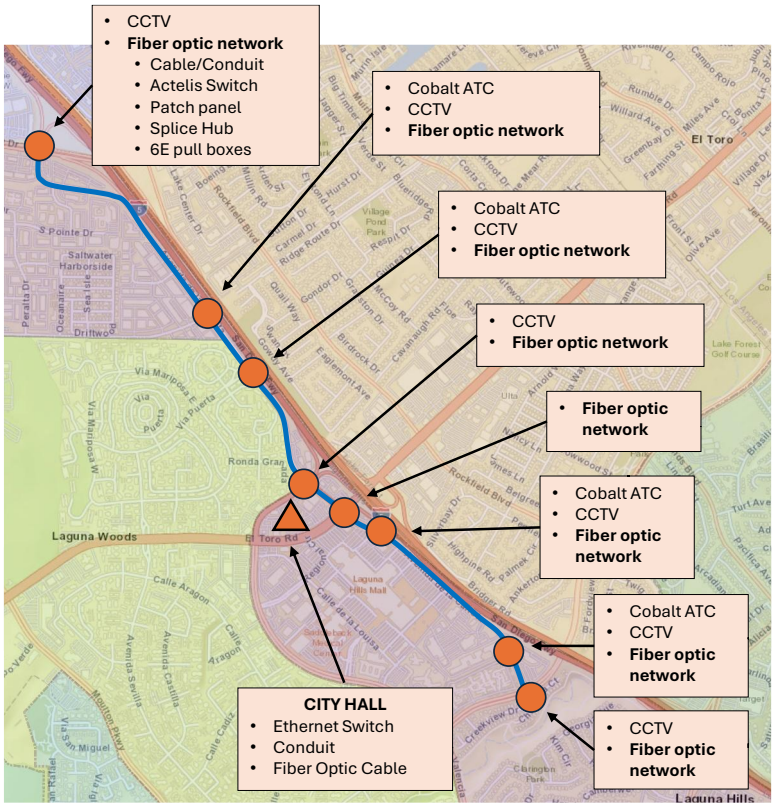
TRAFFIC SIGNAL SYSTEM

The City of Laguna Hills currently hosts at its City Hall an Econolite CENTRACS Advanced Traffic Management System (ATMS) server, which is shared with the cities of Laguna Woods and Aliso Viejo. The City of Laguna Hills uses various models of Econolite signal controllers along Avenida De La Carlota (Cobalt, ASC/3 and ASC/2), which communicate through a copper interconnect signal network.

As part of this project, the City of Laguna Hills will be expanding its fiber-optic network (72 SMFO) by installing new conduits and pull boxes, removing old copper interconnect cables, installing fiber infrastructure, and replacing Ethernet switches (Actelis). Laguna Hills will also install new Cobalt controllers, CCTV cameras, and a new conduit and fiber connection to City Hall, including a router/ethernet switch.

Figure F.3 summarizes the proposed improvements for the project.

Figure F.3 – Project Improvements



F.2 OUR PROJECT APPROACH

ADVANTEC is very familiar with all elements of the RTSSP work plan. Our project approach is based on previous success of similar projects, and on our objective to **deliver better, faster, and more cost-effective solutions.** ADVANTEC understands that each project is unique, and we will use our experience, lessons learned, and value-added services to successfully meet the needs of the City.

The Primary Implementation Phase will be conducted in two concurrent focus areas: 1) Signal Synchronization, and 2) Signal System Design (PS&E) & Construction. ADVANTEC has assigned an experienced project engineer in charge of each focus area. The Signal Synchronization work will involve coordination with the Countywide Baseline Study for development of synchronization timing, and include conducting the Before/After studies and a Field Review of signal phasing and operations, which will be conducted with the Signal System Design tasks of Data Collection (as-built signal plans and documents) and Field Review of existing signal infrastructure.

The following summarizes our approach to complete the primary project elements from the two concurrent focus areas: Signal Synchronization (i.e. traffic signal timing optimization and implementation) and Signal System Design (PS&E) & Construction.

SIGNAL SYNCHRONIZATION APPROACH

ADVANTEC will coordinate with the ***Countywide Baseline Study, the Lake Forest Drive TSSP, and the Paseo De Valencia-Moulton TSSP projects*** *to closely follow the development of new signal timing for Avenida De La Carlota. ADVANTEC will review and provide input on the* implementation *and fine-tuning of new coordination timing along the corridor.*

ADVANTEC will obtain the final Synchro files from the other concurrent projects to use during the O&M Phase.

Timing Implementation

Upon completion of signal system construction, and prior to the implementation of new signal timing by the Countywide Baseline Study, a **Before Study will be conducted, which will consist of travel runs along the project corridor**

ADVANTEC will coordinate with the ***Countywide Baseline Study, the Lake Forest Drive TSSP, and the Paseo De Valencia-Moulton TSSP project*** for the implementation *and fine-tuning of new coordination timing along the corridor.*

An After-Study will then be conducted, and a Project Report will be prepared describing the project activities and results of the Before/After comparison.

The **On-going Operations and Maintenance (O&M)** support will commence after the City's review and approval of the project report and closure by OCTA of the Primary Implementation Phase of the project. Support activities will be in place for a period of 24 months.

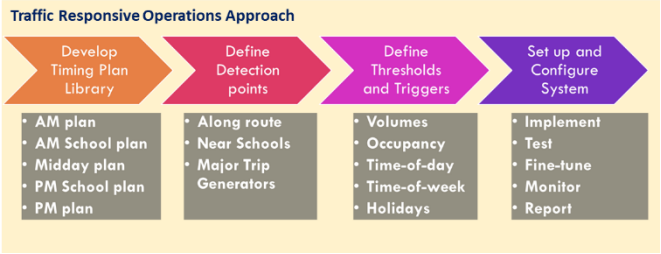
During the O&M, ADVANTEC will closely follow any changes in traffic patterns and new land use development, such as the old Laguna Hills Mall site, to determine the need to revise the signal timing plans.

Signal Coordination Considerations and the Need for Special Plans or Responsive Plans

Freeway Off-ramps at El Toro Road: The intersections of Avenida De La Carlota & I-5 SB off-ramp, Avenida De La Carlota & El Toro Road, and El Toro Road & Bridger Road/I-5 NB off-ramp are very closely spaced, with high traffic volumes entering and exiting the freeway and traveling along El Toro Road. This creates an interdependency in the operation of these signals to prevent any gridlock between intersections. **ADVANTEC will create a detailed SimTraffic simulation model of this area that will enable us to review and fine-tune signal operation plans, by selecting the best phase sequences, offsets and splits.**

Need for Special Plans: Some land uses, such as, schools, colleges, churches, and commercial centers can have their own traffic patterns, such as, off-peak traffic surges, or high peaks with short durations, which do not match the corridor commute patterns. These peaks can result in inadequate amounts of green time for side streets or minor movements during these periods and associated cycle failures. ADVANTEC has developed and successfully implemented special timing plans to accommodate traffic surges associated with school traffic. **ADVANTEC will evaluate and implement additional Time of Day plans for traffic signals adjacent to these special land uses. These extra plans will better manage peaks in traffic.**

Detours and Traffic Responsive Operations: The project corridor is likely to be used as a detour or alternate route for drivers avoiding congestion on the I-5 freeway. The segment of Avenida De La Carlota, between Lake Forest Drive and El Toro Road, is normally used for local access to residential, medical and business uses in the area, and is not set up to handle large volumes of traffic. **ADVANTEC will develop special timing plans and set up Traffic Responsive Operations along selected segments of the corridor to better accommodate sudden increases in traffic caused by traffic bypassing the freeway.**



SIGNAL SYSTEM DESIGN AND CONSTRUCTION APPROACH

ADVANTEC has a clear understanding of the key project elements and provide an innovative approach to successfully deliver this project. ADVANTEC brings key technical experts that have a thorough understanding of the of the traffic signal, communications, and ITS improvements that requires focusing on the following primary project elements.

- ✓ Cobalt Controllers
- ✓ CCTV Cameras
- ✓ Fiber Optic Ethernet Communications
- ✓ Ethernet Switches
- ✓ A New Fiber Connection, Router, and Ethernet Switch Laguna Hills City Hall
- ✓ Networking and Switching
- ✓ System Integration

Based on our understanding of the key project elements, ADVANTEC's project approach will ensure successful delivery of this project. ADVANTEC's process to successfully deliver the key project elements consists of the following:

Review of Proposed Improvements

The review of proposed improvements will occur at two stages: 1) at the beginning of project, and 2) during our preliminary engineering phase, which will occur after our site surveys, field review, and preparation of our preliminary plans.

At the onset of the project, ADVANTEC will set up our kick-off meetings with the City of Laguna Hills. The purpose of these meetings is to verify and finalize the location and type of traffic, communications, and ITS improvements at each project intersection. This also includes verifying the upgrades at City of Laguna Hills traffic management or operations center, and the new fiber optic connection and required upgrades.

After our site survey and field review, ADVANTEC will prepare preliminary plans with our recommendations. This will be reviewed with City staff for their buy-off prior to the final design and engineering phase.

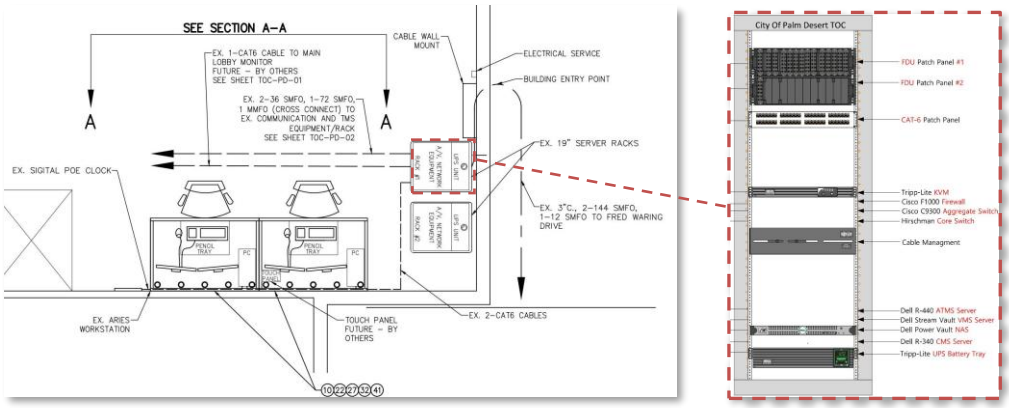
On-Site City Hall Review

The following summarizes our approach for our inventory, the new fiber optic connection at the City Hall.

ADVANTEC will inventory all communications, servers, Ethernet switch(es), and Centracs ATMS equipment, and connections from the server room to their local traffic management workstation(s) including connectivity to the signals. We will prepare plans and schematics as necessary for upgrades from the field to the central traffic management system. We will also work the City and Econolite to ensure that we have all of the proper licenses and upgrades earmarked for this project including any warranty extensions. If necessary, we can leverage the funding from this project to make sure the City's warranty is extended for the next 3 to 5 years or more.

For new fiber connection to City Hall, ADVANTEC will confirm an entry point or identify the best location to enter the building. Typically, the cable will be routed to the City's primary server room or designated room where the new traffic signal communications and network equipment will be housed. Then, we will work with the City to determine who will have access to the traffic management system and their location (office). From there, we will provide a physical communication link via CAT6 or CAT5E cable and provide a direct connection to a destinated workstation that can access and have command and control of Centracs ATMS and potential video feeds.

The image to the right is an example detail of the fiber optic cable entering the building to an equipment rack and connection to workstations. The other image shows the equipment rack layout with the fiber distribution unit (FDU) on top, the Ethernet switch, KVM, and firewall in the middle, and UPS at the bottom. We envision that we will provide a similar layout and details to ensure the proper installation and connectivity between the equipment.

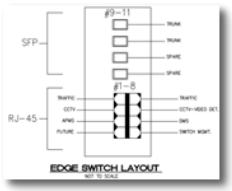


Detailed Field Review

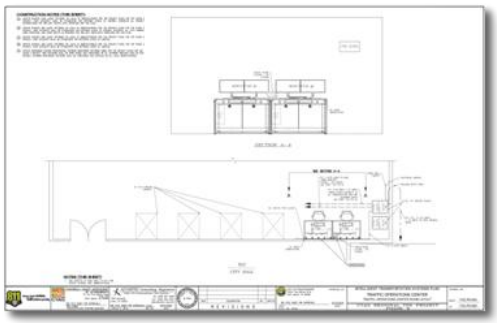
ADVANTEC's senior ITS/system engineers' experts will conduct the field reviews. ADVANTEC uses standard field review forms and worksheets to ensure consistency of field review and inventory of traffic signal equipment, ITS field elements, traffic management or traffic operations center elements, and communication system including network and topology. ADVANTEC will perform an in-depth field review of traffic signal equipment, ITS field elements, and communication system including network and topology (fiber optic, copper, wireless, etc.), and above and underground utilities and obstructions. Each item inventoried will include an identification number, description, and an assessment of the condition while in the field. ADVANTEC will use our standard field review forms in order to document this information in clear concise manner that will ensure consistency of the field review and inventory. ADVANTEC's task leaders and team members that are assigned to conduct the field review and assessment are senior traffic/ITS and system engineers. This benefits the City by providing results that are accurate and precise, which allows decision making about our next steps (e.g., recommended improvements) to be made concisely and made with confidence.

Network and Fiber Optic Communication Upgrades from the Field to City Hall Improvements

ADVANTEC provides the City with unique benefits regarding our in-house staff capabilities upgrading or expanding their communications networks. ADVANTEC brings System Engineers with Ethernet communications experience. We use best practices to expand or upgrade each City's communication system, network, and topologies. During this process, we will provide communication management solutions at the backbone and distribution levels, avoid impacts to the system, and provide solutions for integration of future transportation technologies. In addition, ADVANTEC staff will work with City staff to provide the proper state-of-the-art secured Ethernet communication network, servers, firewalls, etc. This benefits the City by using a firm that understands the hardware, software, and personnel at every level that will help coordinate this effort.

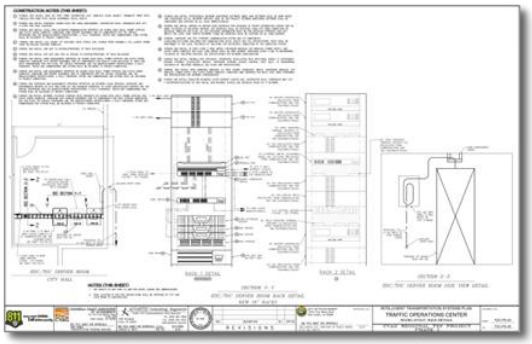


At the local intersection level, we will install new Ethernet switches and will use 'best practices' for programming each switch. This includes, but is not limited to, setting up the correct IP Addresses and virtual local area networks (VLANs). If the City has an IP Address scheme, we will review and provide recommendations as needed. **Our goal is to ensure that the system is easy to setup and expandable and scalable for the future.** We will do this by assigning ports for specific equipment, such as: Port 1 will be reserved for traffic signal controllers, Port 2 will be reserved for CCTV, etc. An example is provided to the right. This helps the Contractor program each switch with a consistent pattern, and will be useful for troubleshooting when maintaining an organized system.

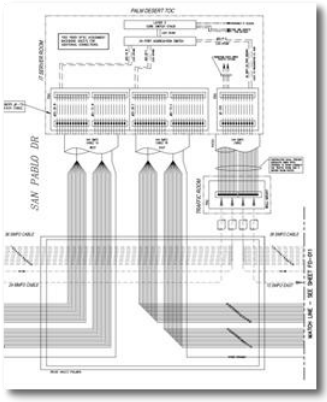


At Laguna Hills City Hall, we will work with City staff to verify all of the required traffic management system and/or network upgrades. This includes hardware and software applicable for the traffic, ITS, and communication systems. Based upon our site visit, ADVANTEC will layout the equipment and connectivity from the Centracs ATMS to the traffic management system workstation(s), and call out the necessary upgrades. A sample plan is provide to the right.

ADVANTEC will layout the communications from outside of the building and route it to the server room or designated location, and to their desired workstation(s), a sample plan is provided to the right. The server room will house the fiber distribution unit (where all fibers will be terminated), the Ethernet switch, and fire wall router.



One of the most important elements is to ensure that all fiber optic strands are terminated for current and future use. We envision that the City will have access to each traffic signal, video detection camera, and CCTV camera. With that said, we will clearly show how each strand is terminated and what it is linked to (i.e. to each corridor or traffic signal, etc.). This is very important because this is your 'assessment management' tool, which will be used to know how many fibers are being used, how many fibers are available, and know what equipment is linked to each fiber strand. ADVANTEC will provide a details for equipment rack and connectivity to the field elements. The image to the right is an example fiber assignment diagram that shows fiber from the field to the equipment rack located in City Hall.



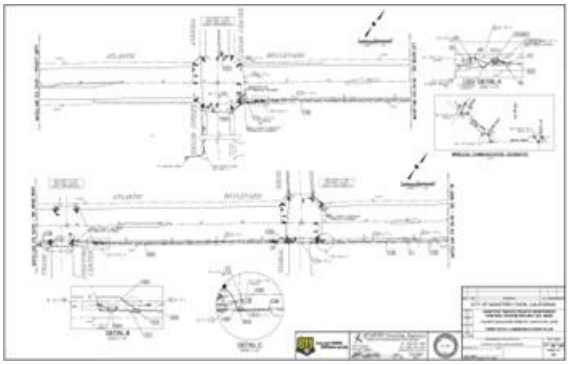
ADVANTEC will work with City staff and implement network and cybersecurity protocols. This includes infrastructure, investigating potential system vulnerabilities, and education and awareness training. Traditionally, front-end hardware security devices such as a firewall, provided security intrusion; however, network security needs to be broken down into two of the following common segments for local agencies to adhere:

- ***Physical Security*** **-** Each traffic control cabinet on the street should have an applicable locking mechanism to prevent intrusion. An unauthorized person that enters a traffic control cabinet could access the IP network and have unlimited access to the entire network – both cabinet to cabinet and cabinet to central operations.
- ***Logical Security*** **-** Wired Networks – To help restrict unwanted traffic onto the network, firewalls are the easiest first step. Additionally, port security should be enabled. Wireless Networks – With wireless connectivity it is recommended to enable encryption. Also, if it is not needed, disable the Service Set Identification (SSID) Broadcast feature.

Lack of Network Security **-** It is suggested as part of the proposed Traffic Signal and Communications Plan, we will address network security for interface to the world wide web. Network firewalls are a software appliance running on general purpose hardware or hardware-based firewall computer appliances that filter traffic (data/video) between two or more networks. Host-based firewalls provide a layer of software on one host that controls network traffic in and out of that single machine. Today's next-generation firewalls can protect a traffic (data/video) network from outside intrusion and advanced malware protection.

Preliminary/Alternative Layout Plans of the Recommended Improvements

ADVANTEC will prepare preliminary/alternative layout plans of the recommended improvements for the City's review and approval prior to final engineering. The purpose of these plans is to provide the City with a high-level design plans that shows the base mapping existing conditions and existing traffic signal, ITS equipment, and communications infrastructure, the proposed locations of the recommended improvements (***as mentioned above***), to identify any constraints and concerns, and design alternatives. These plans will be prepared on each City's title block at 1"=20' scale at selected signalized locations or at 1"=40' scale along the fiber optic communications alignment with blow-up details at 1"=10' scale. An example of a preliminary/alternative layout plan for a recent project is shown under this section.



We will also provide a preliminary cost analysis to determine if our proposed improvements are within the allocated funding. This is very helpful due to the increase in equipment costs and recent tariffs.

Final PS&E Bid Package Improvements

The initial efforts of the Final Engineering Phase will start prior to the completion of the Preliminary Engineering Phase in order to meet the proposed Project Schedule. Final plans, specifications, and construction quantity take-offs and construction cost estimates will be prepared in accordance with the City of Laguna Hills, State, and County standards.

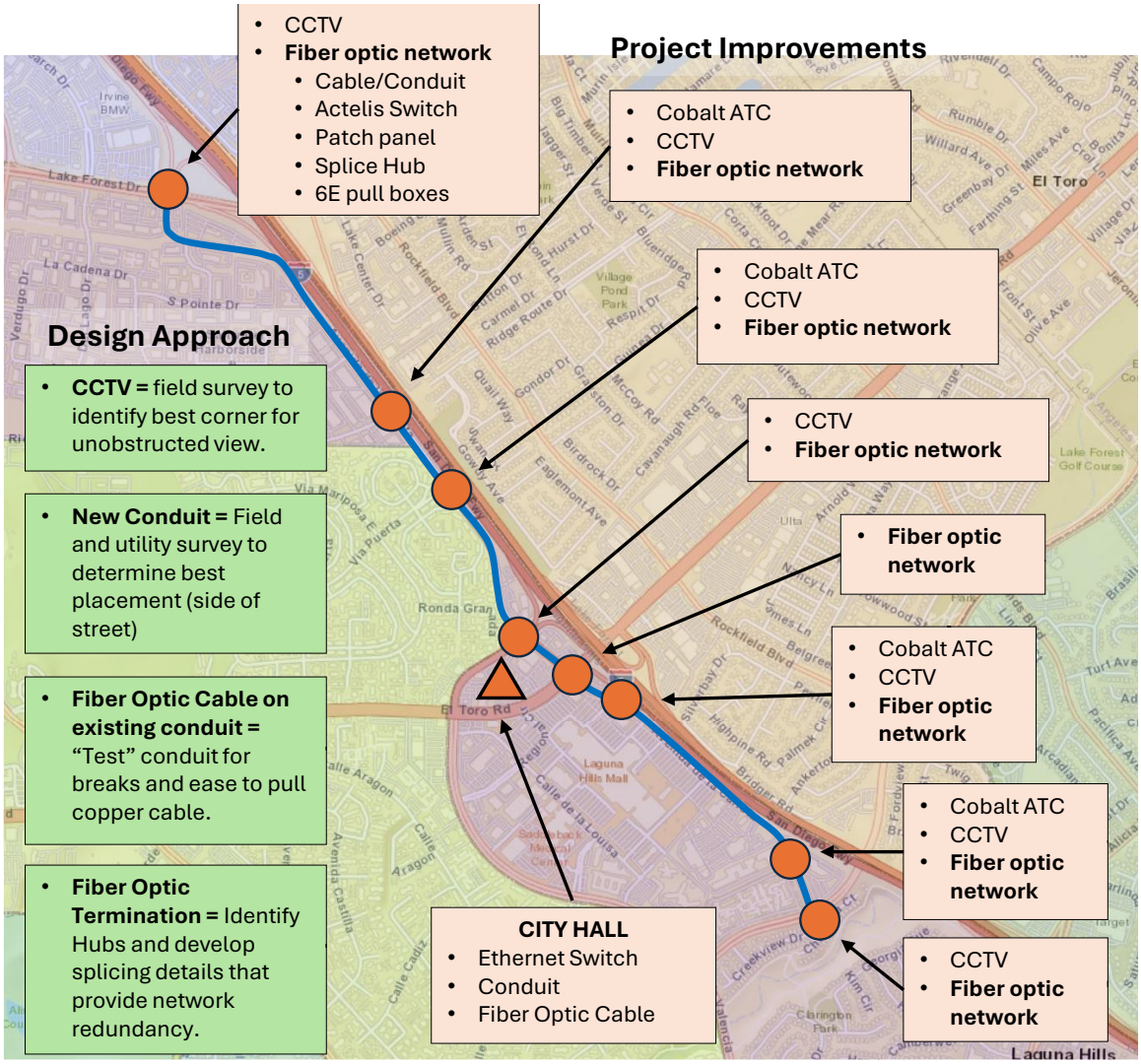
Additional work under this phase includes utility coordination, IP Addresses, VLAN segmentation, develop strategies for Network Security, and Network Topology for redundant communications.

ADVANTEC can assist the City of Laguna Hills to reduce construction costs by procuring the required equipment directly from vendors, this way avoiding "mark-ups" by the contractor. We expect between 15% and 20% savings on most equipment types.

Equipment would be purchased from the vendor and delivered to the contractor's warehouse/office.

Figure F.3 summarizes some of all design approaches to the proposed improvements for the corridor.

Figure F.3 – Design Approach to Key Project Improvements



F3. SCOPE OF SERVICES

PHASE 1 - PRIMARY IMPLEMENTATION (PI) PHASE

ADVANTEC has a clear understanding and experience implementing the traffic signal, communications, and ITS upgrades as outlined in the RFP. Our most recent experience with the City of Laguna Hills is the Los Alisos Boulevard RTSSP, which has similar project improvements. We will use this experience to expedite our planning and design process internally, and it will also help the City facilitate the review and approval process because we understand the City's expectation, requirements and preferences.

Task 1: Support to the City's Project Management Team – Primary Implementation (PI) Phase

ADVANTEC will assist the Project Management Consultant with performing day-to-day project management tasks including meetings, progress reports, tracking of schedules, tracking of cost by agency, invoicing, and overall administration of the project. ADVANTEC will keep a running record of project expenses per Agency and scope changes and/or any deviations from the final approved application.

ADVANTEC will coordinate project meetings with the City's Project Management Team to ensure that proper input is being received and included in the work effort. ADVANTEC will prepare agendas, discuss the progress and direction of the work, and prepare meeting notes. ADVANTEC will prepare a Project Management Plan with detailed budget and schedule for all tasks, providing specific project milestones for review and approval by the City. We will include expected meetings, product submittal dates, critical path items, a detailed flow chart for the project tasks, and details of the roles of key staff. ADVANTEC will submit monthly invoices, including a progress report, third-party invoices, schedule, monthly comments matrix with response to comments and other documentation as requested by the City.

ADVANTEC will assist the City's Project Management Team to coordinate and review any submittals from the Countywide Baseline Study, the Lake Forest Drive TSSP, and the Paseo De Valencia-Moulton TSSP project regarding the development and implementation of optimized signal timing along Avenida De La Carlota signals.

ADVANTEC can assist the City of Laguna Hills to reduce construction costs by procuring the required equipment directly from vendors, this way avoiding "mark-ups" by the contractor. We expect between 15% and 20% savings on most equipment types.

Deliverables - Task 1:

1. Cost tracking and record of scope changes.
2. Monthly progress meetings - prepare agendas, action items, graphics, presentation aides, and notes/minutes. Ongoing coordination with participating agencies.
3. Prepare a Project Management Plan, update schedule, prepare invoicing (including third-party invoicing), progress reports, and response to comments matrix.
4. Coordinate and review submittals from the Countywide Baseline Study, the Lake Forest Drive TSSP, and the Paseo De Valencia-Moulton TSSP project regarding the timing development and implementation of optimized signal timing along Avenida De La Carlota signals.
5. Procurement of equipment directly from vendors (if approved by City).

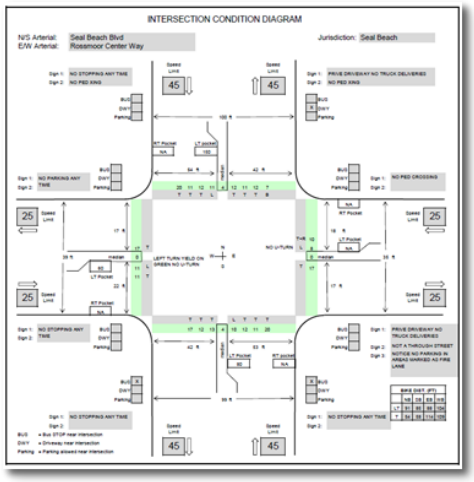
Task 2: Data Collection and Field Review

This task includes the collection of existing documents, such as traffic plans and design standards, review of field conditions, and conducting travel time studies along the project corridor to develop appropriate design construction documents and measure the effectiveness of the project. ADVANTEC will coordinate with City staff, collect and review available data for use and reference associated with the project proposed improvements such as, as-built plans (roadway, signing/striping, traffic signal, communications, etc.), traffic signal timing sheets, City Standard Plans/Drawings, specifications, aerial photos, maps, and/or requirements. In addition, ADVANTEC will coordinate with City staff and collect information for other on-going projects, planned projects or projects under construction.

Sub-Task 2.1 Field Review - ADVANTEC's Senior Traffic Engineers/Field Technicians will conduct a thorough field review at each project signalized intersection and along the project area. Our field review will consist, but not limited to collecting the following:

- ✓ All roadway features including curb lines, property lines, edges of pavement, edges of paved sidewalks, curb returns, curb ramps, driveways and bus pads
- ✓ Existing signal operation characteristics – signal phasing, cycle lengths, phase sequence alteration, protective-permissive, etc. and crossing arterial coordination operations.
- ✓ Traffic signal poles and equipment, and existing ITS equipment (CCTV cameras, emergency vehicle preemption (EVP/GPS), video detection, etc.)

- ✓ Communication type and associated equipment (e.g. Ethernet switches, fiber distribution units, splice closures, splice vaults and cabinets, fiber optic cable, twist-pair/copper cable, termination blocks, etc.)
- ✓ Communication conduit sizes, pull boxes, conduit sweeps, and cables
- ✓ Nearby underground utilities, cabinets, sub-structures, basements and vaults; and nearby aboveground structures (including bus shelters), aboveground cable and permanent street furniture
- ✓ Other field conditions that might affect a design decision
- ✓ Traffic signal control device information, such as type of device, brand and make, and condition of equipment.
- ✓ Digital photos of all existing equipment.



ADVANTEC will identify any deficiencies of the existing traffic signal control and telemetry infrastructure and geometric layout and provide recommendations towards solutions that may be implemented to correct such deficiencies.

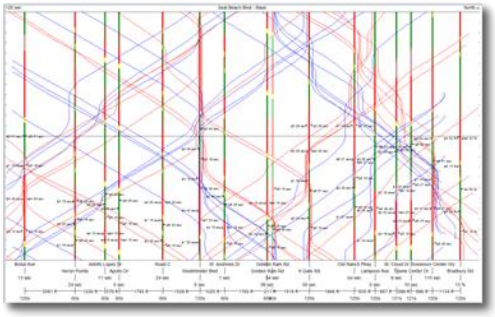
ADVANTEC will prepare a report summarizing the findings of the data collection and field review activities. This report will be incorporated into the Project Report.

Upon completion of the above items, ADVANTEC will identify potential constraints that may be encountered in relation to the proposed improvements. This information will be used to prepare base mapping and proposed improvements at the project improvements. This information will also be used as our foundation for our inventory and assessment of existing conditions, recommended improvements and preparation of the project plans.

Deliverables – Sub-Task 2.1

1. Data collection, as-built plans, planned and programmed improvements matrix
2. Field review, field review notes, and photos
3. Data Collection and Field Review Memorandum

Sub-Task 2.2 "Before" Travel Time Studies - The Before Study will consist of an Arterial Travel Time Study. ADVANTEC will conduct Travel time studies to measure the effectiveness of the project improvements and timing plans. We will conduct a set of travel time studies to measure the traffic conditions prior to the development and implementation of new timing plans.



Travel-time data and video will be collected using the floating car method, and a mobile device with GPS receiver and Tru-Traffic software. ADVANTEC will conduct five (5) runs in each direction for each of the weekday timing plan (AM, midday, and PM) and a Saturday midday plan, representative of the times and days for which synchronization plans will be developed. Measures of Effectiveness (MOE) will include, travel time, average speed, number of stops per mile, number of intersections traversed on green vs. stopped by red (Greens per Red) per OCTA's MOE Corridor Synchronization Performance Index (CSPI), fuel consumption reduction, pollution reduction, and other pertinent items.

ADVANTEC will conduct a 'Before' travel time study representative of 'initial traffic conditions'. Before Study will be conducted just prior to implementation of new optimized synchronization plans by OCTA's Countywide Baseline Study. With this approach, traffic patterns and volumes will be less likely to change between the before and after travel time analyses and MOEs.

BEFORE/AFTER SYNCHRONIZED VIDEO - ADVANTEC will record videos of each Before travel time run for all four time periods.

ADVANTEC will prepare a memorandum presenting the findings of the "Before" study.

Deliverables – Sub-Task 2.2

1. Before Study directional data and results in Microsoft Excel format
2. Tru-Traffic Version 10 Before Study files with trip logs.
3. Draft and Final Before Study Technical Memorandum
4. Electronic versions of all data and video files.

Sub-Task 2.3: "After Study" Travel Time Studies - Upon completion of the implementation and fine-tuning tasks by OCTA's Countywide Baseline Study, an After Study will be prepared and submitted. The After Study will consist of an Arterial Travel Time Study which will

follow the same procedures and requirements of the Before Study. An After Study will be submitted for each of the four (4) time periods: AM, Midday, PM, and Saturday Midday .

ADVANTEC will prepare the After Study Technical Memorandum comparing the results of the After Study in relation to the Before Study baseline. This comparison will be utilized to determine the effectiveness of the final implemented timing plan. ADVANTEC will provide directional data and results from Microsoft Excel format, in both electronic and hard copy format.

BEFORE/AFTER SYNCHRONIZED VIDEO

ADVANTEC will record videos of each "After" travel time run for all four time periods and made available to the cities. We will prepare synchronized videos of "Before" and "After" runs for AM peak and PM peak using representative runs (average results). **The videos will be synchronized and show side by side the "Before" and "After" runs and will include a diagram/map showing the location of the study vehicle also synchronized with the videos (an example is shown on the right).**

Deliverables – Sub-Task 2.3

1. After Study directional data and results in Microsoft Excel format
2. Tru-Traffic Version 10 After Study files with trip logs.
3. Draft and Final After Study Technical Memorandum
4. Synchronized videos showing Before/After runs for AM, Midday, PM and Saturday.
5. Electronic versions of all data and video files.

Task 3: System Design and Construction Support

Sub-Task 3.1 Plans, Specifications and Estimates (PS&E) - ADVANTEC will provide preliminary and final design engineering services for the preparation of PS&E of various traffic signal equipment, intelligent transportation systems (ITS), communications upgrades, and central system integration/upgrades at each city's Traffic Management Center (TMC) or Traffic Operations Center (TOC) as indicated in the RFP. ADVANTEC will work directly with the City and Partner Agencies, and Caltrans at the outset of conceptual design to identify the most cost effective and efficient approach to design plans. We will coordinate with the City and participating agencies to assess the special construction requirements necessary to complete the project. The following summarizes our scope of work under this task to complete bid ready documentation (PS&E) to be advertised for award and construction.

UTILITY NOTIFICATION AND COORDINATION - Under the task, ADVANTEC will provide utility notification and coordination will be required to ensure quality design and help eliminate utility conflicts during construction. Utility notifications will be provided to the various utility owners within the sphere of the project; the notifications will be prepared using the City's letterhead. The utility information provided by the agencies will be delineated on the plans based on their record drawings and our field review. ADVANTEC will conduct utility coordination throughout the preliminary and final design phases of the project.

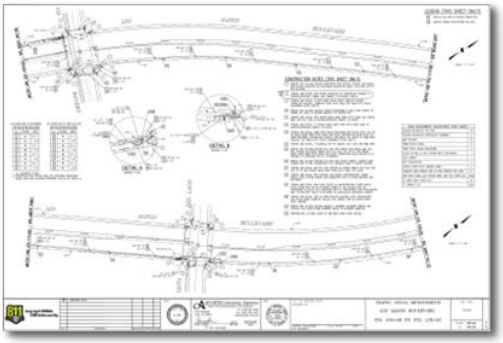
FINAL ENGINEERING – PS&E (60%, 90% AND FINAL SUBMITTALS) - ADVANTEC will advance the design to the preliminary and final PS&E stages (60%, 90% and Final Submittals). The fiber optic communication plans will conform to the City's requirements and will be prepared in AutoCAD at 1"= 40' or 1"=20' scale on 24"x36" City of Laguna Hills title block. The PS&E will also be in conformance with the corresponding latest editions of Standard Specifications for Public Works Construction (Greenbook); American Public Works Association (APWA) Standard Plans for Public Works Construction; and Caltrans Standard Specifications and Standard Plans; California Manual on Uniform Traffic Control Devices (CAMUTCD) and applicable design standards. All plans will be prepared by a registered Civil Engineer in the State of California. Based on our assessment of the proposed improvements and associated details, we believe a total of **17 sheets** will be necessary. The following table provides a breakdown of the number of sheets, plan types, and details sheets.

Agency (Ints)	Description	Scale	No. Sheets
Laguna Hills (8 int.)	Titlesheet	No scale	1
	Fiber Optic Communication Plans	1:40	8
	Project Improvements/Communications Schematic Plan	No scale	1
	Detail Sheet: Fiber assignment details (8 Locations)	No scale	3

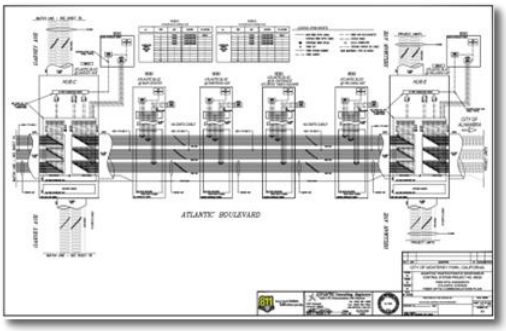
Agency (Ints)	Description	Scale	No. Sheets
	Detail Sheets: Trenching, pull box placement, conduit sweeps, CCTV, controller cabinet layout and TMC Improvements	No scale	4
		Total Sheets	**17**

The following summarizes the layout for each plan type and the details associated with each sheet. **We prepared similar plans for the Los Alisos Blvd RTSSP for the City of Laguna Hills. This benefits the City because we understand the City's plan preparation, layout requirements and preferences, and it will make it easier for the City's review and approval process.**

Title Sheet - ADVANTEC will prepare a project title sheet. The project Title Sheet will include project title, vicinity map, general notes, benchmark with basis of coordinates, dig alert information, list of utility companies with contact name and telephone number, sheet index, and legend of symbols.

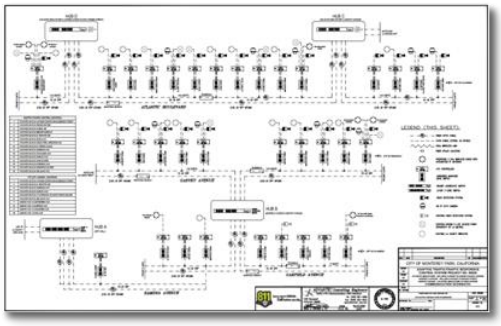


Fiber Optic Communication Plans - ADVANTEC will prepare the fiber optic communication plans. The communications plans will include all base mapping from our field review, as-built information, and utilities including the specified border, title block, signature block, and construction notes, and any construction details necessary to facitilate the installation of the project improvements. The communication system plans will be prepared in AutoCAD at 1" =40' scale with blow-ups at 1" =20' scale and in accordance with standards set forth by each City. All plans will be prepared by a registered Civil Engineer in the State of California.



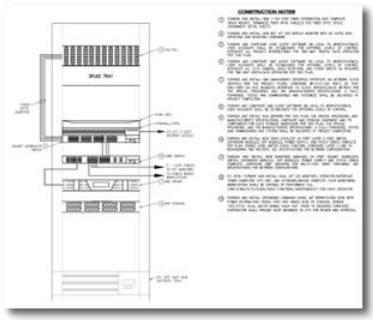
Detail Sheet: Fiber Optic Assignment Plans - ADVANTEC will prepare detail sheets for fiber optic cable assignment details. This will show how each strand is spliced and linked to each traffic signal and communication hub. This will be provided for each City per the project improvements. It will show the fiber strands that are not used and can be reserved for future connections. This is a key project component because it allows the City to know how many fiber strands are being used and its connection to each field element. This information is critical to trouble shooting, modifying and expanding the system.

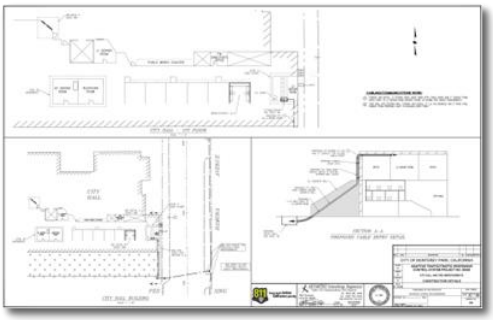
Project Improvements, Communication, and ITS Schematic Plan - ADVANTEC will prepare a detail sheet that shows high-level detail/schematic for traffic signal, communications, ITS, and other project improvements per intersection along the project corridor. This is important because it gives the City and the Contractor an "at a glance" view of the primary project improvements per intersection identified in the RFP. This is also helpful to use during the plan review and approval process.



Other Detail Sheets – ADVANTEC will prepare the following details sheets for the work related to the traffic signal improvements, CCTV camera installation and ITS elements:

- Detail Sheet: Traffic Management Center (TMC) Improvements
- Detail Sheet: Traffic signal controller cabinet layout and equipment schematic; Ethernet Switch and Communications Schematic
- Detail Sheet: CCTV Camera Installation, see example above
- Detail Sheet: Trenching, Pull Box, Splice Vaults, and Conduit Sweeps





TECHNICAL SPECIFICATIONS - ADVANTEC will prepare the project Technical Specifications and Bid Documents for the proposed project and the associated improvements based on the City's requirements and the latest Caltrans

Standard Plans and Specifications; California Manual on Uniform Traffic Control Devices (CAMUTCD), and the GREENBOOK. The technical specifications will include a project description, preparation of bid schedules, bid item descriptions, payment methods, special provisions, technical specifications, and any specification detail sheets or standard plans. ADVANTEC will also include specification requirements, defining the contractor testing and acceptance plan for the Ethernet communications network, and establishing performance metrics using industry-standard testing procedures. Tests will typically be required to quantify bandwidth availability and line losses. ADVANTEC will also include functional specifications for each City's selected systems including requirements for the proposed hardware and software to be fully installed, configured, integrated, tested, and commissioned to the manufacturer's specifications, and the project plans.

CONSTRUCTION QUANTITY TAKE-OFFS AND CONSTRUCTION COST ENGINEER'S ESTIMATES - ADVANTEC will prepare construction quantity take-offs and construction cost engineer's estimates for the proposed improvements. The unit costs will be based on current cost data and historical cost data associated with the identified bid items. Preliminary and final quantities and construction cost estimates will be provided.

ADVANTEC can assist the City of Laguna Hills to reduce construction costs by procuring the required equipment directly from vendors, this way avoiding "mark-ups" by the contractor. We expect between 15% and 20% savings on most equipment types.

Equipment would be purchased from the vendor and delivered to the contractor's warehouse/office.

Sub-Task 3.2 Construction Bidding Support - ADVANTEC will provide bidding support for the construction plans, specification interpretation and consultation during the bidding phase of the project including, but not limited to:

- ✓ Pre-bid meeting (if needed)
- ✓ Review and respond to bidders' inquiries and Request for Clarifications (RFCs)
- ✓ Project addenda and bid analyses

Sub-Task 3.3: Construction Support and As-Built Plans - ADVANTEC will provide construction support services for the construction plans and specification interpretation and consultation during construction phases of the project including but not limited to the following:

- ✓ Review and evaluate bid and attend pre-construction meeting
- ✓ Review and respond to Contractor inquiries and Request for Information (RFI)
- ✓ Assist with Change Order (CO) work requests from the City or Contractor
- ✓ Review and respond to shop drawing submittal for conformity with the plans and specifications.
- ✓ As-built drawings will be prepared based upon completion of the project and the Contractors redlined plans. Final submittals include AutoCAD files, PDF files, and final Mylar printed record drawings
- ✓ In addition, ADVANTEC has our in-house Systems Engineer (John Cox), that can provide Contractor oversight when integrating the new traffic signals controllers, communications, and ITS elements from the field back to City Hall

ADVANTEC will provide on-site construction support for Contractor oversight during the installation of traffic signal, communications, and ITS equipment. This includes the installation of conduits, pull boxes, fiber patch panels, splice enclosures, Ethernet switches, advanced traffic controllers (ATC), and CCTV cameras. ADVANTEC will coordinate with the Contractor and vendors to determine the installation schedule. As part of our on-site service, we will confirm installations are completed per plans, specifications, and manufacturer requirements including set up per City requirements.

Deliverables – Task 3

1. Utility Coordination – letter requests, responses, as-builts, and utility response log.
2. Permits – Partner Agency Encroachment Permits
3. Plans (17 sheets), Specifications, and Estimates (PS&E) at 60%, 90%, 100% Submittals. Electronic files (PDF) and full-size bond copies (up to 4 copies) will be provided for each submittal
4. Final Mylar (17 sheets) and full-size bond copies (2 copies) will be provided for the final submittal including a PDF of the plan set and MicroStation/AutoCAD files
5. Construction bidding support services, pre-bid meeting, RFC's and project addenda
6. Construction support services, pre-construction meeting, RFI's, CO's requests, shop drawing reviews
7. On-site Construction Support (During Equipment Installation).
8. As-Built Drawings

Task 4: Final Primary Implementation (PI) Report - ADVANTEC will prepare a Primary Implementation Report with an executive summary at the completion of the implementation phase. **ADVANTEC will coordinate with OCTA's Countywide Baseline Study, Lake Forest Drive Corridor TSSP, and the Paseo De Valencia-Moulton TSSP projects to gather all data and information relative to the development and implementation of signal coordination timing.** The report will provide complete documentation of the project, including: project objectives, locations, scope, findings, recommendations, implementation schedule, improvements accomplished, procedures for continuing maintenance, surveillance, and evaluation of the coordinated signal system, work performed, data collected including before and after studies, project benefits achieved in terms of fuel savings, travel time and other measure parameters. For each intersection, the project report will include lane configurations, signal phasing, turning movement data, and cycle lengths for existing and proposed timings for all peak periods. The report will document all planned and programmed improvements on the study corridor as well as recommendations for further infrastructure improvements that would likely improve the corridor signal coordination project results. The report will be completed in accordance with the current OCTA CTFP Guidelines. The project report will also include recommendations with cost and benefit estimates for future improvements to the traffic signal infrastructure and intersection capacity. ADVANTEC will prepare a Project Summary Sheet, one sheet front and back, that describes the project and the improvements gained. This sheet will be used by OCTA and Participating Agencies to present to the Board and elected officials. ADVANTEC will submit one electronic copy and one hard copy to each Participating Agency.

Deliverables – Task 4:

1. Draft and Final Project Report and Project Summary Sheet (one electronic master, two hard copies)

Phase II - ON-GOING OPERATIONS AND MAINTENANCE (O&M) PHASE

Task 5: Support to City's Project Management Team – O&M Phase - ADVANTEC will provide support to the Project Management Team with the City's day-to-day project management for the duration of the Operation and Maintenance Phase, including meetings, progress reports, tracking schedules, invoicing, coordination with City, and overall administration of the project. ADVANTEC will include a filled out form of work performed based on the template provided by the City with each monthly invoice.

Deliverables - Task 5:

1. Day-to-day project management during O&M. Attend monthly progress meetings and prepare meeting materials, including agenda, action items, graphics, presentation aides, and notes/minutes.
2. Retain and provide electronic versions of all data files.
3. Monthly invoicing including filling our Report Template of work performed.

Task 6: Continuing Support - ADVANTEC will provide signal timing support services for a period of 24 months following the submittal of the Final Project Report and Notice to Proceed from the City to address any future adjustments that may be needed during this period. **ADVANTEC will coordinate any needed timing adjustments with OCTA's Countywide Baseline Study, Lake Forest Drive Corridor TSSP, and the Paseo De Valencia-Moulton TSSP projects**.

Services under this task will also include monitoring of detection and communications implemented as part of the project. ADVANTEC's staff will drive the entire length of the corridor during the designated corridor synchronization timing planned hours of operation monthly to verify that the synchronization is working as designed and complete any necessary adjustments. ADVANTEC will notify the City at least twenty-four (24) hours prior to the commencement of driving periods. ADVANTEC will document in a monthly memorandum all recommendations and agency actions, as well as trends based on the runs conducted. Measures of effectiveness (MOE) in Microsoft Excel format will be submitted along with Tru-Traffic trip log files to the participating agencies once per month. Performance metrics comparisons from ATSPM, if available, will also be included in the memorandum.

VALUE-ADDED TASK: During the O&M phase, if a significant change in traffic volumes or patterns occurs along the Avenida De La Carlota corridor, ADVANTEC will assist the City of Laguna Hills to develop special event plans and/or traffic responsive plans as needed to accommodate the new conditions.

Deliverables - Task 6:

1. 24 months of on-call support and revised signal timing plans and memorandum.
2. Monthly memorandum with comparisons from field and ATSPM and electronic files.

Task 7: Final O&M Report - ADVANTEC will prepare a Final Report documenting the Ongoing O&M efforts and procedures for continuing maintenance. The memorandum will document all travel run information such as when the travel runs where conducted and solutions for any issues encountered during the O&M phase. The memorandum will also include all planned and programmed

improvements on the study corridor as well as recommendations for further infrastructure improvements that would likely improve the corridor signal coordination project results. **The report will also show the results of the "Before" Study, "After Study," and the average results for 1st year and 2nd year of O&M.**

The memorandum will be prepared in accordance with the current CTFP Guidelines. ADVANTEC will provide the City will any information for the OCTA Final Report.

Deliverables – Task 8:

1. Draft and Final O&M Report/Technical Memorandum
2. Information required for OCTA Final Report and project closure

F.4 PROJECT MANAGEMENT

ADVANTEC will conduct bi-weekly coordination meetings with the City's Project Management Consultant, the Project Development Team, and stakeholders to track progress and address challenges proactively. This approach will ensure that we are coordinated regarding the construction progress, any outstanding issues or concerns, and look ahead items.

Los Alisos Boulevard Route
Regional Traffic Signal Synchronization Project

Project Management Plan

OCTA
Orange County Transportation Authority

ADVANTEC Consulting Engineers

ADVANTEC's proposed project team is committed to providing responsive service to the City of Laguna Hills. ADVANTEC promotes open communications and coordination with our clients and stakeholders throughout the entire contract. Our management approach allows ADVANTEC to adapt to any project condition, including the need to accelerate project schedules, as may be required.

F.5 REQUIRED RESOURCES FROM CITY

ADVANTEC understands that local government has limited resources, and our team pledges our total commitment to support the City and act as extension of City staff. We will request the participating agencies to provide documents and policies required for conducting the project, such as standard plans, CAD requirements, as-built plans, traffic signal timing charts, etc. We will also request access to city facilities, such as Traffic Management Center and server room.

LIST OF ALL REQUIRED PERMITS AND/OR REGULATORY APPROVALS

The following summarizes our anticipated permits and/or regulatory approvals:

- ✓ Encroachment permits (per partner City)
- ✓ Caltrans Coordination Agreement for Caltrans Staff Participation
- ✓ Caltrans Encroachment Permit: For installing fiber in existing conduit

ADVANTEC will determine if any other permits are required during our preliminary engineering phase. Any required permits and/or regulatory approvals will be placed on our critical path schedule so that these administrative items will not delay our overall project schedule.

F.6 ADDITIONAL SERVICES

ADVANTEC has developed a detailed traffic operation analysis and timing optimization approach that will incorporate tasks/services not specifically listed in the RFP.:

- Develop special timing plans and set up Traffic Responsive Operations along selected segments of the corridor to better accommodate sudden increases in traffic caused by traffic bypassing the freeway.

F.7 PROJECT CONTROLS

ADVANTEC'S METHODS AND CONTROLS FOR MANAGING PROJECTS

PROGRESS REPORTS AND INVOICING- Our Project Manager will provide monthly progress reports for the duration of the project. The monthly progress report will be submitted with an invoice that itemizes deliverables completed in the previous period, total payment, and cumulative deliverables completed to date. We will also include any of the required forms, project tracking documentation, etc. that follows all Comprehensive Transportation Funding Programs (CTFP) guidelines by OCTA, from the planning, design, construction, implementation, and close-out of the project.

SCOPE CONTROL - Scope management for the project will be maintained by our Project Manager. The scope for this project is defined under **Section F.3: Scope of Services**. Our Project Manager, City, OCTA, and Stakeholders will establish and approve changes in the scope of the project. Proposed scope changes may be initiated by the Project Manager, the City, Stakeholders or any member of the project team. All change requests will be submitted to the Project Manager who will then evaluate the requested scope change. Upon acceptance of the scope change request the Project Manager will submit the scope change request to City and OCTA for acceptance. Upon approval of scope changes by the City and OCTA, the Project Manager will update all project documents and communicate the scope change to all stakeholders. The City is responsible for formally accepting the project's final deliverables. This acceptance will be based on a review of all project documentation, results, and completion of all tasks.

SCHEDULE CONTROL - We understand the importance of a project schedule as a critical tool in the management of a project. There are several key elements that maximize the effectiveness of our project schedule including:

- Information should be easily communicated and understood;
- Commitment is obtained from each functional leader and the project team;
- Inter-relationship of tasks is shown, including internal QC/QA and agency review periods;
- Easy and flexible to update; and
- Office wide correlations of staffing and project commitments are considered.

Specific **critical path items** or key critical decisions that affect project deliverables will be identified on a continual basis to ensure the project schedule is met. We will promptly notify the City of any changes in anticipated project progress. This approach also allows the City to schedule staffing for their reviews in advance and avoid any rescheduling that would delay other projects.

BUDGET CONTROL - The project scope of work will serve as the basis for the development of work breakdown structure (WBS) and the project schedule. A budget expressed in hours and dollars will be established for each task and subtask in our project cost accounting system (AJERA). **Our Project Manager and ADVANTEC's Task Leaders** have real-time access to this cost data from his desktop computer enabling continuous monitoring of project costs. The WBS budget and schedule will be combined into a time phased budget to allow for measuring progress and comparing planned versus actual expenditures. Earned values will be computed for all activities and assessment of budgeted cost of work scheduled, budgeted cost of work performed, actual cost of work performed and estimates to complete will be developed. This data will be reviewed with our key task leaders to allow for continuous monitoring, identify early warnings of budget or schedule issues and develop required corrective actions to mitigate any potential schedule delays. A complete Monthly Progress Report will be prepared aligned with each task order and will describe work completed that period, work to be completed in the subsequent period and identification of significant schedule or cost matters that are of critical nature.

DOCUMENT CONTROL- ADVANTEC will maintain electronic copies of all project files and deliverables on a sharefile, preferably **Microsoft Teams** and on our network server at the Irvine office. We used Teams for recent TSSP's and it was great tool for the City and all stakeholders to access at any given time. It will also include our budget and project deliverable tracking, so that all records are transparent, and it will include all required **Project P** documentation. **ADVANTEC will be responsible to collect and submit all required Project P documentation on behalf of the City.**

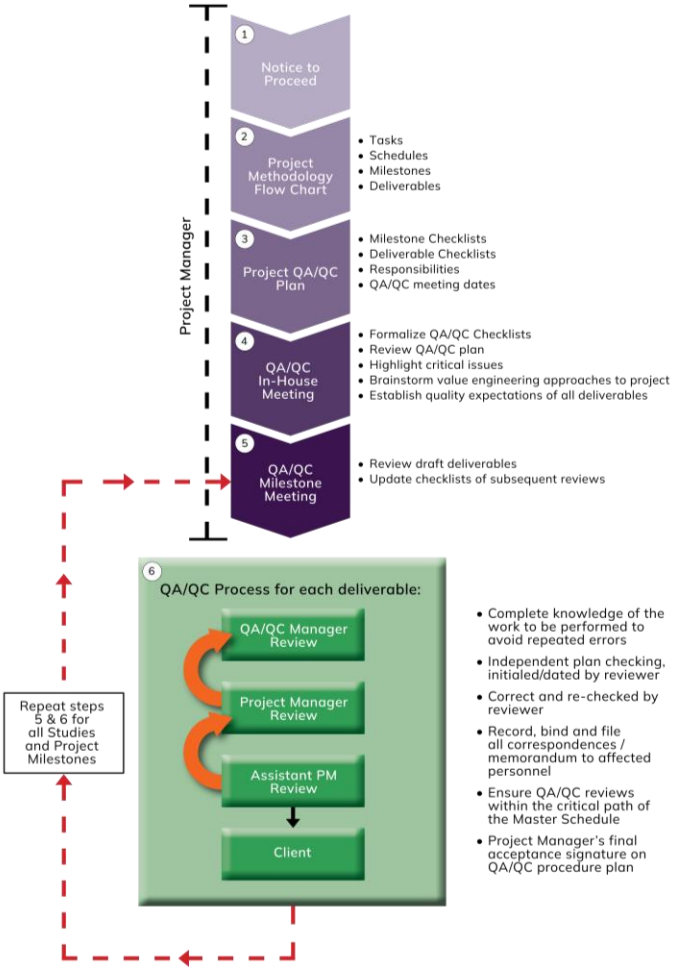
F.8 QUALITY CONTROL/QUALITY ASSURANCE

ADVANTEC has a strict Quality Assurance (QA)/Quality Control (QC) Program that we promote and implement on every project and at all levels of each contract and task. The ADVANTEC Team's QA/QC Program is a continuous process used not just at project milestones, but also on a daily basis as work-flows from desk to desk, discipline to discipline and consultant to client. Our manager and task leaders will oversee their staff on a daily basis. We will identify key contacts for ease of inquiries regarding project status. ***Mr. Jose Guedes will work with Mr. Carlos Ortiz, our Task Leaders, and Design Team for the management and implementation of our QA/QC plan***. We have the ability to provide quality control of all deliverables and be responsive to any project-related issues. A sampling of these policies and procedures is identified below.

Policy	Approach
Defined roles and responsibilities of key staff	▸ Specify individual responsibilities for each of the positions in the QA/QC organization structure; QA/QC training for all project staff hold overall team QA/QC kick off meeting to review QA/QC plan and expectations.
Dissemination and retention of pertinent reference information	▸ Establish process for flow of project documentation to key staff and document control procedures (e.g., scope of work, invoice/progress reporting, meeting minutes/action items, deliverables, etc.)

Policy	Approach
Expectations of internal/external Project Team and design interface meetings	▸ Develop consistent meeting minutes, action item tracking, and issue resolution log format.
Expectations for regular "over the shoulder" reviews by Discipline/Task Manager	▸ Define protocols for continuous review process during plan/document preparation to ensure multiple discipline involvement.
Inter-disciplinary coordination and shared work elements	▸ Establish weekly or biweekly design meetings (e.g., survey, roadway, stage construction). Inter-disciplinary exchange of plans prior to milestone submittals for joint review ensuring plan and work consistency
Milestone checking of calculations, reports and plans	▸ Assign qualified, experienced independent review staff. ▸ Perform checking, revisions and back checking in a coordinated manner considering standards, project scope, technical accuracy, format, presentation and previous review comments
Constructability and biddability review	▸ Perform overall constructability review with experienced construction management personnel considering biddability and buildability. ▸ Cross check utility systems against underground features (e.g., storm drain, footings, etc.) ▸ Cross check all pay items with plans, specifications and quantity estimates.
Quality Control Review Checklists	▸ Require all design disciplines to implement pertinent checklists in the preparation of project PS&E

ADVANTEC takes Quality Assurance/Quality Control (QA/QC) very seriously. Before any project deliverable is provided for review to a client, it must initially pass our internal quality review process as shown in the flow chart to the right. Our internal review process consists of a series of separate reviews that ensure a product is technically correct and free of mistakes before being submitted to the Client. Following review by the City, the comments are addressed, and the process is repeated until the deliverable desired by the City is achieved.



F.9 PROJECT SCHEDULE

Effective scheduling and cost control are critical activities throughout this Project. ADVANTEC has developed an innovative approach to accomplish the objectives of completing project as early as possible which will result in time and project cost savings. The ADVANTEC Team has the resources available to meet or accelerate the project deadline. The ADVANTEC Team is well versed in responding to projects that have important deadlines relative to funding constraints or public delivery commitment. .

ADVANTEC'S proposed Project Scheduled is presented on the next page. Our schedule assumes a project kick-off date in January 2026, and a construction duration between 4 and 6 months long, contingent on lead times for some equipment. We also assumed a two month period for bidding and contractor selection.

ADVANTEC Consulting Engineers

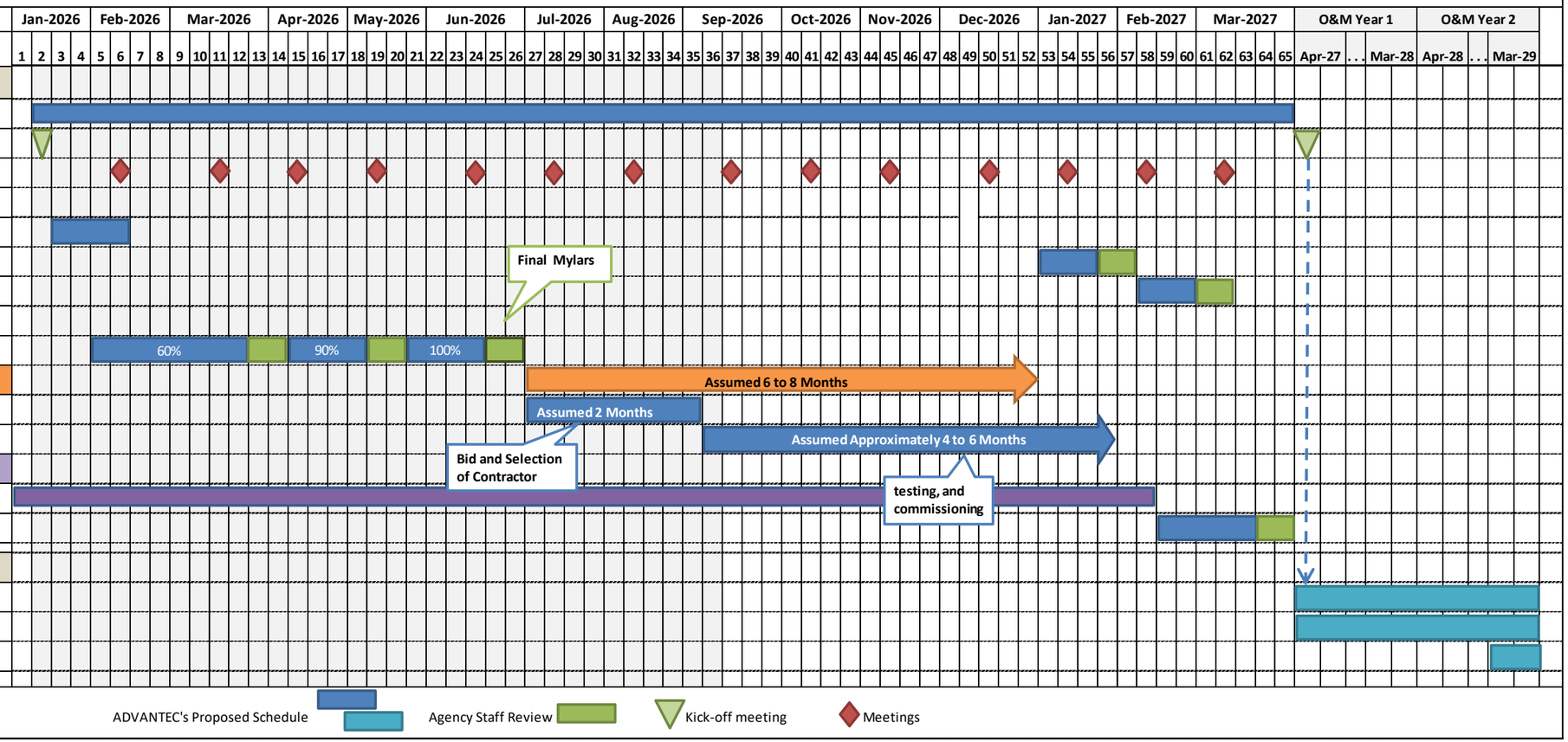
Date: 10/30/2025

PROPOSED PROJECT SCHEDULE

RTSSP for Avenida De La Carlota

City of Laguna Hills

TASK NO.	DESCRIPTION
I	**PRIMARY IMPLEMENTATION (PI) PHASE**
1	**Support to the City's Project Management Team - PI Phase**
	Project Kick-off meeting
	Monthly Meetings with Project Team Members
2	**Data Collection and Field Review**
2.1	*Field Review*
2.2	*"Before" Travel Time Studies*
2.3	*"After" Travel Time Studies*
3	**System Design and Construction Support**
3.1	*Design Plans and Standards – PS&E (60%, 90% and 100% Submittals)*
	Bid & Construction
3.2	*Construction Bidding Support*
3.3	*Construction Support and As-Built*
	Signal Timing Optimization and Implementation
	Coordination with OCTA's Countywide Baseline Study
4	**Final PI Report**
II	**ON-GOING OPERATIONS AND MAINTENANCE (O&M) PHASE**
5	**Support to the City's Project Management Team - O&M Phase**
6	**Continuing Support**
7	**Final O&M Report**



SECTION G.
COMMUNICATION PLAN

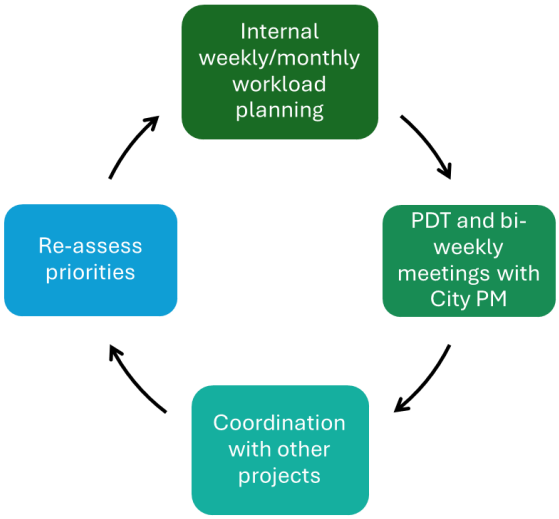
G. COMMUNICATION PLAN

ADVANTEC understands that effective and ongoing communication with clients and key stakeholders is essential for the successful delivery of any project. Our team will schedule a kick-off meeting with the city's project manager to confirm the project's scope and schedule, identify critical path activities, affirm the plan for involving key stakeholders, and outline a strategy for regular meetings with the project team and agency members, typically monthly.

Additionally, we will schedule regular progress meetings with agency project teams, which will be held on a biweekly basis. Focused technical meetings and workshops will be scheduled as needed. The purpose of these meetings is to maintain open lines of communication and engage key stakeholders early and often, ensuring their involvement in the successful delivery of the project.

Project Communication and Documentation – One critical element for a quality project is to carefully document project decisions and direction, and the general project development history. Preparation of clear, concise memos, emails, meeting minutes and action item resolutions avoid costly re-direction during design that could also have impacts on the project schedule. In addition, ADVANTEC prepares detailed "Response to Comment" letters and/or matrices for all milestones submittal review comments that show both the comment itself and a complete response to each comment.

Project Progress and Workshop Meetings – On a bi-weekly basis, ADVANTEC will attend and chair Project Development Team (PDT) meetings with the City of Laguna Hills and key stakeholders. During these meetings, we will discuss project objectives, schedules, and work progress to promptly identify and resolve critical issues, including budget-related topics. Another effective management tool employed by ADVANTEC is conducting Design Workshops and/or focused Review Meetings with relevant functional or management groups from the Project Team. We will prepare detailed, timely meeting minutes in a comprehensive format, incorporating action item tracking within the minutes. This allows us to carry over action items from one meeting to the next until a final resolution is achieved. This approach has proven to be successful in our past projects, providing a clear structure for resolving action items throughout the project's development and ensuring traceability of project decisions when necessary.



ATTACHMENTS

City of Laguna Hills
REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR
AVENIDA DE LA CARLOTA CORRIDOR PROJECT

ATTACHMENT 1

NON-COLLUSION AFFIDAVIT

The undersigned represents and certifies that:

1. This Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. This Proposal is genuine and not collusive or sham.
3. The Proposer has not directly or indirectly induced or solicited any other Proposer to put in a false or sham proposal and has not directly or indirectly colluded, conspired, connived, or agreed with any other Proposer or anyone else to put in sham proposal or to refrain from submitting to this RFP.
4. The Proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price or to fix any overhead, profit or cost element of the proposal price or to secure any advantage against the City of Laguna Hills or of anyone interested in the proposed contract.
5. Proposer affirms that all statements contained in the Proposal and related documents are true and correct.
6. Proposer has not directly or indirectly submitted the proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay any fee to any person, corporation, partnership, company, association, organization, RFP depository, or to any member or agent thereof to effectuate a collusive or sham proposal.
7. Proposer has not entered into any arrangement or agreement with any City of Laguna Hills public officer in connection with this proposal.
8. Proposer understands that collusive bidding is a violation of State and Federal law and can result in fines, prison sentences, and civil damage awards.

I declare under penalty of perjury pursuant to the laws of the State of California and the United States that the foregoing facts are true and correct. Executed this 30 day of Oct, 2025, at Irvine, California.

_____
Signature of Authorized Representative

Carlos A. Ortiz	Chief Executive Officer
Name of Authorized Representative	Title of Authorized Representative

City of Laguna Hills
REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR
AVENIDA DE LA CARLOTA CORRIDOR PROJECT

ATTACHMENT 2

CONSULTANT'S ACKNOWLEDGEMENT OF COMPLIANCE WITH INSURANCE REQUIREMENTS FOR AGREEMENT FOR PROFESSIONAL SERVICES

Consultant agrees, acknowledges, understands and is fully aware of the insurance requirements as specified in ***Section 5, Insurance Requirements*** of the attached sample Agreement for Professional Services (Attachment 4) and hereby accepts all conditions and requirements as contained therein.

Consultant: ADVANTEC Consulting Engineers, Inc.
Name (Please Print or Type)

By: Carlos A. Ortiz / Chief Executive officer
Consultant's Signature & Title

Date: 10/30/2025

This executed form must be submitted with proposal.

City of Laguna Hills
REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR
AVENIDA DE LA CARLOTA CORRIDOR PROJECT

ATTACHMENT 3

CERTIFICATION OF PROPOSAL TO THE CITY OF LAGUNA HILLS

The undersigned hereby submits its proposal and agrees to be bound by the terms and conditions of this Request for Proposal (RFP). By signing the Certification of Proposal (**Attachment 3**) and submitting a proposal to the City in response to this Request for Proposals, the Proposer hereby represents and certifies that:

A) No elected or appointed official, officer, or employee of the City has been or shall be compensated, directly or indirectly, in connection with this proposal or for any work connected with this proposal; should any agreement be approved in connection with this Request for Proposals ("Agreement") no elected or appointed official, officer, or employee of the City, during the term of his/her service with the City, shall have any direct or indirect financial interest in the Agreement, or obtain any present, anticipated, or future financial interest or other material benefit arising therefrom;

B) No elected or appointed official, officer, or employee of the City shall have any financial interest, direct or indirect, in the Agreement nor shall any such official, officer, or employee participate in any decision relating to the Agreement which effects his/her personal financial interest or the financial interest of any corporation, partnership, or association in which they are, directly or indirectly, interested in violation of state law;

C) The Proposer and its principals do not have now, nor shall it acquire any financial or business interest that would conflict with the performance of services under the Agreement;

D) Proposer does not and will not discriminate against any employee or applicant for employment because of race, religion, gender, color, national origin, sexual orientation, ancestry, marital status, physical condition, pregnancy or pregnancy related conditions, political affiliation or opinion, age or medical condition;

E) By submitting the response to this request, Proposer agrees, if selected, to furnish services to the City in accordance with this RFP;

F) Proposer has carefully reviewed its proposal and understands and agrees that the City is not responsible for any errors or omissions on the part of the Proposer and that the Proposer is responsible for them;

G) It is understood and agreed that the City reserves the right to accept or reject any or all proposals and to waive any informality or irregularity in any proposal received by the City;

City of Laguna Hills
REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR AVENIDA DE LA CARLOTA CORRIDOR PROJECT

H) The proposal response includes all of the commentary, figures and data required by this Request for Proposal.

I) The proposal shall be valid for 180 days from the date of submittal to the City.

I declare under penalty of perjury pursuant to the laws of the State of California and the United States that the foregoing facts are true and correct.

Executed this 30 day of Oct, 2025, at Irvine, California.

Name of Proposer: ADVANTEC Consulting Engineers, Inc.

By: _____
(Authorized Signature)

Type Name: Carlos A. Ortiz

Title: Chief Executive Officer

Date: 10/30/2025

Because We Care!

Offices:
21700 Copley Drive, Suite 300
Diamond Bar, CA 91765

1200 Roosevelt
Irvine, CA 92620

ADVANTEC

ADVANTEC Consulting Engineers
Fee Proposal
RTSSP for Avenida De La Carlota Corridor Project

date: 10/30/2025

Task/ Subtask	Description	Rate	Project Manager Jose Guedes $270	Task Leader John Dorado $330	Task Leader John Cox $210	Task Leader Maddie Ortiz $210	Task Leader Ryan Miller $240	Project Engineer V-1 Support Staff $170	Associate Engineer Support Staff $140	Assistant Engineer Support Staff $130	Direct Costs Counts Unlimited	Other Direct Costs	Total Hours	TOTAL LABOR	Total Cost
I	**PRIMARY IMPLEMENTATION (PI) PHASE**														
1	**Support to the City's Project Management Team - PI Phase**		**16**	**12**			**12**	**12**					**52**	**$13,200**	**$13,200**
2	**Data Collection and Field Review**		**4**	**2**	**4**		**24**	**8**	**8**	**40**	**$2,240**	**$500**	**90**	**$16,020**	**$18,760**
2.1	Field Review		*2*	*2*	*4*		*8*	*8*	*8*	*8*		*$500*	*40*	*$7,480*	*$7,980*
2.2	"Before" Travel Time Studies		*1*				*8*			*16*	*$1,120*		*25*	*$4,270*	*$5,390*
2.3	"After" Travel Time Studies		*1*				*8*			*16*	*$1,120*		*25*	*$4,270*	*$5,390*
3	**System Design and Construction**		**16**	**26**	**54**			**132**	**80**	**106**		**$2,460**	**414**	**$71,660**	**$74,120**
3.1	Plans, Specifications and Estimates (PS&E) - (itemized below)		***6***	***16***	***12***			***84***	***80***	***90***		***$1,360***	***288***	***$46,600***	***$47,960***
	Design Plans (17 sheets)		*2*	*8*	*8*			*52*	*80*	*80*		*$1,360*	*230*	*$35,300*	*$36,660*
	Technical Specifications		*2*	*4*	*4*			*24*					*34*	*$6,780*	*$6,780*
	Engineer's Estimates		*2*	*4*				*8*		*10*			*24*	*$4,520*	*$4,520*
3.3	Construction Bidding Support		***2***	***2***	***2***			***8***					***14***	***$2,980***	***$2,980***
3.4	Construction Support and As-Built		***8***	***8***	***40***			***40***		***16***		***$1,100***	***112***	***$22,080***	***$23,180***
5	**Final Primary Implementation Report**		***4***	***2***	***2***		***40***			***12***		***$500***	***60***	***$13,320***	***$13,820***
	PHASE I - Total Hours		**40**	**42**	**60**		**76**	**152**	**88**	**158**			**616**		
	PHASE I - Total Cost		**$ 10,800**	**$ 13,860**	**$ 12,600**	**$ -**	**$ 18,240**	**$ 25,840**	**$ 12,320**	**$ 20,540**	**$2,240**	**$3,460**		**$114,200**	**$119,900**
II	**OPERATION AND MAINTENANCE (O&M) PHASE**														
6	**Project Management - O&M Phase**		**12**										***12***	***$3,240***	***$3,240***
7	**Continuing Support - O&M Phase**		***4***				***12***			***96***		***$2,000***	***112***	***$16,440***	***$18,440***
8	**Final O&M Report/Technical Memorandum**		***4***				***16***						***20***	***$4,920***	***$4,920***
	PHASE II - Total Hours		**20**				**28**			**96**			**12**		
	PHASE II - Total Cost		**$ 5,400**	**$ -**	**$ -**	**$ -**	**$ 6,720**	**$ -**		**$ 12,480**	**$ -**	**$ 2,000**		**$24,600**	**$26,600**
	GRAND TOTAL FEE = PHASE I + PHASE II (Not-To-Exceed)														**$146,500**

EXHIBIT "B"

CITY OF LAGUNA HILLS REQUEST FOR PROPOSALS / PROJECT

SPECIFICATIONS AND SCOPE OF SERVICES REQUEST

FOR

REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR

AVENIDA DE LA CARLOTA CORRIDOR PROJECT

REQUEST FOR PROPOSALS (RFP)

REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR AVENIDA DE LA CARLOTA CORRIDOR PROJECT

CITY OF LAGUNA HILLS
24035 El Toro Road
Laguna Hills, CA 92653
(949) 707-2655

RFP Dates

Request for Proposals Issued:	September 9, 2025
Written Question Deadline:	October 10, 2025 at 5:00 p.m.
Questions Answered/Addenda Issued:	October 17, 2025 by 5:00 p.m.
Proposal Submittal Deadline:	October 30, 2025 at 4:00 p.m.
Interviews to be held on:	TBD, if requested
Proposed Effective Date of Professional Services Agreement:	December 9, 2025

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C. Project Location Map
D. Proposed Time Schedule
E. Instructions to Proposers and Procedures for Submittal
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SAMPLE PROFESSIONAL SERVICES AGREEMENT

ATTACHMENT 5 – Page 53
CTFP PROJECT P GRANT APPLICATION

September 9, 2025

SUBJECT: REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR AVENIDA DE LA CARLOTA CORRIDOR PROJECT

Dear Proposers:

You are invited to respond to this Request for Proposal to provide professional consulting services for Regional Traffic Signal Synchronization Program for Avenida De La Carlota Corridor Project.

The following pages detail the Scope of Services to be provided and the submission requirements.

The City intends to enter into an exclusive Professional Services Agreement to fulfill the City's needs.

To be considered responsive, Proposers must submit a written proposal in accordance with the requirements, specifications, conditions and provisions described in the attached RFP.

PROPOSALS ARE DUE BEFORE
4:00 P.M. on October 30, 2025

If you have any questions regarding this RFP, please contact Mark Chagnon at (949) 707-2655 or via email at mchagnon@lagunahillsca.gov.

Thank you for your interest.

Sincerely,

Joe Ames, P.E., T.E.
Interim City Manager/Public Works Director

SECTION I
INTRODUCTION AND INSTRUCTIONS TO PROPOSERS

A: Introduction and Overview

This project has been approved by the Orange County Transportation Authority (OCTA) as part of the Fiscal Year (FY) 2025-2026 Regional Traffic Signal Synchronization Program (Project P). The primary implementation phase is funded for FY 2025-2026. The maintenance and operation phase is funded for FY 2026-2028.

The Consultant work shall prepare plans specifications and estimate to adequately bid the project for construction, and the Consultant shall perform implementation/integration support on an as-needed basis for the Construction Contractor. Unless expressly stated or upon written notice, the Consultant is required to complete each specific task listed in this scope of work. Tasks are itemized for clarity. However, some tasks may be performed concurrently or begin prior to the order listed in the scope of work.

The City is seeking a qualified firm with valid California Civil Engineering and/or Traffic Engineering license to complete the detailed scope of work for the Regional Traffic Signal Synchronization Program For Avenida De La Carlota Corridor Project.

Information concerning the Scope of Services can be found in Section IV.

B. Project Background

The City of Laguna Hills successfully submitted and was awarded funds for the development and implementation of traffic signal improvements and coordination with the Countywide Baseline Study's updated timing plans for the synchronization of traffic signals along the Avenida De La Carlota Corridor. The project corridor spans approximately 2.2 miles and consists of eight (8) signalized intersections. The Avenida De La Carlota corridor spans from Los Alisos Boulevard at its south end to Lake Forest Drive at its north end. The Project Location Map highlights the corridor and identifies the eight (8) signals. Seven (7) of the eight (8) traffic signals are included in the Countywide Baseline Study. The eighth (8^{th}) signal at Lake Forest Drive belongs to Caltrans and is also part of the Lake Forest Drive Corridor project. Coordination with both Caltrans and the Lake Forest Drive Corridor project will be necessary.

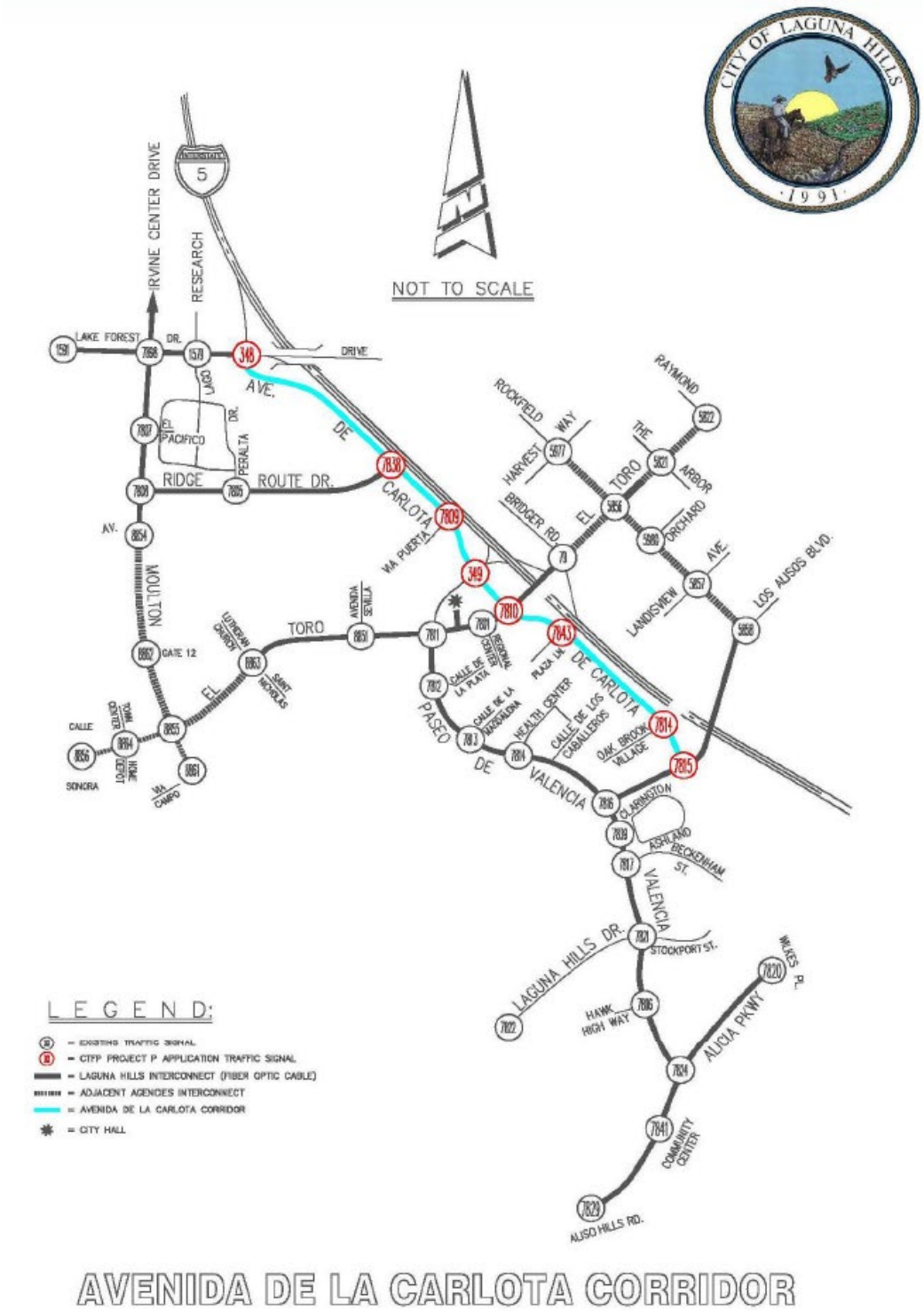
This project has been approved by the Orange County Transportation Authority (OCTA) as part of the Fiscal Year (FY) 2025-2026 Regional Traffic Signal Synchronization Program (Project P). The project will consist of Primary Implementation (PI) and On-going Maintenance and Monitoring (OMM) phases. The Primary Implementation phase is anticipated to be completed within a period of one (1) year and will include preparation of a Primary Implementation Project Report. The On-going Maintenance and Monitoring

phase is anticipated to be completed within a period of two (2) years after the Primary Implementation phase and will include preparation of a Final Project Report.

The City may contract with a Project Management Consultant to manage this contract as well as the construction contract for the Avenida De La Carlota Corridor Project. This project must be coordinated with the Paseo De Valencia – Moulton Parkway Confluence Bypass Corridor Project as four (4) of the signals on Avenida De La Carlota are included in that project as offset signals. Coordination with Caltrans and the Lake Forest Drive Corridor project will also be necessary for the Lake Forest Drive signal.

The tasks listed in Section IV below (Scope of Work) represent only an overview and shall be expanded in the Proposal to address specific elements as defined in the CTFP Application (**Attachment 5**).

C. Project Location Map



D: Proposed Schedule

The proposed project schedule is listed on the cover page of this RFP.

E: Instructions to Proposers and Procedures for Submittal

One printed original (marked original), two (2) printed copies (marked copy) and one (1) electronic copy on Flash Drive (will not be returned) and one sealed envelope containing the Fee Proposal must be submitted in a sealed envelope or box bearing the name of the Proposer, marked ***REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR AVENIDA DE LA CARLOTA CORRIDOR PROJECT*** and submitted only to the following address:

City of Laguna Hills
Attention: Joe Ames, Interim City Manager/Public Works Director
24035 El Toro Road
Laguna Hills, CA 92653

Proposers are solely responsible for ensuring their submitted proposal is received by the City in accordance with the solicitation requirements, before the Submittal Deadline, and at the place specified.

Postmarks will not be accepted in lieu of actual delivery.

No oral, telegraphic, electronic mail, facsimile, or telephonic proposals or modifications will be considered unless specified.

The City shall not be responsible for any delays in mail or by common carriers or by transmission errors or delays or mistaken delivery. Delivery of proposals shall be made at the office specified in this Request for Proposals.

Deliveries made before the Submittal Deadline, but to the wrong City office, will be considered non-responsive unless re-delivery is made to the office specified before the Submittal Deadline. All proposals shall become the property of the City.

Late proposals will not be accepted and will be returned to the Proposer unopened.

F: General Conditions

ADDITIONAL INFORMATION, RIGHT TO REQUEST. The City reserves the right, where it may serve the City's best interest, to request additional information or clarifications from Proposers during its review and evaluation of proposals submitted for consideration.

ADDITIONAL SERVICES. The Scope of Work describes the minimum work to be accomplished. Upon final selection of the firm, the Scope of Work may be modified and refined during negotiations with the City.

AUTHORIZED SIGNATURES. Every proposal must be signed by the person or persons legally authorized to bind the Proposer to a contract for the execution of the work. Proposer shall provide a current power of attorney, articles of incorporation, or other instrument confirming the agent's authority to bind the Proposer. If an individual makes the proposal, his or her name, signature, and post office address must be shown. If a firm or partnership makes the proposal, the name and post office address of the firm or partnership and the signature of at least one of the general partners must be shown. If a corporation makes the proposal, the proposal shall show the name of the state under the laws of which the corporation is chartered, the name and post office address of the corporation and the title of the person signing on behalf of the corporation. Upon request of the City, the corporation shall provide a certified copy of the bylaws or resolution of the board of directors showing the authority of the officer signing the proposal to execute contracts on behalf of the corporation.

AWARD OF PROPOSAL. City reserves the right to negotiate final terms with the selected Proposer, if any. Award of contract, if any, will be made in accordance with Section 3-08.150 (Professional services contracts) of the Laguna Hills Municipal Code (LHMC) which reads in relevant part as follows:

"A. The informal and formal bidding procedures contained in this chapter shall not apply to contracts for professional services. Rather, to secure professional services, the city shall utilize a request for proposals procedure, the method and details of which shall be promulgated by the City Manager in the form of administrative regulations. The City Manager may award any contract for professional services when the total not to exceed contract amount of such services is fifty thousand dollars ($50,000.00) or less. Any contract for professional services having a total contract amount of greater than fifty thousand dollars ($50,000.00) shall be awarded by the City Council….

C. Notwithstanding any provision in this chapter to the contrary, selection by the city for professional services in areas including but not limited to private architectural, landscape architectural, engineering, environmental, land surveying, construction project management, management and administration, financial, accounting, auditing, actuarial, economics, and/or development and planning, which involve the exercise of discretion and independent judgment together with an advanced or specialized knowledge, expertise, training, or unique skills gained by formal studies or experience, shall be on the

basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required, and shall not be awarded solely on the basis of cost…. In accordance with state law, the city shall consider price after the City is satisfied that the would-be person, company, corporation, contractor, consultant, or firm has demonstrated the competence and professional qualifications necessary for the satisfactory performance of the services required."

An Evaluation Committee will be established by the City. The City shall not be obligated to accept the lowest priced proposal but, if an award is made, the City will make an award in the best interests of the City after all factors are considered, including but not limited to the demonstrated competence, experience and professional qualifications of the Proposer. Discussions may, at the City's option, be conducted with the most qualified Proposers. Discussions may be for the purpose of clarification to ensure full understanding of, and responsiveness to, the solicitation requirements. Proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion and written revision of proposals. In conducting discussions, the City will not disclose information derived from proposals submitted by competing Proposers.

COMPLIANCE WITH LAWS. All proposals shall comply with current federal, state, and other laws relative thereto.

CANCELLATION OF SOLICITATION. The City may cancel this solicitation for proposals at any time.

CANCELLATION OF TASKS. If a Professional Services Agreement is awarded for the work described in this RFP, the City will authorize work on a Task Order basis. Task Orders may be issued in any sequence. The City is not obligated to issue a Task Order for all tasks listed in the Scope of Work and expressly reserves the right to cancel tasks.

CONFLICT OF INTEREST. By signing the Certification of Proposal (**Attachment 3**) and submitting a proposal to the City in response to this Request for Proposals, the Proposer represents and certifies that:

A) No elected or appointed official, officer, or employee of the City has been or shall be compensated, directly or indirectly, in connection with this proposal or for any work connected with this proposal; should any agreement be approved in connection with this Request for Proposals ("Agreement") no elected or appointed official, officer, or employee of the City, during the term of his/her service with the City, shall have any direct or indirect financial interest in the Agreement, or obtain any present, anticipated, or future financial interest or other material benefit arising therefrom;

B) No elected or appointed official, officer, or employee of the City shall have any financial interest, direct or indirect, in the Agreement nor shall any such official, officer, or employee participate in any decision relating to the Agreement which effects his/her

personal financial interest or the financial interest of any corporation, partnership, or association in which they are, directly or indirectly, interested in violation of state law;

C) The Proposer and its principals do not have now, nor shall it acquire any financial or business interest that would conflict with the performance of services under the Agreement;

COSTS. The City is not liable for any costs incurred by Proposers before entering into a formal contract. Costs of developing the proposals, or any other such expenses incurred by the Proposer in responding to this RFP, are entirely the responsibility of the Proposer, and shall not be reimbursed in any manner by the City. No reimbursable cost may be incurred in anticipation of award.

DISQUALIFICATION OF PROPOSER. If there is reason to believe that collusion exists among the Proposers, the City may refuse to consider proposals from participants in such collusion. No person, firm, or corporation under the same or different name, shall make, file, or be interested in more than one proposal for the same work unless alternate proposals are called for. Reasonable grounds for believing that any Proposer is interested in more than one proposal for the same work will cause the rejection of all proposals for the work in which a Proposer is interested. If there is reason to believe that collusion exists among Proposers, the City May refuse to consider proposals from participants in such collusion. Proposers shall submit as part of their proposal documents the completed Non-Collusion Affidavit provided as **Attachment 1**.

DOCUMENTS, EXAMINATION OF. It is the responsibility of the Proposer to carefully and thoroughly examine and be familiar with these RFP documents, general conditions, all forms, specifications, drawings, plans, and addenda (if any). Proposer shall satisfy himself as to the character, quantity, and quality of work to be performed and materials, labor, supervision, necessary to perform the work as specified by these documents. The failure or neglect of the Proposer to examine documents shall in no way relieve him from any obligations with respect to the solicitation and/or subsequent contract that may be awarded. The submission of a proposal shall constitute an acknowledgment upon which the City may rely that the Proposer has thoroughly examined and is familiar with the RFP documents. No claim will be allowed for additional compensation that is based upon a lack of knowledge of any solicitation document.

INTERPRETATION OF RFP DOCUMENTS. City reserves the right to make corrections or clarifications of the information provided in this RFP. If any person is in doubt as to the true meaning of any part of the specifications or other RFP documents, or finds discrepancies or omissions in the specifications, he or she may submit to the City a written request for an interpretation or correction.

Oral statement(s), interpretations or clarifications concerning meaning or intent of the contents of this RFP by any person are unauthorized and invalid. Modifications to the RFP, including, but not limited to, the scope of work, shall be made only by formal written

addendum issued by the City. Accordingly, in order to ensure that all Proposers have access to the same information, the City will use the following procedure to respond to inquiries:

- All questions or requests for interpretations shall be made in writing and delivered to Mark Chagnon, City of Laguna Hills, 24035 El Toro Road, Laguna Hills, CA 92653, or via email at mchagnon@lagunahillsca.gov by the date specified on the cover page of this RFP.

- Staff will issue, as needed, addenda to the RFP, including a list of all written questions received and responses thereto, on the City's website and via email to the RFP distribution list, and all Proposers who have advised the City that they have a set of RFP documents, by the date specified on the cover page of this RFP.

The requesting party is responsible for prompt delivery of any requests. All such addenda shall become a part of the RFP document. It is the responsibility of each Proposer to ensure the City has their correct business name and address on file. Any prospective Proposer who obtained a set of RFP documents is responsible for advising the City that they have a set of RFP documents and wish to receive subsequent Addenda.

IRREGULARITIES. Unauthorized conditions, limitations, or provisions attached to a proposal may cause its rejection. The completed proposal shall be without interlineations, alterations or erasures. Alternative proposals will not be considered unless specifically requested. No oral, telegraphic, or telephonic proposal, modification or withdrawal will be considered.

NON-DISCRIMINATION. Proposer shall represent and certify that it does not and will not discriminate against any employee or applicant for employment because of race, religion, gender, color, national origin, sexual orientation, ancestry, marital status, physical condition, pregnancy or pregnancy related conditions, political affiliation or opinion, age or medical condition.

NON-EXCLUSIVE. Should the City make an award, the successful Proposer will enter into a non-exclusive Professional Services Agreement and the City reserves the right to enter into agreements with other firms or consultants for the services listed in this RFP.

NO OBLIGATION. The release of this RFP does not obligate or compel the City to enter into a contract or agreement.

NO PUBLIC PROPOSAL OPENING/PUBLIC RECORDS ACT. Proposals shall be opened and their contents secured by City staff to prevent disclosure during the evaluative process and the process of negotiating with competing Proposers. Adequate precautions shall be taken to treat each Proposer fairly and to ensure that information gleaned from competing proposals is not disclosed to other Proposers. Prices and other information concerning the proposals shall not be disclosed until finalists are selected to present

proposals to the City Council or a recommendation for award is made to the City Council, whichever comes first.

OFFERS OF MORE THAN ONE PRICE. Proposers are not allowed to submit more than one proposal.

OWNERSHIP. All data, documents and other products used or developed during the RFP process become the property of the City upon submission.

PROPRIETARY INFORMATION. All proposals and documents submitted in response to this RFP shall become the property of the City and a matter of public record pursuant to Government Code sections 6250 et seq. It is the responsibility of each Proposer to clearly identify any and all information contained within the proposal that it considers to be confidential and/or proprietary. To the extent that the City agrees with that designation, such information will be held in confidence whenever possible; all other information will be considered public. In the event that a demand for disclosure of information designated as "confidential and/or proprietary" by a Proposer is made, the City will notify the Proposer in writing of such demand and shall furnish a copy of the City's written response to the requestor. Proposer may then pursue, at its sole cost and expense, any and all appropriate legal action necessary to maintain the confidentiality of such information.

REJECTION OF PROPOSAL. The City reserves the right to reject any or all proposals or any part of a proposal. The City reserves the right to reject the proposal of any Proposer who previously failed to perform adequately for the City or any other governmental agency. The City expressly reserves the right to reject the proposal of any Proposer who is in default on the payment of taxes, licenses or other monies due to the City.

REPRESENTATIONS. Proposer understands and acknowledges that the representations made in their submitted proposal are material and important, and will be relied on by the City in evaluation of the proposal. Proposer misrepresentation shall be treated as fraudulent concealment from the City of the facts relating to the proposal.

RFP PART OF AGREEMENT. Should an agreement be awarded, this Request for Proposals and Scope of Services and all conditions may become part of the Agreement between the City of Laguna Hills and the successful Proposer.

SEVERABILITY. If any provisions or portion of any provision of this Request for Proposals are held invalid, illegal or unenforceable, they shall be severed from the Request for Proposals and the remaining provisions shall be valid and enforceable.

VALIDITY. Proposal must be valid for a period of 180 days from the due date and may be extended by written authorization from the Proposer.

WITHDRAWAL OF PROPOSAL. Proposers' authorized representative may withdraw proposals only by written request received by the City's project manager before the Proposal Submittal Deadline.

End of Section, continued to next page.

SECTION II

PROPOSAL RESPONSE REQUIREMENTS

One printed original (marked original), two (2) printed copies (marked copy) and one (1) electronic copy on Flash Drive (will not be returned) and one (1) sealed envelope containing the Fee Proposal must be submitted in a sealed envelope or box bearing the name of the Proposer, marked **REGIONAL TRAFFIC SIGNAL SYNCHRONIZATION PROGRAM FOR AVENIDA DE LA CARLOTA CORRIDOR PROJECT** and submitted only to the following address:

City of Laguna Hills
Attention: Joe Ames, Interim City Manager/Public Works Director
24035 El Toro Road
Laguna Hills, CA 92653

If discrepancies are found between the copies, or between the original and copy or copies, the “ORIGINAL” will provide the basis for resolving such discrepancies. If one document is not clearly marked “ORIGINAL", the City reserves the right to use any of the proposals as the Original. If no document can be identified as an original bearing original signatures, Proposer's proposal may be rejected at the discretion of the City.

It is imperative that all Proposers responding to the RFP comply exactly and completely with the instructions set forth herein. Proposals must be concise, but with sufficient detail to allow accurate evaluation and comparative analysis. Proposals should be straightforward and provide "layman" explanations of technical terms that are used. Emphasis should be concentrated on conforming to the RFP instructions, responding to the RFP requirements, and on providing a complete and clear description of the offer. Try to Limit the Proposal to 30 pages (not including City-required forms).

All proposals shall be submitted on standard 8.5” by 11” paper and secured in binder clips only (no notebooks or covers to be submitted but a cover page is acceptable). Font shall be no less than 10 point. All pages should be numbered and identified sequentially by section matching the format of this RFP.

Response items must be indexed in the following order with individual tabs:

A. Cover Letter:

Proposal must be accompanied by a cover letter, signed by an individual authorized to bind the proposing entity. An unsigned proposal is grounds for rejection. The cover letter should include an introduction of the firm and summary statement of professional qualifications.

B. Company Data:

Please submit the following information for the Proposer (Prime Consultant Only):

1. Official name and address.
2. Name, address, and telephone number of the Proposer's primary point of contact.
3. Indicate what type of entity (corporation, company, joint venture, etc.). Please enclose a copy of the Joint Venture Agreement if entity is a joint venture.
4. Federal Employer I.D. Number.
5. The address, telephone numbers and authorized email addresses of each of your firm's locations.
6. A detailed statement indicating whether Proposer is totally or partially owned by another business organization or individual.
7. Number of years Proposer has been in business under the present business name.
8. Number of years of experience the Proposer has had in providing required, equivalent, or related services.
9. Comparable contracts during the last five (5) years, completed or not. Please indicate:

    - Year started and completed (if applicable)
    - Scope of work
    - Client or agency name
    - Project description
    - Project manager
    - Approximate value of contract

10. Any failures or refusals to complete a contract and explanation.
11. Individuals/Firms who own an interest of 10% or greater in the proposing firm.
12. Financial interests in other lines of business.
13. Litigation/Adverse Judgement History. Provide a list of all litigation (including all complaints or responses to complaints) filed against the Proposer and any proposed Principal/Project Manager within the last 5 years only, related to performance of a Professional Services Agreement or participation on a project. Provide the date that the complaint was filed, the name of the plaintiff(s), the nature of the litigation and list the causes of action set forth in the complaint, the amount of damages and relief asserted, the project name, describe the role of the Proposer and any proposed Principal/Project Manager in the project, provide the names of the parties involved, status of the case, and a summary of the dispute resolution and/or outcome (including current status for any unresolved litigation) (e.g., trial/judgement, arbitration/mediation, settlement, etc.).
14. Termination of Contract "For Cause" History. Describe the conditions or circumstances surrounding any Professional Services Agreement or other services contract (or portion thereof) entered into by the Proposer and any proposed Principal/Project Manager within the last 5 years only that was

terminated for cause or which required completion by another party. Describe the reasons for termination, the reasons specified by the client/owner for any such termination, whether the Proposer and proposed Principal/Project Manager disputed the client/owner's position and/or the stated justification for terminating for cause, as well as the dispute resolution and/or outcome of the dispute (including the current status for any unresolved notice of termination for cause).

C. Resumes and Qualifications of Personnel:

The Proposer shall furnish a personnel staffing plan with sufficient information for judging the quality and competence of the personnel dedicated to the project. In its assessment of the proposal, City will place considerable emphasis on the commitment by the Proposer to provide qualified personnel for the professional services being considered. The Proposer shall furnish resumes in outline form for the key personnel assigned and committed to this account (i.e., Principal and/or Project Manager). Proposer shall also include the number and type of additional support personnel who will be providing services.

Minimum Resume Contents:

- Name, Position: Include length of time with this firm in the current position and any other positions held within the firm.
- Education: Show degrees earned and certifications, school and year of completion. Exclude company courses or information that is not relevant to the person's functional job duties.
- Summary of Experience: In chronological order, most recent date first, summarize experience as it relates to the proposed Scope of Work. Please include a listing of all projects with a brief description of each. Additional detail and information may be requested of finalists.
- Professional Memberships/Registrations/Licensure/Certifications: Separately, please include a complete list of all previous and current clients.

D: Organizational Chart:

Proposer shall include an organizational chart that reflects names and titles of all staff assigned to the project (include contact information for key management staff). It is the City's requirement that key personnel identified in the Organizational Chart remain during the term of the agreement. The Proposer shall note concurrence on the restrictions to changes in key personnel. A transition plan shall be presented in this section in the event there are proposed changes in key personnel during the term of the agreement that are outside of the consulting firm's control or if the City requests such change.

E: References:

Proposer must provide three (3) PUBLIC AGENCY references for whom Proposer has provided similar services of the nature and scope as set forth in the RFP within the last five (5) years. Include name of agency, name of contact person, telephone number of contact person, and description of services provided.

F: Project Understanding, Overview and Approach:

- Understanding: Proposer must clearly demonstrate in this section an understanding of the tasks outlined in Section IV of this Request for Proposals.
- Approach: Proposer must include in this section its detailed approach to providing those services described in Section IV of this RFP (including all optional tasks) that the Proposer proposes to provide.
- Proposer must identify the services proposed to be provided in response to the Scope of Services. Proposer must note any services not provided by the Proposer.
- Project Management: The City's Public Works Director will serve as a dedicated project manager that will act as the single point of contact and as the contract officer for these services. Proposals should describe the Proposer's approach to project management which ensures coordination with the City's contract officer and a commitment to the project schedule.
- Proposer shall list any resources, City assistance or other items expected to be provided by City in connection with the delivery of these services.
- Proposer may additionally itemize those services which are further recommended or optionally provided but are not noted in the aforementioned paragraphs as requirements. Proposer will title this section as *ADDITIONAL SERVICES*.
- Project Controls: Describe the Proposer's ability to control costs and provide accurate and timely invoices through internal control measures; to monitor and stay within budget; to monitor schedule and review times and describe the techniques used to complete projects within the proposed time frames.
- Quality Control/Quality Assurance (QA/QC): Describe the firm's QA/QC processes that will be adhered to during the term of the agreement. Describe the method of ensuring accuracy and an overall high quality of work.

G: Communication Plan:

Proposer must describe the method(s) of communication and how frequently the firm proposes to keep City staff informed of their progress on any given tasks.

H: Compensation/Payment Schedule:

Proposer is required to submit their cost proposal in the format as outlined in Section V. The Compensation shall be submitted in a separate sealed envelope containing the Fee Proposal.

I: Non-Collusion Affidavit

Proposer is required to sign and submit the *Non-Collusion Affidavit* (**Attachment 1**).

J: Compliance with Insurance Requirements

Proposer is required to sign and submit the *Consultant's Acknowledgement of Compliance with Insurance Requirements for Agreement for Professional Services* (**Attachment 2**). Proposer shall demonstrate the willingness and ability to submit proof of the required insurance coverage (**Attachment 2**) set forth in the *Sample Draft Professional Services Agreement* (**Attachment 4**) prior to execution of the contract.

K: Certification of Proposal

Proposer is required to sign and submit the *Certification of Proposal* (**Attachment 3**).

End of Section, continue to next page.

SECTION III

PROPOSAL EVALUATION AND SELECTION

An Evaluation Committee will be established by the City. The Committee may be comprised of City staff or other personnel as determined by the City Manager and will evaluate all proposals received in accordance with Section 3-08.150 of the LHMC. The City reserves the right to establish criteria and weight factors. The City shall not be obligated to accept the lowest priced proposal, but the City will make an award in the best interests of the City after all factors are considered, including, but not limited to, the demonstrated competence, experience and professional qualifications of the Proposer.

Selection of qualified Proposers will be based on the following criteria as set forth herein. Criteria are listed in random sequence and are not considered in any rank or order of importance. The proposal will be evaluated by the Evaluation Committee on the basis of the response to all requirements of this RFP.

1. Experience of the firm, particularly of staff assigned to provide the requested services
2. Demonstrated understanding of the service needs outlined in this RFP
3. Successful delivery of similar services
4. Location of firm and availability of staff assigned to City
5. Quality of references
6. Content, quality, completeness and form of submitted proposal
7. Interviews
8. Proposed cost of services (considered after selection of best qualified firms).

Following evaluation of written proposals, the Committee may hold interviews with the most qualified respondents. The City intends to enter into a multi-year Professional Services Agreement to fulfill the City's needs.

End of Section, continue to next page.

SECTION IV

SCOPE OF SERVICES

A. PROJECT DEFINITIONS

Definitions

- City: Refers to the lead agency, the City of Laguna Hills, unless otherwise noted.
- Project Team: Refers to the agencies participating in this project – City of Laguna Hills, Project Management Consultant (if applicable), and the Design Consultant.
- Project Management Consultant: Refers to the consultant that may manage the project on behalf of the City (yet to be determined).
- Design Consultant: Refers to the consultant that will prepare all documents necessary to bid and construct the improvements and coordinate traffic signal system timing plans for the subsequent coordination of traffic signals within the project limits.
- Arterial Segment: Length of arterial between signalized intersections in both directions.
- Arterial Section: Two or more consecutive arterial segments.
- Offset Intersections: Signalized intersections identified that are located within 2,700 feet from the project corridor that are also included in the project (none for this project).

B. PROJECT SCOPE OF WORK

PRIMARY IMPLEMENTATION (PI) PHASE, lasting approximately one year shall include the following:

Task 1: Support to the City's Project Management Team - PI Phase

This is an on-going task conducted by the Project Management Consultant (if applicable) or City staff throughout the duration of the PI Phase of the project. It includes day-to-day project management, such as meetings, progress reports, tracking of schedules, tracking of cost, by agency, invoicing, and overall administration of the PROJECT.

Minimum requirements of this task include:

- A running record of all scope changes and/or any deviations from the final approved application. This information will be used to request Scope Changes at the Semi-annual Review (SAR). Design Consultant shall coordinate with The City's Project Management Team on defining scope changes in advance of SAR deadlines.

- Coordinate monthly meetings with Design Consultant and Project Team Members. Design Consultant shall dedicate a set monthly date for meetings. Meetings may be in person or virtual.
- Design Consultant shall provide monthly schedule updates, Progress Reports, and Invoices in advance of set monthly meetings.
- Design Consultant shall provide monthly Comment Matrix with response to comments and deposition of comments. The Comment Matrix shall be provided to the City's Project Management Team one week prior to monthly meeting.

Task 2: Data Collection and Field Review

Because seven (7) of the eight (8) signals are part of the Countywide Baseline Study and the eighth (8th) signal is part of the Lake Forest Drive Corridor project, traffic counts are not required for this project.

Data collection shall include field review of before and after conditions. The floating car method shall be utilized with software and GPS for the "Before" Study to finetune the corridor operation and verify the integrity of the system intersection clocks. Synchronized Video shall be used to compare actual conditions to anticipated conditions detected by the time-space diagrams so that any anomalies may be corrected prior to the "After" studies task.

Field review conducted as part of this task will document the existing conditions for all signal timing, infrastructure, and system improvements on the project. This includes pre-construction pictures for comparison during post-construction walkthrough, should there be any questions or discrepancies noted by any parties. Data collection and Field Review Memos shall be provided to all participating agencies.

Task 3: System Design and Collection

The Design Consultant shall design and prepare bid documents to construct and implement all desired components of the project as described in the application (**Attachment 5**) in accordance with CTFP Guidelines.

All work and equipment supplied for the project shall comply and be done in accordance with the latest standards and provisions of each Participating Agency or latest approved California Department of Transportation (Caltrans) Standard Plans and Standard Specifications. Any equipment supplied for the project shall include the Project Name, Agency, costs, and detail the equipment supplied.

As-built plans shall be provided to match the improvements. This task is not complete until all Participating Agencies approve the improvements implemented in their jurisdictions.

Task 4: Final PI Report

The Design Consultant shall prepare the Final PI Report. Certain elements shall be obtained from or coordinated with the Countywide Baseline Study and Lake Forest Drive Corridor Project as applicable. The Final PI Report, with an executive summary, serves to document the activities of the project and shall include, but not be limited to, the following items:

- Project scope, objective, locations, findings, and recommendations.
- Data collected: Travel time studies, and project benefits achieved in terms of fuel savings, travel times, and other measurable parameters.
- Lane configurations, signal phasing, turning movement data, and cycle lengths for existing and proposed timings for all peak periods.
- All work performed for system construction and signal timing optimization.
- Implementation schedule and improvements accomplished, including dates.
- Procedures for continuous maintenance, surveillance, and evaluation of coordinated signal system project benefits.

The report shall document all planned and programmed improvements to the study corridors as well as recommendations based on PI tasks for further infrastructure improvements that would likely improve the corridor signal coordination project results. The report shall be completed in accordance with current CTFP Guidelines.

Finally, the report shall provide recommendations with cost and benefit estimates for further improvements to traffic signal infrastructure (signal controllers, vehicles detection, communications, etc.), intersection capacity (appropriate signal phasing, lane geometrics and elimination of physical bottlenecks that curtail capacity), and traffic management strategies. These proposed improvements should be useful in determining future enhancements to the corridor.

A Project Summary Sheet (one sheet front and back) that describes the project and improvements gained shall be provided to OCTA. This sheet will be used by OCTA and Participating Agencies to present to the Board and Agencies.

ON-GOING OPERATIONS AND MAINTENANCE (O&M) PHASE, lasting approximately two years, shall include the following:

Task 5: Support to City's Project Management Team – O&M Phase

This task shall be conducted by the Project Management Consultant (if applicable) or City staff and includes day-to-day project management such as meetings, tracking schedules, invoicing and overall administration of the project. This task shall continue in full force as

specified in the Primary Implementation (PI) Phase. Design Consultant shall submit monthly progress reports, invoices, and update schedules.

Task 6: Continuing Support

During this 24-month period, the signal timing along the corridor/route/grid shall be observed and any recommendations for adjustments coordinated with the Countywide Baseline Study and Lake Forest Drive Corridor Project as applicable. This task shall also include the monitoring of detection and communications implemented as part of the project. City's Project Management Team shall be immediately notified of issues. Monthly drives shall be conducted along the length of the project during all designated corridor synchronization timing plan hours of operations to verify that the synchronization timing is working as designed and any necessary adjustments coordinated with the Countywide Baseline Study and Lake Forest Drive Corridor Project as applicable. This is followed by a monthly memorandum summarizing the status and trends of the corridor based on the runs conducted. Trip logs for the month shall be provided to the Participating Agencies. The memorandum shall include all additional tasks requested and completed during that month. Performance metrics comparisons from ATSPM, where available, shall also be included in the memorandum.

Task 8: Final O&M Report

This task shall be conducted by the Design Consultant with oversight by the Project Management Consultant (if applicable) or City staff. At the end of the O&M Phase, a Final O&M Report documenting the On-Going Operations and Maintenance efforts and procedures for continuing maintenance shall be prepared. At the minimum, the Report shall include when travel runs were conducted and issues and solutions throughout the phase. The Report shall document all planned and programmed improvements to the study corridor as well as recommendations for further infrastructure improvements that would likely improve the corridor signal coordination project results.

End of Section, continue to next page.

SECTION V

SCHEDULE OF COMPENSATION/FEES

Compensation will be provided in accordance with Section 2 of the Sample Professional Agreement (**Attachment 4**). Compensation will be made at the fees and schedule contained in the Proposer's Proposal/Scope of Work and subject to a Maximum Contract Amount as agreed upon by Proposer and City.

In order to facilitate comparison of proposals, the City requires all compensation proposals to be submitted in the format below based on the tasks and sub tasks as noted in the Scope of Services above.

The Proposer shall provide a cost proposal in a tabular format by task (to be listed by row) with the following items (to listed by column)

1. Staff title, level, name;
2. Hourly rate;
3. Anticipated staff hours

Include subtotals by task and a projected total cost for the entire proposal.

An example is shown below:

Cost Proposal					
Service Provider	Person 1 Name	Person 2 Name	Person 3 Name	Person 4 Name	Projected Subtotals
Title	Project Manager	Principal	Technician	Administrative Assistant	
Billing Rate	$190	$155	$135	$95	
Task A:	1	3	30	10	$5,655
Task B:	1	2	20	5	$3,675
Projected Totals	2	5	50	15	$9,330

If awarded a contract by the City, the City expects that the fees, rates, and/or unit prices set forth in Consultant's Proposal shall remain fixed and unchanged.

End of Section, continue to next page.

ATTACHMENT 1

NON-COLLUSION AFFIDAVIT

The undersigned represents and certifies that:

1. This Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. This Proposal is genuine and not collusive or sham.
3. The Proposer has not directly or indirectly induced or solicited any other Proposer to put in a false or sham proposal and has not directly or indirectly colluded, conspired, connived, or agreed with any other Proposer or anyone else to put in sham proposal or to refrain from submitting to this RFP.
4. The Proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price or to fix any overhead, profit or cost element of the proposal price or to secure any advantage against the City of Laguna Hills or of anyone interested in the proposed contract.
5. Proposer affirms that all statements contained in the Proposal and related documents are true and correct.
6. Proposer has not directly or indirectly submitted the proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay any fee to any person, corporation, partnership, company, association, organization, RFP depository, or to any member or agent thereof to effectuate a collusive or sham proposal.
7. Proposer has not entered into any arrangement or agreement with any City of Laguna Hills public officer in connection with this proposal.
8. Proposer understands that collusive bidding is a violation of State and Federal law and can result in fines, prison sentences, and civil damage awards.

I declare under penalty of perjury pursuant to the laws of the State of California and the United States that the foregoing facts are true and correct. Executed this _____ day of _____, 2025, at _____, California.

_____
Signature of Authorized Representative

_____ _____
Name of Authorized Representative Title of Authorized Representative

ATTACHMENT 2

CONSULTANT'S ACKNOWLEDGEMENT OF COMPLIANCE WITH INSURANCE REQUIREMENTS FOR AGREEMENT FOR PROFESSIONAL SERVICES

Consultant agrees, acknowledges, understands and is fully aware of the insurance requirements as specified in ***Section 5, Insurance Requirements*** of the attached sample Agreement for Professional Services (Attachment 4) and hereby accepts all conditions and requirements as contained therein.

Consultant: _____
Name (Please Print or Type)

By: _____
Consultant's Signature & Title

Date: _____

This executed form must be submitted with proposal.

ATTACHMENT 3

CERTIFICATION OF PROPOSAL TO THE CITY OF LAGUNA HILLS

The undersigned hereby submits its proposal and agrees to be bound by the terms and conditions of this Request for Proposal (RFP). By signing the Certification of Proposal (**Attachment 3**) and submitting a proposal to the City in response to this Request for Proposals, the Proposer hereby represents and certifies that:

A) No elected or appointed official, officer, or employee of the City has been or shall be compensated, directly or indirectly, in connection with this proposal or for any work connected with this proposal; should any agreement be approved in connection with this Request for Proposals ("Agreement") no elected or appointed official, officer, or employee of the City, during the term of his/her service with the City, shall have any direct or indirect financial interest in the Agreement, or obtain any present, anticipated, or future financial interest or other material benefit arising therefrom;

B) No elected or appointed official, officer, or employee of the City shall have any financial interest, direct or indirect, in the Agreement nor shall any such official, officer, or employee participate in any decision relating to the Agreement which effects his/her personal financial interest or the financial interest of any corporation, partnership, or association in which they are, directly or indirectly, interested in violation of state law;

C) The Proposer and its principals do not have now, nor shall it acquire any financial or business interest that would conflict with the performance of services under the Agreement;

D) Proposer does not and will not discriminate against any employee or applicant for employment because of race, religion, gender, color, national origin, sexual orientation, ancestry, marital status, physical condition, pregnancy or pregnancy related conditions, political affiliation or opinion, age or medical condition;

E) By submitting the response to this request, Proposer agrees, if selected, to furnish services to the City in accordance with this RFP;

F) Proposer has carefully reviewed its proposal and understands and agrees that the City is not responsible for any errors or omissions on the part of the Proposer and that the Proposer is responsible for them;

G) It is understood and agreed that the City reserves the right to accept or reject any or all proposals and to waive any informality or irregularity in any proposal received by the City;

H) The proposal response includes all of the commentary, figures and data required by this Request for Proposal.

I) The proposal shall be valid for 180 days from the date of submittal to the City.

I declare under penalty of perjury pursuant to the laws of the State of California and the United States that the foregoing facts are true and correct.

Executed this _____ day of _____, 2025, at _____, California.

Name of Proposer:_____

By:_____
(Authorized Signature)

Type Name:_____

Title:_____

Date:_____

ATTACHMENT 4

SAMPLE DRAFT PROFESSIONAL SERVICES AGREEMENT

(Subject to Revision by City Upon Final Contract Award)

PROFESSIONAL SERVICES AGREEMENT
Consultant

Project Name

THIS PROFESSIONAL SERVICES AGREEMENT (hereinafter "Agreement") is made and entered into, to be effective the ___ day of _____ 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 _____, 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 professional services of a qualified Civil Engineering and/or Traffic Engineering firm to provide the City with _____(the "Project").

B. In response to City's Request for Proposals (RFP), dated _____, 2025, Consultant has submitted to City a proposal, dated _____, 2025, to provide the City with professional civil engineering and/or traffic engineering consulting services for the Project pursuant to the terms of this Agreement.

C. Consultant represents and maintains that it is uniquely qualified by virtue of its experience, training, education, reputation, and technical expertise to provide the professional civil engineering and/or traffic engineering consulting services to City for the Project and has agreed to provide such services as provided herein. City does not have the personnel, training, certification, specialized equipment, or technical expertise necessary to perform the work and services contracted for herein.

D. City desires to retain Consultant to provide such professional civil engineering and/or traffic engineering consulting services 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 the professional civil engineering and/or traffic engineering consulting services for the Project as set forth in the Proposal/Scope of Work, dated _____, 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 professionals in the same discipline in the State of California. Consultant represents and warrants that it is skilled in the professional 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 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; (2) the Consultant's signed, original Proposal/Scope of Work dated _____ 2025 ("Consultant's Proposal") submitted to City, and (3) the City Request for Proposals (RFP) for Professional Civil Engineering and/or Traffic Engineering Consulting Services for _____, dated _____, 2025 ("City's RFP"), which shall all be referred to collectively hereinafter as the "Contract Documents." The Consultant's Proposal and City's RFP are both attached hereto as Exhibit "A" and Exhibit "B", respectively, and are each hereby incorporated by reference and 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; (2nd) the terms, conditions, and Project scope of services and specifications set forth in the City's RFP (Exhibit "B"); and, (3rd) the provisions of the Consultant's Proposal (Exhibit "A").

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 elected and appointed 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 elected and appointed 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. If the Services involve work upon any site, Consultant represents and maintains that Consultant 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 Consultant discover any latent or unknown conditions that will materially affect the performance of the Services hereunder, Consultant shall immediately inform the City of such fact and shall not proceed except at Consultant's risk until written instructions are received from the City.

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 the Consultant's Proposal/Scope of Services (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 professional hourly 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 _____ ($_____) (hereinafter referred to as the "Maximum Contract Amount"). The method of compensation shall be as set forth in Exhibit "A". The Maximum Contract Amount shall include the attendance of Consultant at all Project meetings deemed reasonably necessary by the City. Consultant shall not be entitled to any increase in the Maximum Contract Amount for attending these meetings. 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 *Intentionally omitted.*

2.4 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.

2.5 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 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, or on each task order, if applicable, 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 upon the effective date of this Agreement and shall continue in full force and effect for a period of _____, commencing on _____, 2025 and ending on _____, 2025, unless extended by mutual written agreement of the Parties.

3.5 Task Orders. Consultant 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, Consultant 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 Consultant. Moreover, execution of this Agreement by the City shall not entitle Consultant 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 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 to make all decisions in connection therewith: _____. 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. 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 Consultant, 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 Consultant or any surety of Consultant from any liability hereunder without the express written consent of City.

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 Services 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 as required by law 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 owned, 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.

D. Professional Liability (Errors & Omissions) Insurance. Consultant shall obtain and maintain in full force and effect throughout the term of this Agreement, a policy of Professional Liability or Errors and Omissions Insurance appropriate to Consultant's profession with limits of at least two million dollars ($2,000,000.00). Covered professional services shall specifically include all Work or Services to be performed under the Agreement and delete any exclusions that may potentially affect the Work or Services to be performed under this Agreement.

1. The policy shall be endorsed to provide the following: Contractual Liability Exclusion Deleted: This insurance shall include contractual liability applicable to this Agreement. The policy must "pay on behalf of" the insured and include a provision establishing the insurer's duty to defend.

2. If the policy of insurance is written on a "claims-made" basis, the City may require that the policy be continued in full force and effect at all times during the term of this Agreement, and for a period of three (3) years from the date of the completion of the Work or Services provided hereunder. In the event of termination of the policy during this period, Consultant shall obtain continuing insurance coverage for the prior acts or omissions of Consultant during the course of performing the Work or Services under the terms of this Agreement. The coverage shall be evidenced by either a new policy evidencing no gap in coverage, or by obtaining separate extended "tail" coverage with the present or new carrier or other insurance arrangements providing for complete coverage, either of which shall be subject to the written approval by the City.

3. In the event the policy of insurance is written on an "occurrence" basis, the policy shall be continued in full force and effect during the term of this Agreement, or until completion of the Work or Services provided for in this Agreement, whichever is later. In the event of termination of the policy during this period, new coverage shall immediately be obtained to ensure coverage during the entire course of performing the Work or Services under the terms of this Agreement.

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 and hold the City, its elected and appointed officials, officers, employees, agents and volunteers, free and harmless from any and all claims, demands, orders, causes of action, costs, expenses, liabilities, losses, penalties, judgments, arbitration awards, settlements, damages or injuries of any kind, in law or in equity, including but not limited to property or persons, including wrongful death, (collectively "Claims") in any manner arising out of, pertaining to, related to, or incident to any alleged acts, errors or omissions, or willful misconduct of Consultant, its officers, directors, employees, subcontractors, consultants or agents, in connection with Consultant's performance under this Agreement, including without limitation the payment of all consequential damages, expert witness fees and attorneys' fees and other related costs and expenses. Notwithstanding the foregoing, to the extent that the Work or Services performed by Consultant are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant. 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. 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. 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. Consultant 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, Consultant agrees that if Consultant 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 Consultant is providing design services, the cost of the project being designed, Consultant shall promptly notify the Contract Officer of such fact, circumstance, technique, or event and the estimated increased or decreased cost related thereto and, if Consultant 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 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. Consultant may retain copies of such documents for its own use. Consultant shall have an unrestricted right to use the concepts embodied therein. Consultant shall ensure that all of its subconsultants and subcontractors shall provide for assignment to City of any documents or materials prepared by them, and in the event Consultant fails to secure such assignment, Consultant shall indemnify City for all damages resulting therefrom.

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 Default of Consultant.

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

B. If the City Manager, or City Manager's designee, determines that Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall notify Consultant in writing of such default. Consultant shall have ten (10) days, or such longer period as City may designate, to cure the default by rendering satisfactory performance. In the event Consultant 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. Consultant 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.

C. If termination is due to the failure of the Consultant to fulfill its obligations under this Agreement, City may, after compliance with the provisions of Section 8.4(B), take over the work and prosecute the same to completion by contract or otherwise, and the Consultant 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 Consultant 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 Consultant shall not limit Consultant'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 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 Patent and Copyright Infringement.

A. To the fullest extent permitted by law, and in lieu of any other warranty by City or Consultant against patent or copyright infringement, statutory or otherwise, it is agreed that Consultant shall defend at its expense any claim or suit against City on account of any allegation that any item furnished under this Agreement, or the normal use or sale thereof arising out of the performance of this Agreement, infringes upon any presently existing U.S. letters patent or copyright and Consultant shall pay all costs and damages finally awarded in any such suit or claim, provided that Consultant is promptly notified in writing of the suit or claim and given authority, information and assistance at Consultant's expense for the defense of same, and provided such suit or claim arises out of, pertains to, or is related to the alleged negligence, recklessness or willful misconduct of Consultant. However, Consultant will not indemnify City if the suit or claim results from: (1) City's alteration of a deliverable, such that City's alteration of such deliverable created the infringement upon any presently existing U.S. letters patent or copyright; or (2) the use of a deliverable in combination with other material not provided by Consultant when it is such use in combination which infringes upon an existing U.S. letters patent or copyright.

B. Consultant shall have sole control of the defense of any such claim or suit and all negotiations for settlement thereof, Consultant shall not be obligated to indemnify City under any settlement made without Consultant's consent or in the event City fails to cooperate in the defense of any suit or claim, provided, however, that such defense shall be at Consultant's expense. If the use or sale of such item is enjoined as a result of the suit or claim, Consultant, at no expense to City, shall obtain for City the right to use and sell the item, or shall substitute an equivalent item acceptable to City and extend this patent and copyright indemnity thereto.

10.2 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

To Consultant:
Firm Name
Attention: Contact Name, Title
Street Address:
City, State, Zip Code
Telephone:

Email:

10.3 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.

10.4 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.

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

10.6 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.

10.7 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.

10.8. 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.

10.9 Prevailing Wages. 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. 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. Consultant agrees to fully comply with all applicable federal and state labor laws (including, without limitation, the Prevailing Wage Laws). It is agreed by the Parties that, in connection with the Work or Services provided pursuant to this Agreement, Consultant shall bear all risks of payment or non-payment of prevailing wages under California law, and Consultant 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. Consultant understands and agrees to comply with the following California Labor Code compliance conditions [Labor Code Sections 1720 et seq., 1813, 1860, 1861, 3700]:

10.9.1. 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.

10.9.2. Consultant 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.

10.9.3. Consultant 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.

10.9.4. Pursuant to California Labor Code Section 1771.4, Consultant'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).

10.9.5. Consultant 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.

10.9.6. Consultant 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 Consultant is responsible for compliance with Section 1777.5 by itself and all of its subcontractors.

10.9.7. Eight (8) hours of labor shall constitute a legal day's work for all workmen employed in the execution of this Agreement, and the Consultant 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. Consultant shall comply with the provisions of California Labor Code Section 1813 concerning penalties for workers who work excess hours. Consultant shall, as a penalty to the City, forfeit twenty-five dollars ($25) for each worker employed in the execution of this Agreement by the Consultant 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.)

10.9.8. Pursuant to California Labor Code Sections 1860 and 3700, Consultant will be required to secure the payment of compensation to its employees. By signing this Agreement, Consultant 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."

10.9.9. Pursuant to California Labor Code Section 1771.1, Consultant 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. Consultant 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.

10.10 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

_____
,
City Manager

ATTEST:

(SEAL)

_____
, City Clerk

APPROVED AS TO FORM:

_____
,
City Attorney

"CONSULTANT"

By: _____
,
President

By: _____
,
Secretary

EXHIBIT "A"

CONSULTANT'S PROPOSAL/ SCOPE OF WORK

FOR

PROJECT NAME

DATED: _____, 2025

SCOPE OF SERVICES FOR PROJECT

INCLUDING,

SCHEDULE OF PERFORMANCE

AND

SCHEDULE OF COMPENSATION/ FEES

EXHIBIT "B"

CITY'S REQUEST FOR PROPOSALS (RFP)

PROJECT NAME

DATED: _____, 2025

ATTACHMENT 5

CTFP PROJECT P GRANT APPLICATION

CITY OF LAGUNA HILLS

October 22, 2024

Stephanie Mooney
Orange County Transportation Authority
550 South Main Street
P.O. Box 14184
Orange, California 92863-1584

Subject: **2025 CTFP Call for Projects – Regional Traffic Signal Synchronization Program (Project P)**
City of Laguna Hills – Avenida de la Carlota Corridor

Dear Ms. Mooney,

The City of Laguna Hills is pleased to submit our application for the ***Avenida de la Carlota Corridor*** for review and consideration under the 2025 CTFP Call for Projects. This project seeks funding for equipment upgrades and the installation of a new fiber optic communication system, along with two years of maintenance, for eight signalized intersections along the 2.18-mile arterial route. The project is scheduled to commence in Fiscal Year (FY) 2025/26. The project scope includes the City's participation in the Countywide Baseline Study for collection of data and development of timing strategies relating to seven of the eligible City signals.

We appreciate the opportunity to participate in this process and look forward to continuing success in the call for projects. Should you or your staff have any questions or require additional information, please feel free to contact me by email at james@lagunahillsCA.gov or by phone at (949) 707-2655.

Sincerely,

Joe Ames, P.E., T.E.
Public Works Director / City Engineer

Enclosures

OCTA Orange County Transportation Authority

APPLICATION NUMBER:		CTFP TOTAL ALLOCATIONS:	$599,996.02	TOTAL PROJECT COST	$749,995.02
PROJECT ID:	CP--3697	CTFP TOTAL PAYMENTS:	$0.00	MATCH RATE	0.00
VERSION:	1	STATUS:	Planned	BOARD APPROVAL DATE	

LAST MODIFIED BY: Shirley Land (10/22/2024) APPROVED BY: N/A HISTORY

PERFORMANCE MEASURES

PROJECT INFORMATION

IMPROVEMENT TYPE: TSSP - Traffic Signal Synchronization Program

IMPLEMENTING AGENCY: Laguna Hills, City of

CONG DISTRICT	SUP DISTRICT	SENATE DISTRICT	ASSEMBLY DISTRICT
45	5	36	73

PROJECT MANAGER: Joe Ames | PHONE (10-DIGIT): 9497072655 | EMAIL: james@lagunahillsca.gov

PROJECT TITLE: Avenida de Carlota

PROJECT DESCRIPTION - GUIDELINES

Corridor improvements of 8 intersections with the installation of new signal controllers(4), CCTV (7), and fiber optic network to the Traffic Management Center. Work includes coordination with Countywide Baseline Study for data collection and timing strategy implementation.

SYSTEM	ROUTE	INTERSECTION	LOCAL STREET NAME	FROM	TO	
Local Street		NO	Avenida de Carlota	Lake Forest Drive	Los Alisos Boulevard	MAP

GENERAL QUESTIONS

CTFP QUESTIONS

Is this application on your current approved measure M2 CIP? NO

Has your agency previously received CTFP funding for this Application? NO

If Yes, When? If No, Type N/A: N/A

Project ID? N/A

Is this on agency's LOCAL SYNCHRONIZATION PLAN? YES

** TSSP PROGRAM RULES:
** If Project is TSSP Program, it should be 20% MINIMUM Match

PROGRAMMING INFORMATION ($0)

[HISTORICAL REVENUES] [GRAPH REVENUES]

Please enter all funding required for the total project for all years. Note: This 2025 Call for Projects will allocate M2 funds for FY25/26,FY26/27,FY27/28 only.

** Minimum match for local funds is 20% ** ** Actual Local Agency Match Rate is 20% **

FISCAL YEAR	FUND TYPE (PROGRAMMED REVENUE SOURCE)	IMP	O&M	TOTAL	
25/26	Traffic Signal Sync Program (TSSP)	$580,412.02	$19,584.00	599,996.02	X
25/26	Other	$145,103.00	$4,896.00	$149,999	X
				$0	
				$0	
				$0	
				$0	
				$0	
	Traffic Signal Sync Program (TSSP)	580,412.02	$19,584	599,996.02	
	Other	$145,103	$4,896	$149,999	
Update Subtotals	GRAND TOTAL	725,515.02	$24,480	749,995.02	

SCHEDULE INFORMATION

	SCHEDULED START MONTH	SCHEDULED START YEAR	SCHEDULED COMPLETION MONTH	SCHEDULED COMPLETION YEAR	STATUS	CONTRACT AWARD/NOTICE TO PROCEED DATE	ACTUAL COMPLETION	FINAL REPORT SUBMITTAL	EXPENDITURE EXTENSION DEADLINE
IMP	JAN	2026	DEC	2026	Planned				
O&M	JAN	2027	DEC	2028	Planned				

PERFORMANCE MEASURES

PERFORMANCE MEASURES

All Performance Metrics have been added. (2/2)

TYPE OF REQUEST

☐ NONE ☐ DELAY ☐ ADVANCE ☐ TRANSFER ☐ CANCELLATION ☐ SCOPE CHANGE ☐ FUNDS EXTENSION

PROJECT ADJUSTMENTS

LINK	BOARD APPROVAL DATE	PHASE	ACTION	FY	AMOUNT	COMMENT
PDF						
PDF						
PDF						

[ADD NEW ROW]

JUSTIFICATION - LAST UPDATED: 10/16/2024 -

ENTER SCORING DATA

MARK ON MAP

Please Mark on Map before submitting. If marked on map, click Save. If there is a pop-up window, please click No

Save for Later Save and Submit to OCTA PRINT

CONTACT OCTA 2.55s EMAIL OCFUNDTRACKERHELP@ECOINTERACTIVE.COM

%>

OCTA Orange County Transportation Authority

PROJECT RANKING

AGENCY: Laguna Hills, City of
TITLE: Avenida de Carlota

TSSP - Traffic Signal Synchronization Program

		POINT(S)
Transportation Significance		
Vehicle Miles Traveled (VMT)	25088	0
Percent Inclusion of Offset Signals Within 2700'	100	10
Transportation Significance Score		10
Jurisdictions		
Total Number of Involved Jurisdictions	1	0
Jurisdictions Score		0
Project Scale		
Percent of Main Corridor Signals Being Retimed	100	10
Number of Signals on Main Corridor Being Retimed	8	0
Project Scale Score		10
Economic Effectiveness		
Total Project Cost/MT	749995.02 (Total Project Cost) / 25088 (ADT) = 30	1
Economic Effectiveness Score		1
Project Characteristics		
Project Average Improvement Score Range	27.8	10
Project Characteristics Score		10
Current Project Status		
Project Status	Re-timing 75% of previous project ☐ Timing of 75% of new eligible project ☑	5
Current Project Status Score		5
Funding Match		
Funding Match		0
Funding Match Score		0

SAVE RANKING CLOSE WINDOW PRINT

TOTAL POINTS: 36

FY 2025 Call for Projects

Regional Traffic Signal Synchronization Program

Project P

Supplemental Application

Avenida de la Carlota Corridor

10/24/2024
Application Deadline

Project Overview

Length of Corridor (mi):	2.2
Number of signals:	8
Total Project Cost:	$749,995.02
M2 funds requested:	$599,996.02
Total Match:	$149,999.00
Cash Match:	*$149,999.00*
In-kind Match:	*$0.00*
Participating Agencies:	Laguna Hills

Applicant Agency: City of Laguna Hills

Contact Name: Joe Ames

Contact Number: 949-707-2655

Contact Email: james@lagunahillsca.gov

Project P Regional Traffic Signal Synchronization Program
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SECTION 1: KEY TECHNICAL INFORMATION

a. Project **Corridor**
Avenida de la Carlota Corridor

b. Project Limits:
from **Lake Forest Drive** to **Los Alisos Boulevard**

c. Project Length (*miles*):
2.18

d. Number of signalized intersections along the corridor (include all Caltrans intersections):
8 number of signals on project corridor(s) **0** number of offset signals included in this project

e. Participating agencies / Traffic Forum Members (*including applicant agency*):

☐ Aliso Viejo	☐ Cypress	☐ La Habra	☐ Los Alamitos	☐ San Juan Capistrano
☐ Anaheim	☐ Dana Point	☐ La Palma	☐ Mission Viejo	☐ Santa Ana
☐ Brea	☐ Fountain Valley	☐ Laguna Beach	☐ Newport Beach	☐ Seal Beach
☐ Buena Park	☐ Fullerton	☑ Laguna Hills	☐ Orange	☐ Stanton
☐ Caltrans	☐ Garden Grove	☐ Laguna Niguel	☐ Placentia	☐ Tustin
☐ Costa Mesa	☐ Huntington Beach	☐ Laguna Woods	☐ Rancho Santa Margarita	☐ Villa Park
☐ County of Orange	☐ Irvine	☐ Lake Forest	☐ San Clemente	☐ Westminster
				☐ Yorba Linda

f. Lead Agency ☑ **Laguna Hills**

g. Is this project on either the Signal Synchronization Network or Master Plan of Arterial Highways?

◉ Yes ○ No

h. Project Start Date: **January 1, 2026** Project End Date: **December 31, 2028**

i. Project Status and Baseline Participation

Timing at least 75% of new eligible project

Yes, all applicant agencies and project signals are participating in the Countywide Baseline Project

j. Contact Information (Include name, title, agency, phone, email, and address)

Joe Ames, P.E., T.E. Public Works Director/City Engineer City of Laguna Hills 24035 El Toro Road Laguna Hills, CA 92653 949-707-2655	

k. Signalized intersections that are part of the project:

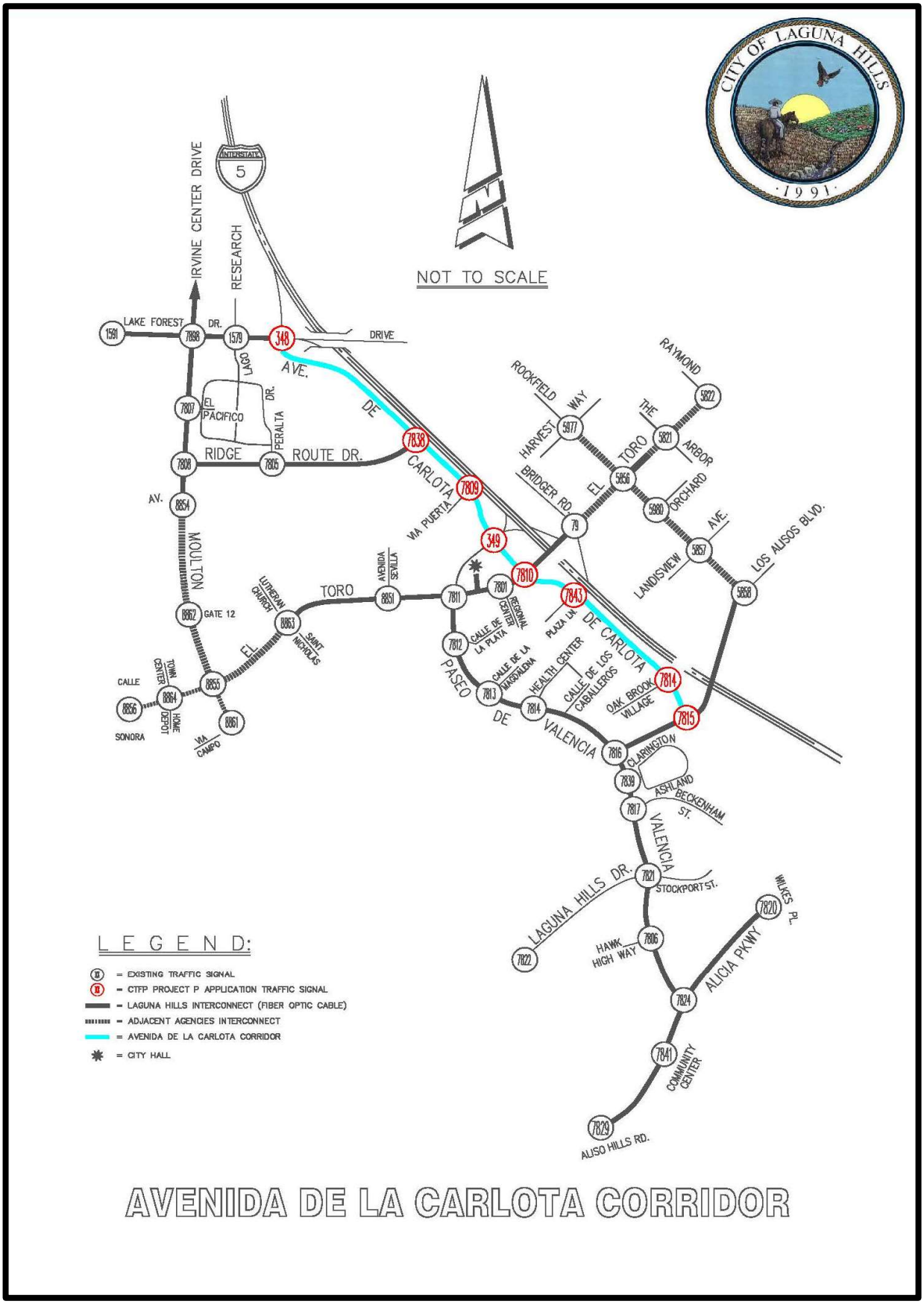
	Main Corridor	Cross Street
1	Avenida de Carlota/I-5 Ramp*	Lake Forest Drive
2	Avenida de Carlota	Ridge Route Drive
3	Avenida de Carlota	Via Puerta
4	Avenida de Carlota	Paseo de Valencia/I-5 Ramp
5	Avenida de Carlota	El Toro Road
6	Avenida de Carlota	Plaza Lane
7	Avenida de Carlota	Oak Brook Village
8	Avenida de Carlota	Los Alisos Boulevard

Legend

Laguna Hills

* Caltrans

m. Project Map Depicting the Project Limits and Offset Signals



SECTION 2: REGIONAL SIGNIFICANCE

Explain why this project is regionally significant:

Regional Significance of the Avenida de la Carlota Corridor Project

The Avenida de la Carlota Corridor in the City of Laguna Hills plays a vital role in enhancing traffic management and supporting regional mobility through the efficient connection of local destinations with Interstate 5 (I-5). This 2.18-mile secondary arterial, which features two travel lanes in each direction, single left turn lanes, and a painted median, includes 8 signalized intersections and serves a daily traffic volume of 9,000 to 14,000 vehicles. As a closely located I-5 parallel roadway, Avenida de la Carlota provides direct access to two I-5 freeway ramps, with a logical connection to a third ramp access on El Toro Road, making it instrumental in managing vehicles entering and exiting the freeway while serving as a key link between local destinations, including retail, business parks, hotels, residential, and the Laguna Hills Civic Center.

The project meets the eligibility criteria for the Regional Traffic Signal Synchronization Program (RTSSP) as a street segment that is part of the signal synchronization network and also covering the full length of the Master Plan of Arterial Highway (MPAH) corridor. Signal synchronization improvements will directly support the goals of ensuring smoother traffic flow, reducing travel times, and lowering vehicle emissions by minimizing idling at intersections. These improvements will contribute to overall sustainability efforts and enhance the quality of life for local residents and commuters.

Avenida de la Carlota offers critical local and regional connectivity and can serve as a strategic alternative route for I-5 overflow during peak traffic periods. The corridor's connections to key arterials, such as Lake Forest Drive, El Toro Road, and Los Alisos Boulevard, also provides valuable linkages to adjacent communities, including Lake Forest and Mission Viejo, making it an important route for commuters and regional traffic. The synchronization of signals along this corridor is essential for minimizing backups at the freeway ramps and ensuring efficient traffic transitions between I-5 and the local street network.

The importance of the Avenida de la Carlota Corridor is further amplified by its role in supporting emergency services. The corridor offers an alternate route for Orange County Fire Station No. 22, one of the busiest fire stations in the region. The existing corridor includes Emergency Vehicle Pre-emtion (EVP) devices, however optimizing signal timing along this corridor will minimize congestion delays and enable rapid response times for emergency vehicles, enhancing public safety for the surrounding communities.

Additionally, the planned redevelopment of the Laguna Hills Mall into a mixed-use and multi-family development is expected to restore higher traffic volumes along Avenida de la Carlota. The installation of new controllers (4), CCTV (7), and a fiber optic communication network to the Traffic Management Center (TMC) with the implemention of signal synchronization will ensure the corridor is prepared to accommodate future growth while maintaining efficient traffic operations. The improvements will not only benefit commuters but will also support regional economic activity by providing better access to commercial centers, retail establishments, and civic facilities.

The Avenida de la Carlota Corridor project is a critical infrastructure improvement for the City of Laguna Hills. The project aligns with RTSSMP goals and will enhance regional mobility, reduce congestion, and support future growth. Its position within the signal synchronization network, along with its connectivity to key arterials and the I-5, ensures that it will continue to serve as an essential route for both local and regional traffic, supporting sustainable transportation and improved quality of life for the community.

a. **PROJECT TASKS**

☑ **By checking this box, the Applicant Agency, on behalf of all the participating agencies, agree to the following tasks:**

Primary Implementation (PI) Phase, lasting approximately one year shall include the following:

Task 1: Project Management - PI Phase

This task is ongoing throughout the duration of the PI Phase of the project. It includes day-to-day project management, such as meetings, progress reports, tracking of schedules, tracking of cost by agency, invoicing, and overall administration of the PROJECT.

The following list is a minimum of what is required of this task:

- *A running record of project cost broken down by Participating Agency shall be part of this task. This information will be used by the Lead Agency to bill Participating Agencies for their respective project match.*
- *A running record of all scope changes and/or any deviations from the final approved application. This information will be used by the Lead Agency to request for Scope Changes at the Semi-Annual Review (SAR).*

Task 2: Data Collection and Field Review

This task shall include collecting seven-day, 24-hour machine counts, including vehicle and bike classifications, along each 1-mile segment of the corridor(s). The project shall also produce weekday and weekend peak period intersection turning movement (ITM) counts at every signalized intersection, including pedestrian and bicycle counts. ITM counts shall be conducted for two hours of each weekday peak period (AM, mid-day, and PM) and a single four-hour Saturday mid-day peak period. All counts shall be summarized in Microsoft Excel format. All data shall adhere to the CTFP Guidelines for data compatibility.

Data collection also includes field review of before and after conditions. The floating car method shall be utilized with software and GPS for the 'Before' Study to fine-tune the corridor operation and verify integrity of system intersection clocks. Synchronized Video shall be used to compare actual conditions to anticipated conditions dictated by the time-space diagram so that any anomalies may be corrected prior to the 'After' studies task.

Field review conducted as part of this task will document the existing conditions for all signal timing, infrastructure, and system improvements on the project. This includes pre-construction pictures for comparison during the post-construction walkthrough, should there be any questions or discrepancies noted by any parties. Data Collection and Field Review Memos shall be provided to all participating agencies.

☑ ***Check this box to indicate all agencies on this application will opt out of the data collection portion of Task 3 due to participation in the Countywide Baseline Project. A Before/After study is still required. A memorandum shall be submitted to indicate completion of this task.***

Task 3: System Design and Construction

The Lead Agency will hire a consultant(s), licensed contractor(s), and/or use city staff, or extension of staff, to design, procure, install, construct, and implement all desired components of the project as described in this application in accordance with the CTFP Guidelines.

All work and equipment supplied for the project shall comply and be done in accordance with the latest standards and provisions of each Participating Agency or latest approved California Department of Transportation (Caltrans) Standard Plans and Standard Specifications.

As-built plans shall be provided to match the improvements. This task is not complete until all participating agencies approve the improvements implemented in their jurisdiction.

Task 4: Signal Timing Optimization and Implementation

Synchronization will be inter-jurisdictional in nature. All existing traffic patterns, flows, and conditions will be taken into account. At a minimum, synchronized timing plans will be developed for a weekday AM, Mid-day, PM, and a Weekend peak period. Special generators such as schools and businesses along with cross street traffic will be considered as part of the project. Timing plans that will be developed will assist traffic in getting to its destination without regard to physical or jurisdictional boundaries.

The following list is a minimum of what is required of this task:

- *A review of the basic timing parameters*
- *Concept of Operations documenting the recommended coordination strategies (e.g. segments, cycle lengths, etc.) based on existing data collection and simulations*
- *Existing and Optimized simulation networks in Synchro (version 10) that is also shared with OCTA using the OCTA designated ID numbers*
- *Implementation and fine-tuning of proposed timing plans*

This task will not be complete until all participating agencies approve the new timing plans

☑ ***Check this box to indicate all agencies on this application (excluding Caltrans) will opt out of the Signal Timing Optimization and Implementation task (Task 4) due to participation in the Countywide Baseline Project. The Final PI Report shall still include a section on timing optimization and implementation from the Baseline Project.Task 4 for Caltrans signals is the responsibility of the applicant.***

Task 5: Final PI Report

A Final PI Report, with an executive summary, shall provide complete documentation of the project, including, but not limited to:

- *Project scope, objectives, locations, findings, and recommendations*
- *Data collected: counts, travel time studies, and project benefits achieved in terms of fuel savings, travel time, and other measurable parameters*
- *For each intersection: lane configurations, signal phasing, turning movement data, and cycle lengths for existing and proposed timings for all peak periods*
- *All work performed for system construction and signal timing optimization*
- *Implementation schedule and improvements accomplished, including dates*
- *Procedures for continuing maintenance, surveillance, and evaluation of the coordinated signal system*

The report shall document all planned and programmed improvements on the study corridor as well as recommendations based on PI tasks for further infrastructure improvements that would likely improve the corridor signal coordination project results. The report shall be completed in accordance with the current CTFP Guidelines.

Finally, the report shall provide recommendations with cost and benefit estimates for future improvements to traffic signal infrastructure (signal controllers, vehicle detection, communications, etc.), intersection capacity (appropriate signal phasing, lane geometrics, and alleviation of physical bottlenecks that curtail arterial capacity), and traffic management strategies. These proposed improvements should be useful in determining future enhancements to the corridor.

A Project Summary Sheet, one sheet front and back, that describes the project and improvements gained shall be provided to OCTA. This sheet will be used by OCTA and Participating Agencies to present to the Board and elected officials.

☑ ***By checking this box, the following additional PI task(s) and/or exceptions will be made:***
The City requests a waiver for data collection, timing development, and timing implementation for seven of the eight intersections, based on its participation in the Countywide Baseline Study. However, the Caltrans signal at Avenida de la Carlota/Lake Forest Drive is not eligible, so some funding is proposed in this applications to cover potential coordination with Caltrans. Additionally, the City of Laguna Hills is participating in the overlapping Lake Forest Drive corridor retiming and will review the proposed timing revisions in light of all related planned projects.

ONGOING OPERATIONS AND MAINTENANCE (O&M) PHASE, lasting approximately two (2) years, shall include the following:

Task 6: Project Management - O&M Phase
This task includes day-to-day project management, such as meetings, tracking of schedules, invoicing, and overall administration of the project. This task shall continue in full force as specified in the Primary Implementation Phase.

Task 7: Continuing Support
During this 24-month period, the signal timing along the corridor/route/grid shall be observed and fine-tuned. This task shall also include the monitoring, maintaining, and repair of detection and communication implemented as part of this project. Monthly drives shall be conducted along the length of the project during all designated corridor synchronization timing plan hours of operation in order to verify that the synchronization timing is working as designed and complete any necessary adjustments. This is followed by a monthly memorandum summarizing the status and trends of the corridor based on the runs conducted. Trip logs for the month shall be provided to the Participating Agencies. The memorandum shall include all additional tasks requested and completed during that month. Performance metrics comparisons from ATSPM, where available, shall also be included in the memorandum.

Task 8: Final O&M Report
At the end of the O&M Phase, a Final O&M Report documenting the Ongoing Operations and Maintenance efforts and procedures for continuing maintenance shall be prepared. At the minimum, the memorandum shall include when travel runs were conducted and issues and solutions throughout the phase. The memorandum shall document all planned and programmed improvements on the study corridor as well as recommendations for further infrastructure improvements that would likely improve the corridor signal coordination project results.

☐ ***By checking this box, the following additional O&M task(s) and/or exceptions will be made:***
<Insert Text>

b. **ENVIRONMENTAL CLEARANCE AND OTHER PERMITS**
☑ By checking this box, the Applicant Agency, on behalf of all the participating agencies, agree to obtain environmental clearance and other permits (if needed) for this project

c. **ACKNOWLEDGMENT OF MEETING CTFP GUIDELINES**
☑ By checking this box, the Applicant Agency, on behalf of all the participating agencies, certify that all current CTFP guidelines were met for this project.

SECTION 4: FUNDING NEEDS / COSTS FOR PROPOSED PROJECT BY TASK

a. Summary of Project Cost

Project Tasks	Total Cost
Task 1: Project Management - PI Phase	$ 14,400.00
Task 2: Data Collection	$ 2,000.00
Task 3: System Design and Construction	$ 697,115.02
Task 4: Signal Timing Optimization and Implementation	$ 4,000.00
Task 5: Project Report	$ 8,000.00
Task 6: Project Management - O&M Phase	$ 3,680.00
Task 7: Continuing Support	$ 16,000.00
Task 8: Final Technical Memorandum	$ 4,800.00
Total Project Cost:	**$ 749,995.02**

Match Commitment: **20%** *(minimum 20%)*

Total Project Cost (PI and O&M for a total of 3 years):

	Project Total
Total M2 Request:	*$ 599,996.02*
Total Agency Match:	*$ 149,999.00*
Total Project Cost:	**$ 749,995.02**

	PI Total
Total M2 Request for PI Phase:	*$ 580,412.02*
Total Agency Match for PI Phase:	*$ 145,103.00*
Total PI Cost:	**$ 725,515.02**

	O&M Total
Total M2 Request for O&M Phase:	*$ 19,584.00*
Total Agency Match for O&M Phase:	*$ 4,896.00*
Total O&M Cost:	**$ 24,480.00**

SECTION 4: FUNDING NEEDS / COSTS FOR PROPOSED PROJECT BY TASK

b. Summary of Cost by Agency

Laguna Hills

	Agency	Caltrans	Offset	Total
Number of Signals:	7	1	0	8

Project Tasks (Laguna Hills)	Cost / Int	Total Cost
Task 1: Project Management - PI Phase	$ 1,800.00	$ 14,400.00
Task 2: Data Collection	$ 2,000.00	$ 2,000.00
Task 3: System Design and Construction	-	$ 697,115.02
Task 4: Signal Timing Optimization and Implementation	$ 4,000.00	$ 4,000.00
Task 5: Project Report	$ 1,000.00	$ 8,000.00
Task 6: Project Management - O&M Phase	$ 460.00	$ 3,680.00
Task 7: Continuing Support	$ 2,000.00	$ 16,000.00
Task 8: Final Technical Memorandum	$ 600.00	$ 4,800.00

	M2 Requested	Match	Total Cost
PI	**$ 580,412.02**	**$ 145,103.00**	**$ 725,515.02**
O&M	**$ 19,584.00**	**$ 4,896.00**	**$ 24,480.00**

SECTION 4: FUNDING NEEDS / COSTS FOR PROPOSED PROJECT BY TASK

c. Summary of Intersection Improvement Costs

LOC.	AGENCY	PROJECT CROSS STREETS	TASK 3 IMPROVEMENT TOTALS			
			Design	Construction	TOTAL	Average Score
1	Laguna Hills	Lake Forest Drive	$ 5,490.00	$ 70,084.32	**$ 75,574.32**	23.3
2	Laguna Hills	Ridge Route Drive	$ 6,090.00	$ 74,970.32	**$ 81,060.32**	31.7
3	Laguna Hills	Via Puerta	$ 6,090.00	$ 74,970.32	**$ 81,060.32**	31.7
4	Laguna Hills	Paseo de Valencia/I-5 Ramp	$ 5,490.00	$ 67,584.32	**$ 73,074.32**	22.5
5	Laguna Hills	El Toro Road	$ 4,290.00	$ 52,812.32	**$ 57,102.32**	15.0
6	Laguna Hills	Plaza Lane	$ 6,090.00	$ 74,970.32	**$ 81,060.32**	31.7
7	Laguna Hills	Oak Brook Village	$ 6,090.00	$ 74,970.32	**$ 81,060.32**	31.7
8	Laguna Hills	Los Alisos Boulevard	$ 5,490.00	$ 67,584.32	**$ 73,074.32**	22.5
-	Laguna Hills	TMC Improvements	$ 7,066.00	$ 86,982.46	**$ 94,048.46**	40.0
		SIGNAL IMPROVEMENT TOTAL =			**$ 697,115.02**	**27.8**

SECTION 5: DETAILED LOCAL MATCH COMMITMENT

PART 1: AGENCY TOTAL MATCH SUMMARY

Agency	CASH		IN-KIND		TOTAL MATCH	
	PI	OMM	PI	OMM	PI	OMM
Laguna Hills	*$145,103.00*	*$4,896.00*	*$0.00*	*$0.00*	*$145,103.00*	*$4,896.00*
	$149,999.00		***$0.00***		***$149,999.00***	
TOTAL MATCH	***$145,103.00***	***$4,896.00***	***$0.00***	***$0.00***	***$145,103.00***	***$4,896.00***
	$149,999.00		***$0.00***		***$149,999.00***	

PART 2: MATCH BREAKDOWN (CASH vs IN-KIND SERVICES)

A. Cash Match

Agency	Funding Source	Amount of Cash Contribution
Laguna Hills	Other	$149,999.00
	TOTAL CASH MATCH:	$149,999.00

B. In-Kind Services

i. Specific Improvements (List items and Cost):

Agency	Description	Expenditure
Select a City		
	Total Specific Improvements (i):	$0.00

ii. Staffing Commitment:

Agency	Staff Position	Type of Service to Project	No. of Hours	Fully Burdened Hourly Rate	Total*
Select a City					$0.00
					$0.00
				Total for City of Select a City:	*$0.00*
				Total Staffing Commitment (ii):	*$0.00*

TOTAL IN-KIND MATCH* (i + ii):	$0.00

*Total amount is the required participation by the identified agency. The number of hours and hourly rate will be based on each agency's actual fully burdened billing rates, which must collectively equal the same value of the assigned "Total" dollars. Each agency will be responsible for keeping detailed records of hours worked and description of work. An accounting record of personnel, hours at fully burdened rate shall be included with the in-kind report submittals. Records will be subject to auditing. In-kind match can be converted to Cash Match, but Cash Match cannot be converted to in-kind match.

SECTION 6: PROJECT SCHEDULE BY TASK

a. Projected Start and End Dates:

Project start date: January 1, 2026

Project end date: December 31, 2028

b. Projected Schedule by Task

Task	Starting Date	Ending Date
Task 1: Project Management - PI Phase	January 1, 2026	December 31, 2028
Task 2: Data Collection	January 1, 2026	December 31, 2028
Task 3: System Design and Construction	January 1, 2026	December 31, 2026
Task 4: Signal Timing Optimization and Implementation	January 1, 2026	December 31, 2028
Task 5: Project Report	January 1, 2026	December 31, 2026
Task 6: Project Management - O&M Phase	January 1, 2027	December 31, 2028
Task 7: Continuing Support	January 1, 2027	December 31, 2028
Task 8: Final Technical Memorandum	October 1, 2028	December 31, 2028

Appendix A
CALCULATIONS AND ESTIMATED POINTS

APPENDIX A: CALCULATIONS AND ESTIMATED POINTS

Criteria (Max Points)	Estimated Points
1. Transportation Significance (25 points) Yes, all agencies are participating in the Countywide Baseline Project Inclusion of offset signals on MPAH w/in 2,700' # of offset signals on project / total # of offset signals: 0 / 0 = 100.0% = 10 Vehicle Miles Traveled (VMT): 25,088 = 1	11
2. Economic Effectiveness (Cost to Benefit Ratio): (10 points) Calculation for Total Project Cost / VMT = $749,995 / 25,088 = 29.89	1
3. Project Characteristics: (20 points) Average project improvement score = 27.8	10
4. Project Scale: (20 points) # of signals along entire length of corridor(s): 8 = 0 # of signals being synched / total # of corridor signals: 8 / 8 = 100.0% = 10	10
5. Number of Jurisdictions: (15 points) 1 Participating Jurisdiction(s)	0
6. Current Project Status (5 points) Timing at least 75% of new eligible project = 5	5
7. Funding Match: (5 points) $149,999.00 / $749,995.02 = 20.00%	0
Total Estimated Points:	**37**

Appendix B

AGENCY IMPROVEMENT CALCULATIONS

TABLE I: AGENCY IMPROVEMENT PREFERENCES

☐ Yes ☑ No

CATEGORIES	ID	ITEM DESCRIPTION	UNIT PRICE (MATERIAL + LABOR)	APPLICABLE DESIGN COST	VENDOR/BRAND & ADDITIONAL NOTES
			Laguna Hills	Laguna Hills	Laguna Hills
Comm	2	Fiber Optic underground	$42,902	$4,290	Install 3" conduits with Pull boxes, Remove Existing twisted wire pairs (TWP), Install Single Mode Fiber Optic Cable, Ethernet Switch, Fiber Patch Panel, and Splice Enclosure
Field Elements	4	ATC signal controller	$6,000	$600	Econolite Cobalt with EOS Software
	10	CCTV	$12,000	$1,200	Bosch MIC 7100i Pan-Tilt-Zoom Starlight
TMC/TOC	27	Central System (server, licenses, workstations)	$70,660	$7,066	Install 1 each 1Gb Traffic Management Center switch, Install new conduit to City Hall, and installl Single Mode Fiber Optic Cable fiber/splice to patch panel
Caltrans	34	Caltrans Cooperative Agreement	$2,500		

TABLE II: DESCRIPTION OF WORK BY INTERSECTION

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	DESCRIPTION OF WORK					SIGNAL IMPROVEMENT COSTS						NOTES
			Fiber Optic underground	ATC signal controller	CCTV	Central System (server, licenses, workstations)	Caltrans Cooperative Agreement	Design	Construction	Construction Management & Inspection	Contingency	Caltrans Cooperative Agreement Fees ($2,500)	TOTAL	
			2	4	10	27	34			10%	10%			
1	Laguna Hills	Lake Forest Drive	1		1		1	$ 5,490.00	$ 54,902.00	$ 6,039.20	$ 6,643.12	$ 2,500.00	**$ 75,574.32**	This is a Caltrans I-5 ramp signal w/ 2070 Controller. City has access
2	Laguna Hills	Ridge Route Drive	1	1	1			$ 6,090.00	$ 60,902.00	$ 6,699.20	$ 7,369.12	$ -	**$ 81,060.32**	Existing Econolite ASC2 - Provide new ATC, CCTV, and fiber network
3	Laguna Hills	Via Puerta	1	1	1			$ 6,090.00	$ 60,902.00	$ 6,699.20	$ 7,369.12	$ -	**$ 81,060.32**	Existing Econolite ASC2 - Provide new ATC, CCTV, and fiber network
4	Laguna Hills	Paseo de Valencia/I-5 Ramp	1		1			$ 5,490.00	$ 54,902.00	$ 6,039.20	$ 6,643.12	$ -	**$ 73,074.32**	Existing Econolite Cobalt - Provide CCTV and fiber network City signal - I-5 Ramp
5	Laguna Hills	El Toro Road	1					$ 4,290.00	$ 42,902.00	$ 4,719.20	$ 5,191.12	$ -	**$ 57,102.32**	Existing Econolite Cobalt - Provide fiber network
6	Laguna Hills	Plaza Lane	1	1	1			$ 6,090.00	$ 60,902.00	$ 6,699.20	$ 7,369.12	$ -	**$ 81,060.32**	Existing Econolite ASC3 - Provide new ATC, CCTV, and fiber network
7	Laguna Hills	Oak Brook Village	1	1	1			$ 6,090.00	$ 60,902.00	$ 6,699.20	$ 7,369.12	$ -	**$ 81,060.32**	Existing Econolite ASC3 - Provide new ATC, CCTV, and fiber network
8	Laguna Hills	Los Alisos Boulevard	1		1			$ 5,490.00	$ 54,902.00	$ 6,039.20	$ 6,643.12	$ -	**$ 73,074.32**	Existing Econolite Cobalt - Provide CCTV and fiber network
-	Laguna Hills	TMC Improvements				1		$ 7,066.00	$ 70,660.00	$ 7,772.60	$ 8,549.86	$ -	**$ 94,048.46**	See Appendix E
		QUANTITY TOTAL =	**8**	**4**	**7**	**1**	**1**	**SIGNAL IMPROVEMENT TOTAL =**					**$ 697,115.02**	

TABLE III: PROJECT AVERAGE IMPROVEMENT SCORES

LOCATION	IMPLEMENTING AGENCY	PROJECT CROSS STREETS	DESCRIPTION OF WORK					AVERAGE IMPROVEMENT SCORE	NOTES
			Fiber Optic underground	ATC signal controller	CCTV	Central System (server, licenses, workstations)	Caltrans Cooperative Agreement		
			ne Sou	Years or Within		0+ or <	Y/N		
1	Laguna Hills	Lake Forest Drive	15		30		25	23.3	Coordinating with other projects. Will install fiber to intersection on Avenida de Carlota
2	Laguna Hills	Ridge Route Drive	15	50	30			31.7	
3	Laguna Hills	Via Puerta	15	50	30			31.7	
4	Laguna Hills	Paseo de Valencia/I-5 Ramp	15		30			22.5	
5	Laguna Hills	El Toro Road	15					15.0	
6	Laguna Hills	Plaza Lane	15	50	30			31.7	
7	Laguna Hills	Oak Brook Village	15	50	30			31.7	
8	Laguna Hills	Los Alisos Boulevard	15		30			22.5	
-	Laguna Hills	TMC Improvements				40		40.0	
							AVERAGE SCORE =	27.8	

Appendix C

VEHICLE MILES TRAVELED (VMT)

APPENDIX C: VEHICLE MILES TRAVELED (VMT)

	Segment	ADTs	Distance	VMT
	Avenida De Carlota - Lake Forest to Ridge Route	9,296	0.71	6,600
	Avenida De Carlota - Ridge Route to El Toro	13,765	0.71	9,773
	Avenida De Carlota - El Toro to Los Alisos	11,467	0.76	8,715
		Total Project VMT:	**2.18**	**25,088**

Source: City of Laguna Hills - 2024 ADT Counts - 10/2/2024

Appendix D

AGENCY RESOLUTIONS AND LETTERS OF SUPPORT

DRAFT

RESOLUTION NO. 2024-XX-XX-X

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING THE SUBMITTAL OF A GRANT APPLICATION TO THE ORANGE COUNTY TRANSPORTATION AUTHORITY FOR FUNDING UNDER THE COMPREHENSIVE TRANSPORTATION FUNDING PROGRAMS

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

WHEREAS, the City of Laguna Hills desires to implement the transportation improvements listed below; and

- Traffic Signal Improvements on Avenida de la Carlota from Lake Forest Drive to Los Alisos Boulevard including new controllers, CCTV, traffic signal fiber optics communication system.

WHEREAS, the City of Laguna Hills has been declared by the Orange County Transportation Authority to meet the eligibility requirements to receive revenues as part of Measure M2; and

WHEREAS, the City of Laguna Hills must include all projects funded by Net Revenues in the seven-year Capital Improvement Program as part of the Measure M2 Ordinance eligibility requirement; and

WHEREAS, the CITY of Laguna Hills authorizes a formal amendment to the seven-year Capital Improvement Program to add projects approved for funding upon approval from the Orange County Transportation Authority Board of Directors, if necessary; and

WHEREAS, the City of Laguna Hills will provide matching funds for each project as required by the Orange County Comprehensive Transportation Funding Procedures Manual; and

WHEREAS, the City of Laguna Hills will not use Measure M2 funds to supplant Developer Fees or other commitments; and

WHEREAS, the Measure M2 Regional Traffic Signal Synchronization Program targets over 2,000 signalized intersections across Orange County to maintain traffic signal synchronization, improve traffic flow, and reduce congestion across jurisdictions; and

WHEREAS, the City of Laguna Hills has currently adopted a Local Signal Synchronization Plan consistent with the Regional Traffic Signal Synchronization Master Plan as a key component of local agencies' efforts to synchronizing traffic signals across local agencies' boundaries; and

WHEREAS, the City of Laguna Hills desires to implement signal synchronization listed below.

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

SECTION 1. The City Manager is hereby authorized to submit or support applications to the Orange County Transportation Authority to allocate funds in the amounts specified in the City's applications from the Comprehensive Transportation Funding Programs. Said funds shall be matched by funds from the City of Laguna Hills as required and shall be used as supplemental funding to aid the City of Laguna Hills in the implementation of the following improvement project:

- Avenida de la Carlota Corridor

SECTION 2. The City Council of the City of Laguna Hills delegates signature authority to the City Manager, or his designee, to facilitate the delivery of the projects.

PASSED, APPROVED, AND ADOPTED this day of XX day of November, 2024.

_____

, MAYOR

ATTEST:

_____

, CITY CLERK

Appendix E

ADDITIONAL INFORMATION

Item Description	Unit	Qty	Unit Price	Total
Furnish and install new digital CCTV camera complete. Reuse existing cables and mounting hardware if possible.	EA	7	$ 12,000	$ 84,000
Furnish and install new Econolite Cobalt controller with EOS software	EA	4	$ 6,000	$ 24,000
Remove existing switch. Furnish and install new Actelis ML680DF/ML698E with hardened power supply and 2 ea 1 Gb SFP's.	EA	8	$ 4,000	$ 32,000
Install 3" schedule 80 PVC conduit	LF	7,280	$ 30	$ 218,400
Remove any existing interconnect. Furnish and install 72 SMFO fiber optic cable	LF	12,675	$ 5	$ 63,375
Furnish and install fiber optic patch panel in controller cabinet	EA	8	$ 200	$ 1,600
Furnish and install fiber optic cable splice hub in new 6E pullbox	EA	8	$ 500	$ 4,000
Furnish and install 12SMFO fiber optic cable between splice hub	LF	160	$ 4	$ 640
Install type 6E pull boxes	EA	29	$ 800	$ 23,200
TMC - Install Additional Ethernet Switch at City Hall	EA	1	$ 15,000	$ 15,000
TMC - Install Conduit - Street to City Hall TMC	LF	1,000	$ 40	$ 40,000
TMC - Install 72 SMFO Cable from pullbox to TMC Patch Panel	LF	1,212	$ 5	$ 6,060
System Integration	LS	1	$ 9,600	$ 9,600
Laguna Hills - General Comm Improvements Total			**$**	**521,875**
Estimated Unit Price for Fiber Optic Underground *			**$**	**42,902**
Estimated Unit Price for TMC Upgrades			**$**	**70,660**
***For the applicaion purposes, Unit Price was driven by average of 8 locations with fiber optic improvement**				

CITY OF LAGUNA HILLS

October 14, 2025

SUBJECT: Addendum No. 1 to RFP for Regional Traffic Signal Synchronization Program for Avenida De La Carlota Corridor Project

To All Consultants:

This Addendum No. 1 is being issued for the subject RFP.

Listed below are the questions received by the City (as of October 10, 2025 at 5:00 p.m.) and the City's responses:

Questions and Responses:

1. Which version of Synchro, 11.0 or 12.0, would the City like the consultant to build the corridor's network on?

   Response: As indicated in the RFP, signal timing is not part of the scope of work as the signals will be timed as part of OCTA's Countywide Baseline Project; however, coordination with said project is required and we believe OCTA is using Synchro 12.0 for the Countywide Baseline Project.

2. Does the City require subconsultants to complete Non-Collusion Affidavit, or Certification of the Proposal?

   Response: No.

3. Who's going to prepare and submit the close-out documentation to be submitted to OCTA?

   Response: The City's Project Management Consultant will prepare and submit the OCTA close-out documentation, although the Design Consultant is expected to assist by providing information as necessary.

4. Per the City's recent agreements with consultants on similar projects, will the City "Intentionally Omit" Section 5.2D1 ("Contractual Liability") from the Professional Services Agreement?

   Response: No.

5. Will the City allow 11x17 exhibits?

   Response: Yes, in the form of 8.5 x 11 "tri-folds".

6. On Page 16 of the RFP states that we should include "a complete list of all previous and current clients" separately as part of the resume contents. Please clarify whether this client list should be presented on a separate page from the other resume contents (name, position, education, summary of experience, and professional memberships/registrations/licensure/certifications). If this is the case, will the City exclude resumes and client lists from the 30-page-limit?

   Response: Yes to both questions.

7. Page 8 of the RFP states that the Proposer “shall provide a current power of attorney, articles of incorporation, or other instrument confirming the agent’s authority to bind the Proposer.” Will the City include this in their desired 30-page-limit?

   Response: This documentation will be excluded from the 30-page limit.

8. Please clarify if the following items can be excluded from page count:

   - Front and back cover pages;
   - Tabular or dividing pages;
   - Table of contents and indexes;
   - City required forms/attachments (as the RFP already stated)
   - Lists of clients and contracts requested (under Section B - Company Data)
   - Resumes

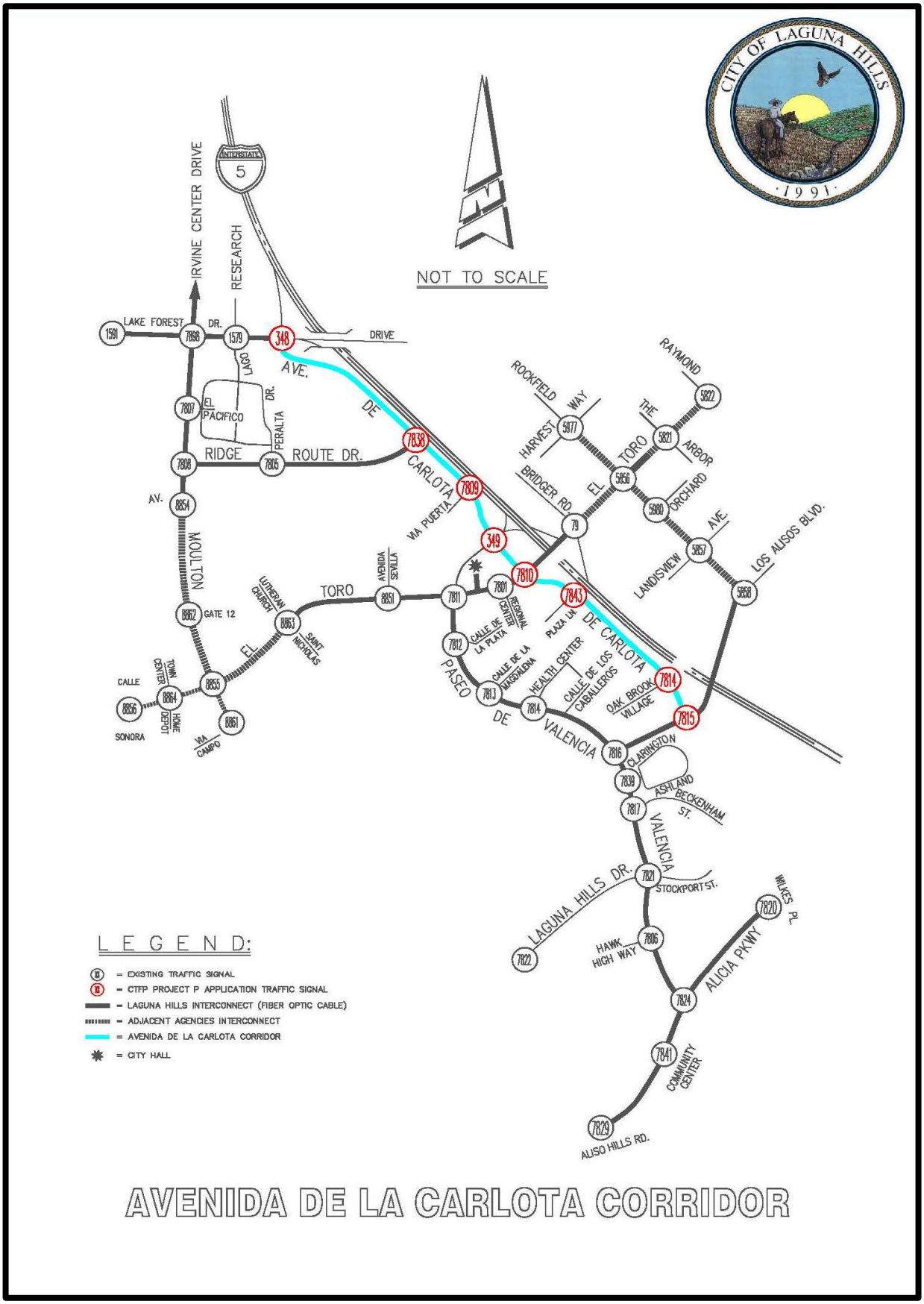
   Response: Yes, and as the fee proposal is to be submitted in a separate, sealed envelope as described in the RFP, this would also be excluded from the page count.

The deadline has now passed for questions regarding this RFP.

Sincerely,

Joe Ames, P.E., T.E.
Interim City Manager/Director of Public Works

m. Project Map Depicting the Project Limits and Offset Signals



City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
To: Mayor and Council Members
From: Joe Ames, Assistant City Manager
Issue: Informal Bidding Ordinance Use Quarterly Report for Public Works Projects

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

Background:

On October 24, 2023, the City Council adopted an Ordinance adding Chapter 3-36 (Informal Bidding – Public Projects) to Title 3 (Revenue and Finance) of the Laguna Hills Municipal Code to provide informal bidding procedures in accordance with the Uniform Public Construction Cost Accounting Act.

Chapter 3-36 reduces contract award process time, improves the timeliness of project completion, reduces paperwork, and simplifies overall project administration for "public projects" more than $5,000 and up to $200,000. "Public projects" are defined to include: construction, reconstruction, erection, alteration, renovation, improvement, demolition, and repair work involving any publicly owned, leased, or operated facility. This definition also includes painting or repainting of any publicly owned, leased, or operated facility (Public Contract Code Section 22002).

During the discussion of the adoption of the Ordinance, City Council directed that City staff prepare a quarterly report for City Council review of the use of Chapter 3-36 for public projects that were let by negotiated contract. Under Chapter 3-36, the City Manager may let public projects of $60,000 or less by negotiated contract. Public projects over $60,000 up to $200,000 may use a streamlined procedure for bidding, but the contract must be awarded by City Council.

Attached is a list of public projects during the most recent quarter (for the period of

October 1, 2025 through December 31, 2025) let by negotiated contracts between $5,000 and $60,000.

Fiscal Impact:

The public projects during the most recent quarter let by negotiated contracts totaled $53,889.15. The attached report details the account numbers from which each invoice was paid. Sufficient budget was available in each account number for the work.

Attachments:

1. Quarterly Informal Bidding Ordinance Report: October 1 to December 31 2025

City of Laguna Hills
Informal Bidding Ordinance: Quarterly Report of Negotiated Contracts - Paid Invoices
October 1, 2025 to December 31, 2025

Vendor	Invoice No.	Date	Amount	Account No.	Description of Services
INVOICES					
Musco Sports Lighting, LLC	445377	10/17/2025	$7,348.43	100-355-720.701 (Parks Contract Repair)	Sports Lighting at Community Center
Ontario Refrigeration	PRJ25154-01	12/15/2025	$23,337.00	100-355-645-500 (Facilities and Maintenance)	Replace (1) 4 ton heat pump split system for server room.
RJ Electric	64335	12/22/2025	$9,845.00	100-355-720.701 (Parks Contract Repair)	Exterior Lighting Repairs at Community Center
Santa Margarita Plumbing, Heat & Air	16609-46225	11/20/2025	$6,733.58	100-310-645500 (Facilities and Maintenance)	Gym Water Station Button Repair at Community Center
Santa Margarita Plumbing, Heat & Air	16324-46733	12/29/2025	$6,625.14	355-645-500 (Facilities and Maintenance)	Install new emergency water shut off valve at Civic Center
		TOTAL	**$53,889.15**		

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
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 City Council has indicated that based on potential impact(s) to the community, certain projects warrant a regular status update. The purpose of this Status Report is to identify new and pending major 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-0231-2025 (CUP)
Project Location	23297 South Pointe Drive
Project Description	Request for conditional use permit to establish a community care facility (drug abuse and alcoholism recovery) 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-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 was reviewed by Staff in accordance with Gov. Code §65589.5. Staff is continuing to work with the Applicant on various aspects of the application. This item is tentatively scheduled for public hearing on February 10, 2026.

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. On September 26, 2025, the Applicant resubmitted their application and notified the City of its position that the Project is exempt from review under CEQA pursuant to AB 130. Staff is reviewing the application and evaluating the Project's eligibility for the AB 130 CEQA exemption. Accordingly, the City sent a notice to the tribes of the tribal consultation process under AB 130. Staff is continuing to work with the Applicant on various aspects of the application. This item is tentatively scheduled for public hearing on February 24, 2026.

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. Tribal consultation has closed. This item is scheduled for public hearing on January 27, 2026.

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-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.

Attachments:
None

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
To: Chair and Agency Members
From: Adam Pisarkiewicz Contract Planner
Jennifer Lowe, Community Development Director
Issue: Vesting Tentative Parcel Map/ Site Development Permit/ Precise Plan/ Parking Use Permit No. 0166-2023 (Oakbrook Plaza Senior Housing Project)

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, conditionally approving Vesting Tentative parcel Map / Site Development Permit / Precise Plan / Parking Use Permit No. 0166-2023, a request by Matthew Haugen, on behalf of BSP Oakbrook, LLC, to permit a project that consists of: the subdivision of an existing 8.42-acre parcel located at 24422 Avenida de la Carlota into one 4.18-acre parcel (Lot 1) and one 4.24-acre parcel (Lot 2); construction of a new 250-unit senior living development with a 752-stall parking structure on Lot 1; a reduction in the amount of parking spaces required for the existing office building on Lot 2 to facilitate its conversion to medical office uses; and the joint use of the parking facilities between the residential uses on Lot 1 and the medical office uses on Lot 2, and finding the Project exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080.66.

Background:

BSP Oakbrook, LLC ("Owner" or "Applicant") proposes to subdivide an existing 8.42-acre lot into two lots: Lot 1 is proposed to be 4.18-acres and Lot 2 is proposed to be 4.24-acres. Lot 1 is proposed to be redeveloped as a six-story (four-story residential over two levels of parking), 67'-3" tall, age-restricted residential apartment project containing 250 residential apartment units and associated structured parking. Lot 2 contains an existing office building which is proposed to be converted to an entirely medical office building as part of the scope of the proposed project.

The subject property is an approximately 8.42-acre lot located on the northwest corner of Los Alisos Boulevard and Avenida De La Carlota. The property is currently developed with the existing office building and surface parking lot, which were approved by the County of Orange and constructed in 1983.

The subject property is surrounded by public roads and does not share a property line with another developed property. Immediately north of the site is Interstate 5. Southwest of the subject property, across Avenida De La Carlota, is Sofi Laguna Hills apartments, along with the Reata Apartments and the Oakbrook Village shopping center. Southeast of the subject property, across Los Alisos Boulevard, are single-family homes located along Christina Court.

The Project site has a General Plan Land Use Designation of Village Commercial. Additionally, the site is within the Village Commercial ("VC") zoning district and subject to the regulations of the Urban Village Specific Plan ("UVSP"). The General Plan and UVSP permit high-density residential uses in their respective land use and zoning designations. The proposed Project is consistent with the Village Commercial General Plan Land Use Designation and the use and development standards of the UVSP, including maximum lot coverage, maximum building height, and minimum lot size. However, the Applicant is utilizing State Density Bonus Law ("SBDL") to increase the allowable maximum density by 20 percent. The UVSP allows for 30-50 DU/AC while the applicant is proposing 60 DU/AC. Codified as California Government Code Section 65915, SDBL requires the City to approve increases in density, concessions/incentives, parking reductions, and development standard reductions/waivers for projects that include a qualified housing project. The specifics of the density bonus request are discussed below in the Proposal & Analysis section of this report.

On December 12, 2023, the Applicant submitted a formal application to the City for the proposed Oakbrook Plaza ("Project"). On April 1, 2025, the Applicant resubmitted plans and documents based on the City's Inconsistency Determination Letter, dated June 10,

2024, which indicated the increased unit count from 240 units to 250 units. The final scope of the Project proposed 250 age-restricted units and 755 parking spaces within a four-story structure.

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 Tentative Parcel Map, Site Development Permit, Precise Plan, 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.

For housing development projects, the Housing Accountability Act adds an additional burden on the City's ability to deny a housing project that complies with applicable objective general plan, zoning, subdivision, and design standards. 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.

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.

State Density Bonus Law ("SDBL")

The Applicant is utilizing State Density Bonus Law ("SDBL") to increase the allowable maximum density by 20 percent. The UVSP allows for 30-50 DU/AC while the applicant is proposing 60 DU/AC. Codified as California Government Code Section 65915, SDBL requires the City to approve increases in density, concessions/incentives, parking reductions, and development standard reductions/waivers for projects that include a qualified housing project. The specifics of the density bonus request are discussed below in the Proposal & Analysis section of this report.

Generally, under SBDL (Govt. Code Section 65915-65918), depending on the quantity and target income level of affordable units provided, developers are eligible an increase in prescribed density for a site. The Applicant was able to invoke the use of SDBL due to the inclusion of age-restricted units within a multi-family structure. More specifically, a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code qualifies for the use of SDBL under Section 65915(b)(1)(C). Under SDBL, by providing qualified age-restricted units, the Applicant is not required to provide affordable units and is entitled to a maximum of 20% density bonus over the allowable maximum established by the Development Code.

Also, under SDBL, developers can request an unlimited number of "waivers" or modifications of development standards that would have the effect of physically precluding the construction of the proposed density bonus units or the requested developer's requested concession or incentive. A city can only deny the requested waiver if it finds, based upon substantial evidence, that the waiver is contrary to state or federal law or would have a specific adverse impact on public health or safety or on property which is listed on the state Register of Historical Resources and where there is no feasible method to satisfactorily mitigate the specific adverse impact.

A more detailed summary of State Density Bonus Law is attached to this report for reference (see Attachment 4).

Assembly Bill 130 (AB 130)

On June 30, 2025, the State Legislature adopted, and the Governor signed, AB 130 and SB 131, which 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. Invocation of AB 130 generally requires the Project to be consistent with applicable general plan and zoning ordinances (or qualify for a density bonus and waivers of development standards per the Density Bonus Law), achieve a density of at least 15 dwelling units per acre, be located on a site that is no more than 20 acres in size and outside specified environmentally sensitive areas, and meet certain design criteria if located within 500 feet of a freeway.

The Applicant notified the City on July 25, 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 commenced consultation with affected Native American tribes pursuant to AB 52. Following the Applicant's invocation of AB 130, the City completed consultation pursuant to AB 130.

City Staff and consultants reviewed the Project for consistency with AB 130's qualifying criteria and determined the Project meets all applicable requirements to invoke AB 130. (See AB 130 Infill Housing Checklist prepared by Dudek – Attachment 3). The Project achieves a density greater than 15 dwelling units per acre (59.8 du/ac) on a site that is less than 20 acres in size (4.18 acres); the Project site was previously developed with urban uses; the Project site is not located in a flood zone, earthquake fault zone, very high fire hazard severity zone, or other environmentally sensitive area; with the exception of increased density and permitted Density Bonus Law waivers, the Project is consistent with the General Plan, Urban Village Specific, and applicable zoning and development standards; and the Project is designed to comply with all applicable AB 130 criteria for projects located near freeways.

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 the tribal consultation required by AB 130. Tribal consultation began on August 7, 2025 and concluded on October 20, 2025. However, the Applicant agreed to extend the date for the Planning Agency to hear and act on the project application to January 27, 2026. During the Tribal consultation period, two tribes requested consultation: Gabrieleño Band of Mission Indians - Kizh Nation and Juaneño Band of Mission Indians, Acjachemen Nation – Belardes. Both tribes provided their own mitigation measures which the applicant has agreed to implement. The requested mitigation measures were incorporated into the Conditions of Approval which have been included in the Resolution (Conditions No. 112 through 123).

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 Vesting Tentative Parcel Map, Site Development Permit, Precise Plan, and Parking Use Permit for a senior living development, which consists of 250 age-restricted residential units and a parking garage within an approximately 81,742 square-foot, six-story building on a 4.18-acre parcel. The proposed residential density for Lot 1 is 59.8 dwelling units per acre. The Project also includes a Parking Use Permit for the four-level, partially subterranean parking structure (Attachment 2).

The Project includes the subdivision of the existing 8.42-acre parcel in two parcels: a 4.18-acre parcel (Lot 1) and a 4.24-acre parcel(Lot 2). While Lot 1 contains the proposed senior living development, Lot 2 would maintain the existing office building and associated surface parking immediately surrounding the building. The proposed parking garage within the senior living development would be shared between residents and office tenants within the existing office building, necessitating the Parking Use Permit ("PUP") to establish a joint use parking plan between multiple uses on multiple building sites. As part of this project, the Applicant is proposing to have the existing office building consist entirely of medical office uses/tenants. Specifically, 80 percent of the floor area is proposed for "Medical and dental office" use and the remaining 20 percent for low-intensity medical office uses such as chiropractic, acupuncture, optometry,

physical therapy, and psychotherapy offices, as described in LHMC Table 9-44.A (Number of Parking Stalls Required). No physical changes are being proposed to the existing office building and associated surface parking on Lot 2.

A summary of the proposed residential units is as follows (Attachment 2, Sheet G1.1):

- 27 Studio units;
- 140 One-bedroom;
- 83 Two-bedroom; and
- Community activity areas, including courtyards, pool, gym, roof decks, dog park, and a clubhouse/fitness center.

Urban Village Specific Plan ("UVSP") Development Standards

Section V of the UVSP provides the land use and development standards for the Specific Plan area. In relation to the proposed project, Table 1 (Land Use Matrix) states and "Dwelling, Multiple-Family" is a permitted use. In addition, the UVSP contains the basic development standards for all new developments. The table below displays the minimum/maximums of each standard and the proposed amounts for the project:

Figure 1: UVSP Development Standards

Development Standard	**Required**	**Proposed (Lot 1)**	**Proposed (Lot 2)**
Lot Size	10,000 sq. ft. (min.)	8.42 acres / ≈ 366,775 sq. ft. (Total) Lot 1 = 4.18 acres / ≈ 182,080 sq. ft.(Gross)	8.42 acres / ≈ 366,775 sq. ft. (Total) Lot 2 = 4.24 acres / ≈ 184,694 sq. ft. (Gross)
Lot Width	100 ft. (min.)	Approx. 250 ft.	Approx. 650 ft.
Lot Depth	100 ft. (min.)	Approx. 500 ft.	Approx. 350 ft.
Lot Coverage	70% (max.)	45%	19%
Density	30-50 DU/AC	59.8 DU/AC (20% Density Bonus)	Not Applicable
Building Height	75 ft. (max.)	67'-3"	68'-0"

Min. Setback (Front) - 1. Parking lot; 2. Parking structure; 3. Building	1. 10 ft.; 2. 20 ft.; 3. 20 ft.;	20 ft. (along Los Alisos Blvd)	1. 10 ft.; 2. N/A; 3. Approx. 60 ft.
Min. Setback (Side - Interior)	10 ft. abutting residential 0 ft. commercial abutting non-res.	10 ft.	Approx. 40 ft.
Min. Setback (Street side)	10 ft.	10 ft. (along Avenida de la Carlota) 20 ft. (along Los Alisos Boulevard)	67'-0" (Avenida de Carlota)
Min. Setback (Rear)	20 ft. abutting residential 0 ft. commercial abutting non-res.	10 ft. (abutting commercial)	70 ft.
Open Space and Amenities	10% min.	17.5% (31,839 sq. ft.)	N/A
Landscape Coverage	15% min.	20% (37,462 sq. ft.)	16.9% (30,927 sq. ft.)
Building Separation (Main)	10 ft. (min.)	Approx. 60 ft.	Approx. 60 ft.

With the exception of the proposed density increase through SBDL, the proposed project meets or exceeds all UVSP development standards.

Site Design/Circulation

The project will continue to use existing vehicle entrances and exits to the subject property. The existing primary entrance and exit is from Avenida De La Carlota, located mid-block, in front of the office building. The existing secondary entrance and exit is approximately 400 feet north of the primary entrance and exit and located at the northern end of the site. No new entrances and exits are proposed from the public

streets. Additionally, the Project does not include modifications that would alter the flow of traffic within the site; the central driving lanes for circulation within the existing surface parking lot will be maintained as part of this project.

The trash enclosures for the building are located on the ground floor of the parking structure near the two entries/exits along the north side of the building. The building includes two trash chutes on the residential levels to route waste down into a trash room, which is designed to accommodate multiple bins. A staging area is located along the northern driveway that will accommodate trash/recycling services.

Parking

Located on Lot 1, a total of 752 parking stalls are proposed within the 4-level parking structure (Attachment 2, Sheets A2.0-A2.1). The lower subterranean level (B2) contains 187 office parking stalls. The upper subterranean level (B1) contains 200 office parking stalls. The ground level contains 186 parking stalls: 115 residential, 65 office, 5 leasing, and 1 United States Postal Service ("USPS"). The upper level contains 183 residential parking stalls. The seven ADA-accessible stalls are located on the upper level. The lower level consists of 152 residential parking stalls. In total, 292 parking stalls (213 residential stalls, 13 guest stalls, and 27 unassigned stalls) are provided for the residential use; 454 parking stalls accommodate the office use; and the remaining 6 parking stalls serve the leasing office and USPS.

On Lot 2, the existing 211 parking stalls will remain for all office tenants and clients. Three elevators and stairwells provide access from all parking levels to the residential levels. 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) also 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. For the parking-related development standards the project does not comply with, the applicant is requesting waivers via SDBL. In addition, the proposed parking structure within the new senior housing structure will contain parking spaces proposed to be utilized and shared by the existing medical office building uses on proposed Lot 2. Pursuant to LHMC Section 9-44.050, "Except as determined by a special parking and use study to permit joint or shared parking, parking for one use shall not be credited as serving any other use." In addition, Pursuant to LHMC Section 9-44.070, the joint use of

parking facilities for multiple uses on multiple building sites requires the submittal of a detailed "Joint Use Parking Plan," approval of a Parking Use Permit pursuant to LHMC Chapter 9-92, and that several enumerated requirements be met. The Applicant submitted a Joint Use Parking Plan ("Parking Plan"), prepared by RK Engineering and dated June 26, 2025, which includes the required provisions per LHMC Section 9-44.070 (See Attachment 5). The existing office building is proposed to split its floor area between 80 percent 'Medical/Dental Office' and 20 percent 'Low Intensity Medical Office'. LHMC Chapter 9-44 (Access and Parking) states the required parking for "Medical/Dental Office" uses are "1 stall/150 SF-GFA, except that chiropractic, acupuncture, optometry, physical therapy, and psychotherapy offices shall provide 1 stall/300 SF-GFA." The Joint Use Parking Plan delineates Medical/Dental Office as requiring 1 stall/150 SF-GFA and Low Intensity Medical Office as requiring 1 stall/300 SF-GFA. Utilizing the existing surface parking surrounding the existing office building and the proposed parking structure, the Joint Use Parking Plan proposes the following parking breakdown:

Figure 1: Required Parking Table

Medical Office Component[1]				
Land Use	**Size (Estimate)**	**Units**	**Parking Requirements[2]**	**Required Number of Parking Spaces**
Medical/Dental Office	96,800	Gross Square Feet (GFA)	6.67 spaces per 1,000 GFA	646
"Low Intensity" Medical Office	24,200		3.33 spaces per 1,000 GFA	81
Total Medical Office Building	**121,000**		**Total Medical Office Building**	**727**
Active Senior Housing Component (65% Studio/1-Bedroom & 35% 2-Bedrooms)				
Land Use	**Size**	**Units**	**City of Laguna Hills Parking Requirements[3]**	**Required Number of Parking Spaces**
Senior Citizen Housing Complex	163	Studio/1-Bedroom Dwelling Units	1 covered and assigned stall, plus ½ guest stall per dwelling unit	Reserved: 163 Unreserved/Visitor: 82

			plus 1 stall for the resident manager.	
	87	2-Bedroom Dwelling Units	1 covered and assigned stall, plus ½ guest stall per dwelling unit plus 1 stall for the resident manager.	Reserved: 87 Unreserved/Visitor: 45
Total Number of Residential Units	**250**	**Total Reserved Residential Parking Spaces Provided**		**250**
		Total Unreserved/Visitor Residential Parking Spaces Provided		**127**
		Total Residential and Visitor Parking Spaces Provided		**377**
		Total Parking Required (Medical + Residential)		**1,104**
		Total Parking Supply[4]		**963**
		Parking Spaces Deficient per Code		**-141**

[1] The proposed project is expected to accommodate general medical and dental office land uses as well as "low-intensity" land uses. Per the City of Laguna Hills Parking Requirements, an 80/20 split has been utilized to determine the project's parking demand.

[2] Parking requirements for medical office land uses are per the City of Laguna Hills Ordinance No. 2023-1. "Low-Intensity" medical uses include chiropractic, acupuncture, optometry, physical therapy, psychotherapy offices, and similar uses. "Low Intensity" medical office land uses require 3.33 parking spaces per 1,000 square feet of gross floor area. Conversely, general medical and dental office land uses require 6.67 parking spaces per 1,000 square feet of gross floor area.

[3] Parking requirements for the Senior Citizen Housing Complex land use are based on the City of Laguna Hills Municipal Code Section 9.44.050.

[4] The proposed project will provide 966 parking spaces (211 in a surface lot and 752 in a structure). 713 parking spaces are provided for the medical office building and the non-reserved residential component, and 250 reserved parking spaces (one per unit) are designated exclusively for senior adult (age-restricted 55+) residents. The 250 reserved residential parking spaces are located within a parking structure.

Source: Joint Use Parking Plan

As the Parking Plan states, the proposed project will provide 963 parking spaces (211 in existing surface lot and 752 in proposed structure). The medical office building will be served by 713 parking spaces via the existing surface lot, reserved spaces within the structure, and unreserved spaces within the structure. The remaining 250 parking spaces are reserved within the parking structure for the residential units. The Parking Plan asserts that despite the parking space deficit per LHMC requirements, the

complementary nature of land uses, particularly concerning differing peak demand periods and time-of-day factors ensure that the office and residential uses will be adequately served by the proposed parking plan. The Parking Plan identifies medical office buildings typically experiencing peak parking demands during weekday daytime hours, while residential uses tend to have their highest parking needs during evenings and weekends. The Parking Plan also includes a Medical Office Parking Observation Study which analyzes two comparable, fully-occupied, non-urgent care medical office buildings to determine the parking ratio for the proposed project. The Study concluded that the maximum observed parking demand was 3.94 spaces per 1,000 SF while the proposed project is providing 5.89 parking spaces per 1,000 SF of medical office space. Lastly, the Parking Plan includes a Shared Parking Analysis which evaluates the land uses, parking rates, monthly variations of parking demand by land uses, differences between weekday and weekend parking demand, hourly distribution of peak parking demand for each land use, and captive versus non-captive parking demand within the project site. The Analysis concludes there will be approximately a 53 parking space surplus during the peak weekday period and a 544 parking space surplus during the peak weekend period.

Per LHMC Section 9-44.070, an approved Joint Use Parking Plan shall be binding upon the applicant, tenants and property owners within the project location. A covenant agreement, approved by the City Attorney, shall be recorded establishing and maintaining in perpetuity the approved joint parking program. The Parking Plan must be provided to all future property owners, tenants, and other uses. Furthermore, the Plan must include a proposed means to amend the agreement to include future users/tenants or changes based on participant modifications. The table below provides a list of the Parking Plan requirements and the Applicant's stated means of compliance.

Joint Use Parking Plan Requirement	Applicant's Stated Means of Compliance
1. Written verification from the involved property owners and tenants acknowledging acceptance of and compliance with the requirements of the joint use parking plan.	"Written acknowledgment letters from all involved property owners and tenants will be collected and submitted upon tenant confirmation. These letters will confirm their understanding of an agreement to comply with the Joint Use Parking Plan requirements."
2. A proposed means of providing notice of the joint use plan to all future property owners, tenants, and other users.	"All future lease agreements and property sales contracts will include a clause detailing the Joint Use Parking Plan and its obligations. Additionally, signage summarizing the shared parking terms will

	be posted in prominent locations within the parking facilities."
3. A proposed means to amend the agreement to include future users/tenants or changes based upon participant modifications to uses.	"Any amendments to the Joint Use Parking Plan will be submitted in writing to the Community Development Director for review and approval. Each amendment will include updated tenant or land use information, revised parking requirements, and a supporting parking analysis to demonstrate continued compliance."
4. A site plan showing all parking spaces, building square footage and tenant spaces within the complex or area participating.	"Appendix B includes detailed site plans illustrating all parking spaces, building footprints, tenant spaces, and pedestrian access points. Updated plans will be submitted as tenants are confirmed."
5. A joint use parking matrix with the following information: a. The number of parking stalls available on-site (parking supply): b. Project building and tenant addresses: c. Gross square footage of all building and tenant spaces: d. The name, type of use, and the days and hours of operation for each tenant: e. The number of parking stalls required by the development code for each tenant based on each tenant's gross square footage and type of use: f. Hourly parking demand for all tenants on Weekdays (M—F), Saturdays, Sundays: g. A comparison between hourly parking demand and the parking supply to show that demand will	A complete matrix will be submitted upon tenant confirmation. Preliminary details include: a. 963 total parking stalls (211 surface, 752 structured), with 713 available for shared use. b. Project building and tenant addresses: To be provided. c. Gross square footage: Approx. 121,000 SF total; tenant-specific data to follow. d. Tenant names, uses, and hours: To be submitted upon lease execution. e. Required stalls per code: To be calculated with tenant data. f. Hourly demand (Weekday/Saturday/Sunday): To be developed. g. Demand vs. supply comparison: To be provided. h. Parking use permit application: To be

not exceed parking supply: h. A parking use permit application pursuant to this code.	submitted with finalized matrix.

Traffic Impact Analysis (TIA)

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 250 senior housing dwelling units on an existing surface parking lot and medical office uses within the existing office building. 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 medical office space. The applicant chose option (b). The City's traffic consultant, Hartzog and Crabhill, reviewed the analysis, found it technically sound.

New development or uses within the Urban Village Specific Plan (UVSP) area are regulated based on the capacity of the local street network to accommodate additional vehicle trips from new development during morning and evening peak traffic conditions (AM and PM peak hours respectively). This framework was established to ensure that additional traffic from new development would not exceed acceptable community traffic standards. The City implements this aspect of the UVSP through a vehicle capacity debiting process, in which additional peak hour vehicle trips generated by each new development or redevelopment project are subtracted from the current aggregate total additional peak hour vehicle trips available to accommodate future new development in the UVSP area.

Since the project is located within the UVSP area, the proposed traffic volumes were reviewed against the remaining traffic capacity. The current remaining traffic capacity is 181 AM peak hour trips and 2,527 PM peak hour trips. The TIA states the existing general/medical office building currently generates approximately 1,920 daily trips, which include approximately 222 AM peak hour trips and approximately 234 PM peak

hour trips. When the trips are added to the remaining UVSP traffic capacity, the available UVSP traffic capacity are increased to 403 AM peak hour trips and 2,761 PM peak hour trips. The proposed project is forecast to generate approximately 4,557 daily trips which include approximately 387 AM peak hour trips and 478 PM peak hour trips. When these trips are deducted from the available UVSP capacity, the remaining available UVSP capacity is 16 AM peak hour trips and 2,283 PM peak hour trips. The proposed project does not exceed the available capacity since 165 AM and 244 PM peak hour trips remain available. The TIA breaks down the data in the provided table below:

Figure 2: Project Trip Generation

Table 4-2
Project Trip Generation

Land Use (ITE Code)	Units[2]	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Existing Land Use									
Oakbrook Laguna Hills (General Office Portion) (710)	TSF	96.8	129	18	147	24	115	139	1,049
Oakbrook Laguna Hills (Medical Office Portion) (720)	TSF	24.2	59	16	75	29	66	95	871
Existing Land Use Trip Generation [A]			**188**	**34**	**222**	**53**	**181**	**234**	**1,920**
Proposed Land Use									
General Office (20% of Existing Building) (710)[3]	TSF	24.2	32	5	37	6	29	35	262
Medical-Dental Office (80% of Existing Building) (720)	TSF	96.8	237	63	300	114	266	380	3,485
Senior Adult Housing (Multifamily) (252)	DU	250	17	33	50	35	28	63	810
Total Proposed Project Trip Generation [B]			**286**	**101**	**387**	**155**	**323**	**478**	**4,557**
Urban Village Specific Plan (UVSP) Trip Budgets									
Urban Village Specific Plan (UVSP) Trip Budgets[4] [C]			--	--	181	--	--	2,527	--
Unused UVSP Trip Budgets (After Removal of Existing Land Uses) [C] + [A]			**--**	**--**	**403**	**--**	**--**	**2,761**	**--**
Unused UVSP Trip Budgets (After Construction of Proposed Land Uses) [C] + [A] - [B]			**--**	**--**	**16**	**--**	**--**	**2,283**	**--**
Total Net Trip Generation (Proposed Land Uses vs. Existing Land Uses) [B] - [A]			**98**	**67**	**165**	**102**	**142**	**244**	**2,637**

[1] Source: *ITE Trip Generation Manual* (11th Edition, 2021).
[2] DU = Dwelling Unit;
TSF = Thousand Square Feet.
[3] Consistent with the *24422 Avenida De La Carlota Joint Use Parking Plan*, prepared by RK Engineering Group, Inc., dated March 26, 2025, the proposed 121,000 SF medical office building will consist of approximately 80% medical-dental office and 20% "low intensity" medical office land uses. According to City of Laguna Hills Ordinance No. 2023-1, "low intensity" medical offices include chiropractic, acupuncture, optometry, physical therapy, psychotherapy offices, and similar services. These offices are expected to occupy the proposed project, with a parking requirement of 1 stall per 300 SF-GFA (3.33 parking spaces per 1,000 SF of gross floor area, GFA). The ITE Trip Generation Manual does not distinguish between general medical-dental office and "low intensity" medical office land uses. Therefore, considering that the low-intensity medical office land uses will be parked at 1 stall per 300 SF-GFA (3.33 parking spaces per 1,000 SF of GFA), which is the same requirement as business and professional office land uses per City of Laguna Hills Municipal Code §9-44.050, the project's trip generation analysis utilizes ITE land Use Code 710: General Office trip rates to represent the low intensity medical office land uses.
[4] Source: *USVP* trip budgets are based on information provided by City staff received April 2, 2025.

Source: Oakbrook Plaza Traffic Impact Analysis

Architecture

According to the Applicant, the design of the residential building was intended to be complimentary to the existing office building while reflecting the architectural styles present within the entitlements approved in 2022 Village at Laguna Hills ("VALH") project given the proposed project's proximity to the VALH project area. Materials include Hardie Plank Lap Siding, Simulated Wood Porcelain Tile, Painted Stucco, and Concrete Finish. The massing is broken up utilizing balconies, roof height/pitch variation, and materials. All rooftop mechanical equipment is proposed to be screened from public view.

In addition, the proposed project complies to the UVSP's design guidelines for residential development including:

1. Roofs should incorporate pitches, ridges, rakes, ridgelines and materials that are

common to the area.
2. Incorporate overhangs and insets of fenestration that is consistent with its architectural style.
3. On-site parking shall be hidden from view from the street.
4. Entryways should provide direct access to the street, either individually or for the entire building. Entryways should be architecturally enhanced to compliment the structure.
5. Building massing should respect the surrounding structures and step down at the corners.

Public Art

The Urban Village Specific Plan contains a requirement for Public Art in all new developments with a total construction cost of $250,000 or more or a contribution to a Public Art In-Lieu Fund.

The Applicant stated that they elect to make a contribution to the City's Public Art In-Lieu Fund. Condition No. 30 has been added to the Resolution to require the contribution prior to building permit issuance.

Park Fees

In accordance with LHMC Chapter 8.07 and City Council Resolution No. 2018-11-13-3, the proposed project requires the payment of fees for parks, recreation and open space facilities to accommodate the residents of new residential development projects, which create a need for, and demand upon, such facilities. The formula and associated Park Fee amount are provided below:

$15,636 x 250 = $3,909,000

Condition #9 states there is a 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.

Signs

The Applicant submitted a signage concept plan for review and intends to submit a separate application at a later date for a Master Sign Program (MSP) for the property. The MSP will incorporate the building identification signage, wayfinding and directional signs, and monument signage for the proposed Project. Condition of Approval No. 25 requires that the Applicant submit an application for Master Sign Program Application for review and approval prior to the issuance of a Certificate of Use and Occupancy.

Landscaping/Lighting

The Project proposes a tree-lined frontages along Los Alisos Boulevard and Avenida De La Carlota, shade trees with accent planting around the perimeter of the building in accordance with the streetscape standards in the UVSP and City landscaping requirements. These trees will replace approximately 28 existing Pine trees proposed to be removed due to required grading and/or compromised root structure. All interior trees within Lot 1 are proposed to be removed due to construction of the multi-family structure.

The proposed conceptual landscaping throughout the Project site consists of drought-tolerant (low- to medium-water use) plants (Attachment 2, Sheet L-8 and L-9). Landscaping around the site primarily consists of various trees, shrubs, and groundcover, with limited turf areas. The proposed tree palette includes Australian Willow, Kentia Palm, Flaxleaf Paperbark, Southern Live Oak, Pink Trumpet, and True Green Elm, among others. The shrub palette includes Rosemary, Cleveland Sage, Texas Sage, Foxtail Agave, Jade Plant, Flame Giant Pincushion, among others.

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 2, 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 14-foot tall single-arm light poles along driveways and within communal spaces, 36 inch bollards along walkways, wall-mounted sconces, wall louver lights, and a combination of overhead string lights, pendent lighting, and tree uplighting in the courtyard areas. The interior of the parking structure will be illuminated by ceiling-mounted LED lights (Attachment 2, Sheet L.11).

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 2, 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. 23 and 24 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

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.

State Density Bonus Law

In accordance with State Density Bonus Law (Govt. Code Section 65915-65918), the project has been designed to incorporate waivers from / reductions in the following LHMC development standards:

1. LHMC Section 9-44.060.L (Design standards for parking facilities) requires the minimum distance from a parking stall adjacent to a wall to be 2 ft 5 in. The applicant is proposing a distance of 1 foot between parking stalls which are adjacent to walls within the parking structure.
2. LHMC Section 9-44.110.B (Parking Structure Design Standards) states “The edge of support structure columns shall be located a minimum of two feet and a maximum of four feet from the parking aisle and shall not be located within the area of the parking stall.” The applicant is proposing to locate support structure columns less than two feet from the parking aisle.
3. LHMC Section 9-44.110.E (Parking Structure Design Standards) states “All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of ten percent or less shall have a transition zone at least eight feet in length. Ramps with a grade of greater than ten percent shall have transition zones at least twelve (12) feet in length. The grade of transition zone shall not exceed one-half the grade of the ramp it serves.” The applicant is not providing any transition zones at the top or bottom of the ramps within the proposed parking structure.
4. LHMC Table 9.44.C (Access Design for Parking Locations) requires a minimum

driveway throat length of 24 ft. for residential parking structures with over 250 parking spaces and 40 ft. for commercial parking structures with over 250 parking spaces. The applicant is providing a driveway throat length of 10 ft. at the northeast garage entry and 29 ft. at the northwest garage entry.

Housing Element

The proposed Project site is identified as an underutilized site suitable for the development of housing in the City's General Plan Housing Element Sites Inventory (Site ID No. 116). The Underutilized Sites Analysis on pages H-205 and H-206 of the Housing Element contains the following discussion regarding this site:

"*Site 116: 24422 Avenida de la Carlota*

This 6.73-acre site is known as Oakbrook Plaza. Existing uses are commercial. According to LoopNet, a commercial broker website, the site is improved with a 119,900-square-foot, four-story office building constructed in 1983. There are approximately 478 surface parking spaces occupying 85 percent of the site. There is a low as-built FAR of 0.41, where no maximum is prescribed, indicating that the site is underutilized. Lot coverage is 10 percent; however, 70 percent lot coverage is allowed on the site. Online listings (commercialcafe.com) indicate the building occupancy is more than 1/3 vacant. Buchannan Street Partners, which purchased the site in December 2022, corresponded with City staff prior to and during the purchase process, indicating their plans to add approximately 250 units to the site, while preserving the existing office building. Buchanan Street Partners has submitted a letter of explanation provided in Appendix C. There is an opportunity with this site to use all or some of the 6-acre parking lot to develop housing. Because the site may be redeveloped with mixed-uses, the realistic unit yield is calculated at 70 percent of the maximum allowed (50 units per acre) under current zoning, which is consistent to the yield indicated by new owners Buchanan Street Partners."

Site 116 is listed in Table 48.A (Underutilized Sites, VC Zone) of the Housing Element as an underutilized site suitable for the development of 236 lower income housing units to assist the City in meeting its lower income Regional Housing Needs Allocation (RHNA). It was the City's expectation that a future project on the site would include units affordable to lower income households. However, the proposed Project does not include any affordable units.

No Net Loss

Pursuant to Government Code section 65863, the City must ensure its Housing Element sites inventory continues to have capacity at all times to accommodate the RHNA by

income group throughout the planning period. If a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units in an income category than shown in the Housing Element, the City must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category. However, a jurisdiction may not disapprove a housing development project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

Approval of this Project will not prompt the City to identify and make available any additional sites, as the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the City's remaining share of the unmet RHNA for the planning period. Government Code section 65863 requires findings be made to ensure that the City can continue to fulfill requirements of Housing Element Law, including the accommodation of the RHNA. The findings must include a quantification of the remaining unmet need for the jurisdiction's RHNA at each income level and the remaining capacity of sites identified in the Housing Element to accommodate that need by income level.

The City's 6th RHNA requires the City to plan for 1,985 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The project site is identified in the Housing Element as having a realistic capacity to accommodate 236 lower income units. Because the proposed project includes 250 above moderate-income units and no lower income units, the City must determine whether the remaining Housing Element inventory sites have sufficient capacity to accommodate the City's remaining unmet RHNA by income level if the project is approved as proposed. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, or which are otherwise not accounted for in the Housing Element site analysis and has determined that the remaining sites identified in the Housing Element have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level.

At the time the Housing Element was prepared and adopted, the City's RHNA was calculated to be 1,985 units, broken down as follows: 921 lower-income units, 354 moderate-income units, and 710 above moderate-income units. The sites identified in the certified Housing Element were determined adequate to accommodate a total of 3,061 units, including 619 more units than the City's unmet RHNA in the lower income

category, 51 more units than the City's unmet RHNA for the moderate-income category, and 406 more units than the City's unmet RHNA for the above-moderate income category. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 1,076 units.

After accounting for permitted and entitled units since the beginning of the 6th RHNA cycle, and the 250 units in the proposed project, the City's total remaining capacity surplus for lower income units in excess of its RHNA would be 402 units. Due to this surplus, the overall residential capacity on sites identified in the Housing Element would still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved. The required No Net Loss findings can be made and are included in the proposed Resolution.

Conclusion:

With exception to the waivers and reductions permitted under State Density Bonus Law and given that (i) the proposed project meets all objective UVSP development standards; (ii) the development includes Senior Housing; (iii) the development properly invokes Density Bonus Law and requests four development standard waivers; (iv) AB 130 has been properly invoked by the Applicant; and (v) the Project meets all the criteria imposed by that law and the Tribal Consultation process is complete, Staff recommends approval of VTPM/SDP/PP/PUP No. 0166-2023.

Public Notice:

The proposed project was advertised in an adjudicated newspaper of general circulation on January 15, 2026. In addition, 75 property owners within a 500-foot radius of the subject property 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 subject to Density Bonus Law (Government Code Section 65915), then it satisfies the qualifying criteria set forth in Section 21080.66 (Attachment 4). Tribal consultation was conducted and concluded under AB 130. 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. Project Plan Set
3. AB 130 Infill Housing Exemption Checklist
4. State Density Bonus Law Summary
5. Link to Project Documents

RESOLUTION NO. PA2026-X

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, CONDITIONALLY APPROVING VESTING TENTATIVE PARCEL MAP / SITE DEVELOPMENT PERMIT / PRECISE PLAN / PARKING USE PERMIT NO. 0166-2023, A REQUEST BY MATTHEW HAUGEN, ON BEHALF OF BSP OAKBROOK, LLC, TO PERMIT A PROJECT THAT CONSISTS OF: THE SUBDIVISION OF AN EXISTING 8.42-ACRE PARCEL LOCATED AT 24422 AVENIDA DE LA CARLOTA INTO ONE 4.18-ACRE PARCEL (LOT 1) AND ONE 4.24-ACRE PARCEL (LOT 2), CONSTRUCTION OF A NEW 250-UNIT SENIOR LIVING DEVELOPMENT WITH A 755-STALL PARKING STRUCTURE ON LOT 1, A REDUCTION IN THE AMOUNT OF PARKING SPACES REQUIRED FOR THE EXISTING OFFICE BUILDING ON LOT 2 TO FACILITATE ITS CONVERSION TO MEDICAL OFFICE USES, AND THE JOINT USE OF THE PARKING FACILITIES BETWEEN THE RESIDENTIAL USES ON LOT 1 AND THE COMMERCIAL USES ON LOT 2; AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.66.

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

WHEREAS, BSP Oakbrook, LLC (the “Applicant”) has requested approval of the subdivision of an existing 8.42-acre parcel currently containing 120,354-square-foot commercial office building and surface parking into one 4.18-acre parcel (Lot 1) and one 4.24 acre parcel (Lot 2), the construction of a new 250-Unit Senior Living Development with a 755-stall parking structure on proposed Lot 1, a reduction in the amount of parking spaces required for the office building to facilitate its conversion to a medical office building; and the joint use of the of the parking facilities between the residential uses on Lot 1 and office uses on proposed Lot 2 (the “Project”); and

WHEREAS, the Subject Property is generally located at the corner of Avenida De La Carlota and Los Alisos Boulevard; and

WHEREAS, on June 7, 2023, the Applicant submitted a preliminary application to the City for a 240-unit age restricted senior housing project and associated structured parking, 572,421 combined square footage of construction, and 731 parking spaces on the Subject Property; and

WHEREAS, on December 12, 2023, the Applicant submitted a land use application to the City for the Project, which the City determined and notified the Applicant was incomplete on January 10, 2024;

WHEREAS, on February 12, 2024, the Applicant submitted supplemental application materials to the City, and on March 11, 2024 the City determined and notified the Applicant that the supplemented application remained incomplete; and

WHEREAS, on March 12, 2024, the Applicant submitted supplemental application materials to the City, and on April 11, 2024, the City's Community Development Director determined the application to be complete in accordance with Government Code Sections 65941.1(e) and 65943; and

WHEREAS, the City subsequently provided technical comments to the Applicant and timely written notice to the Applicant pursuant to Government Code Section 65589.5(j)(2)(A) of those City plans, programs, policies, ordinances, standards, and requirements that the proposed Project was, or potentially was, inconsistent, not in compliance, or not in conformity with; and

WHEREAS, on April 1, 2025, the Applicant submitted revised and updated Project plans and materials to the City; and

WHEREAS, as revised, the final Project application is for a 250-unit age restricted senior housing project, associated structured parking, 585,877 combined square footage of construction, and 755 parking spaces, and incorporates a twenty percent (20%) density bonus and certain waivers of development standards that would physically preclude the Project at the proposed density pursuant to the State Density Bonus Law (Government Code section 65915); 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 meeting specified criteria are statutorily exempt from review under the California Environmental Quality Act ("CEQA"); 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, 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 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 October 20, 2025; and

WHEREAS, the Project requires approval of a Vesting Tentative Parcel Map, Site Development Permit, Precise Plan, and a Parking Use Permit; and

WHEREAS, the Project site has a General Plan Land Use Designation of Village Commercial, is within the Urban Village Specific Plan area, and has a zoning designation of Village Commercial (VC); and

WHEREAS, the Project is consistent with the Village Commercial General Plan Land Use Designation and certain use and development standards applicable to property with the Urban Village Specific Plan and the Village Commercial zoning designation; 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 January 27, 2026; 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 CEQA 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 Planning Agency hereby determines that the required findings by the City for approval of Vesting Tentative Parcel Map / Site Development Permit / Precise Plan / Parking Use Permit No. 0166-2023 have been met and made as follows:

Vesting Tentative Parcel Map

1. The proposed map is consistent with the Laguna Hills General Plan and the Urban Village Specific Plan.

   The proposed map will subdivide an existing 8.42-gross-acre site located in a master planned area that is governed by the Urban Village Specific Plan ("UVSP") and has the General Plan Village Commercial land use designation. The Village Commercial land use designation and UVSP identify professional office and high-density residential uses as appropriate for this master plan area. Additionally, the site is designated in the General Plan Housing Element as an underutilized site that could accommodate a future housing development. The proposed map subdivides the existing lot into two separate lots to accommodate the project. The proposed map furthers the intent of the Land Use and Housing Elements of the General Plan and the UVSP by facilitating a project that maintains the existing office

building on one lot and the development of a high-density, multiple-family, 250-unit senior housing project on the second lot.

2. The design and improvement of the proposed subdivision is consistent with the Laguna Hills General Plan and the Urban Village Specific Plan.

   The Village Commercial land use designation is implemented by the specific development standards and policies outlined in the UVSP. The site currently includes an existing professional office building; however, the subdivision will establish two conforming lots per General Plan land use standards and Specific Plan. The newly created Lot 1 will be the site of a new 250-unit senior housing development. The Village Commercial designation and UVSP envision offices and high density residential uses and development and incorporate design and improvement standards enables the lots to be utilized per the area's to support those types of projects. Additionally, as a designated site for multiple-family, high-density housing in the Housing Element, the design and improvement of the subdivision of land to accommodate the development of the senior housing is supported by the General Plan.

3. The site is physically suitable for the proposed type of development in that it is of a reasonable shape, size, and topography to accommodate a residential subdivision.

   The 8.42-gross-acre site is currently developed with a commercial office building and associated surface parking lot on relatively flat topography. The site is surrounded by public roads and does not share a property line with another developed property. The proposed subdivision creates a new lot within a portion of the existing surface parking lot of substantial size, utilizable shape, and flat topography which would create a viable area for high density residential development. Therefore, the site physically suitable for the proposed type of development.

4. The requirements of the California Environmental Quality Act have been satisfied.

   The proposed project qualifies for the CEQA Infill Housing Exemption per the requirements of Public Resources Code Section 21080.66, and all relevant environmental considerations including hazards, conservation, and density, among others, and have been satisfied.

5. The site is physically suitable for the proposed density of development.

   The project proposes a residential density on the Lot 1 of 60 dwelling units per acre, which is a twenty percent (20%) density increase over the maximum allowable number of dwelling units per acre for Lot 1 in the Urban Village Specific Plan, but which is permitted through the use of State Density Bonus Law (California Government Code Sections 65915 – 65918) and its associated allowances for density increases for qualifying projects. The engineering and traffic analyses prepared for the Project demonstrate that the site is physically suitable for the proposed density of development and, as conditioned, the Project will not create adverse impacts on the site.

In addition, there are sufficient remaining vehicle trips remaining in the Urban Village Specific Plan trip budget to accommodate the Project. Further, the increased water demand and sewer flows anticipated to generated by the Project were analyzed and it was determined that the Project will not have a significant impact on regional water supply capacity or regional wastewater treatment capacity and that no significant regional or local water or sewer impacts are anticipated.

6. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

   The site is currently developed with an existing commercial office building and surface parking lot and is not located near sensitive fish or wildlife habitats. The subdivision facilitates a development project and the related improvements associated with the project have been analyzed in the AB 130 checklist prepared in conjunction with the Project, as well as the Phase 1 Environmental Site Assessment Report, the Hydrology Report, Soils Report, Tree Preservation Analysis, and Water Supply and Sewer Assessment. The associated reports and analyses have determined the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

7. The design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.

   The subject property is not located on a site with potential hazardous waste per the State Department of Health Services, State Water Resources Board, and the California Waste Management Board and, therefore, associated design of the subdivision will not cause serious public health problems. Nonetheless, per AB 130, any contamination discovered on the Property must be remediated per State law before any certificates of occupancy may be issued. The proposed improvements of a new age-restricted, high-density residential structure have been reviewed for all potential hazards, and the proposed project meets all associated requirements for housing projects within 500 feet of an interstate per AB 130 requirements.

8. The design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public.

   As conditioned, the proposed subdivision and associated improvements will not conflict with any public access easements of record or acquired by court judgment. Utility easements not related to public access in conflict with the proposed project will be quitclaimed and new utility easements will be dedicated.

9. The design and improvement of the proposed subdivision is suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations.

   The site currently contains a surface parking lot which is the site of the proposed improvement of high-density residential structure and the site is large enough to accommodate the creation of two conforming lots per Urban Village Specific Plan lot area standards. Therefore, the design and improvement of the proposed subdivision is suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations of the Urban Village Specific Plan. The base density of the new residential lot is consistent with the density permitted by the Urban Village Specific Plan, and the overall density is permitted pursuant to the State Density Bonus Law. In addition, there are sufficient remaining vehicle trips remaining in the Urban Village Specific Plan trip budget to accommodate the Project.

10. The design of the subdivision, to the extent feasible, does have allowance for future passive or natural heating and cooling opportunities.

    While Lot 2 would maintain the existing office building without any modifications, the project would meet the applicable UVSP standards including setbacks and exceeds the minimum open space area required for the new development of the senior housing development. This would accommodate landscaping that can be provided throughout the site with adequate setbacks, which would provide for natural/passive cooling opportunities.

    Furthermore, the construction of the senior housing project shall be required to comply with the California Energy Commission's adopted Building Energy Efficient Standards that require the inclusion of energy conservation features in residential development, and to incorporate energy-saving design solutions to reduce energy consumption by at least 10 percent below the California Energy Code (Title 24, Part 6 of the California Code of Regulations, California Energy Efficiency Standards for Residential and Non-Residential Buildings). The proposed design of the subdivision provides for future passive or natural heating or cooling opportunities, to the extent feasible.

11. The design, density, and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs.

    The subdivision creates a new lot for high-density residential development within the City's Village Commercial General Plan Land Use Designation and the Urban Village Specific Plan, both of which promote the development of high-density residential structures. The site is identified in the Housing Element as appropriate for the development of housing to help the City meet its regional housing need. The use of an existing surface parking lot within close proximity of commercial amenities and services further promotes the stated need of enhanced pedestrian areas. The location of the site is within an area with access to existing public services and there is no evidence the

proposed density will create undue burdens on existing public services. The proposed housing units address the housing needs of the region at an appropriate scale and in a suitable area to absorb more residential density.

Site Development Permit

1. That the site design complies with standards of the development code.

   The Project complies with all the development standards outlined for properties within the Urban Village Specific Plan area, including lot area standards, building height, setback, landscape coverage, open space, and amenities standards of the Urban Village Specific Plan. Under State Density Bonus Law ("SBDL"), the project qualifies for modifications of development standards that would have the effect of physically precluding the construction of the proposed density bonus units or the requested developer's requested concession or incentive. where there is no feasible method to satisfactorily mitigate the specific adverse impact. The project incorporates the following waivers from the applicable development standards:

   a. LHMC Section 9-44.060.L (Design standards for parking facilities) requires the minimum distance from a parking stall adjacent to a wall to be 2 ft 5 in. The Project provides a distance of 1 foot between parking stalls which are adjacent to walls within the parking structure.

   b. LHMC Section 9-44.110.B (Parking Structure Design Standards) states "The edge of support structure columns shall be located a minimum of two feet and a maximum of four feet from the parking aisle and shall not be located within the area of the parking stall." The Project locates the support structure columns less than two feet from the parking aisle.

   c. LHMC Section 9-44.110.E (Parking Structure Design Standards) states "All ramps shall be provided with transition zones at the top and bottom of the ramp. Ramps with a grade of ten percent or less shall have a transition zone at least eight feet in length. Ramps with a grade of greater than ten percent shall have transition zones at least twelve (12) feet in length. The grade of transition zone shall not exceed one-half the grade of the ramp it serves." The Project does not providing any transition zones at the top or bottom of the ramps within the proposed parking structure.

   d. LHMC Table 9.44.C (Access Design for Parking Locations) requires a minimum driveway throat length of 24 ft. for residential parking structures with over 250 parking spaces and 40 ft. for commercial parking structures with over 250 parking spaces. The Project provides a driveway throat length of 10 ft. at the northeast garage entry and 29 ft. at the northwest garage entry.

2. That the site is suitable for the proposed development.

   The site is currently improved with a 120,354-square-foot, multi-story, professional office building and surface parking lot with some landscaping. The site is topographically flat and considered a corner lot with adjacent access to two roadways, and access to nearby services and amenities. Additionally, the site was studied and determined to be an underutilized site that could accommodate a future housing development. The project was analyzed for impacts to the

community, including but not limited to potential impacts to air quality, noise, traffic and circulation, soils and geology, and hydrology. The site is surrounded by public roads and does not share a property line with another developed property. Immediately north of the site is Interstate 5. Southwest of the subject property is Sofi Laguna Hills apartments, along with the Reata Apartments and the Oakbrook Village shopping center. Southeast of the subject property, across Los Alisos Boulevard, are single-family homes located along Christina Court. From a larger scale, the Projects proximity to the Saddleback Medical Center and surrounding medical offices provide nearby resources and synergy to the medical office building and senior housing development. Additionally, the Project's location is across Avenida de Carlota from the Oakbrook Village commercial center, where employees and visitors to the office building and residents of the senior housing project can easily be served by the various retail and personal services.

3. That the project is consistent with the general plan and applicable design guidelines.

   The proposed project is within the Village Commercial General Plan land use designation area, which identifies the UVSP area as a "future study area" where intensification and redevelopment were expected to occur. Both the General Plan and UVSP promote an "urban core" concept, where a variety of commercial, recreational, and high-density residential uses, work in concert to create an urban village within the master planned area of the UVSP. The General Plan 6th Cycle Housing Element (2021-2029) designates the property as an underutilized site for multiple-family, high-density housing in the Housing Element. The Project implements the General Plan vision for the UVSP by providing for the redevelopment of an 8.42-acre property with an existing professional office building with surface parking by adding a new 250-unit senior housing development to the site. The urban village concept is furthered by the Project's location, across Avenida de Carlota, and proximity to the Oakbrook Village commercial center. Employees and visitors to the office building and residents of the senior housing project can easily be served by the various retail and personal services. The proposed project conforms to the development standards, with exception the qualified waivers under SDBL, within the Urban Village Specific Plan related to residential development including varied rooflines, on-site parking hidden from view from the street, architecturally enhanced entryways that provide direct access to the street, and building massing stepped down at the corner of the site.

   The proposed Project is consistent with and help implement the following goals of the General Plan Land Use and Housing Elements:

   - Goal LU-2. Ensure development is compatible and interdependent with neighboring uses
   - Goal LU-3. Encourage infill development that involves the revitalization of property in an economically and environmentally sustainable manner.
   - Goal LU-4. Place a high priority on design, architecture, and landscaping that reflect the community's identity and gracious lifestyle.
   - Goal H-2. Facilitate the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community for all economic levels and age groups and special needs groups, such as large

families, female-headed households, the disabled, seniors, and the homeless.

- Goal H-3: Ensure that adequate housing opportunities are available to all persons in Laguna Hills without discrimination in accordance with federal and state fair housing laws.

The proposed Project is also consistent with a number of policies set forth in the General Plan, including, but not limited to the following:

- Policy LU-1.1: Encourage new mixed-use developments in the Urban Village that complement and enhance Laguna Hills' existing community character.
- Policy LU-1.2: Encourage the compatible integration of residential and service retail uses in proximity to job centers.
- Policy LU-1.3: Promote intensified and revitalized land uses in the Urban Village within traffic, parking, and transit capabilities.
- Policy M-6.1: Reduce the amount of land devoted to parking, if feasible, by integrating multiple use and creative parking solutions that still provide adequate parking for all uses.
- Policy M-6.4: Encourage parking in shared surface lots or parking structures to make the most efficient use of land.
- Policy M-6.5: Identify solutions to neighborhood- and activity-specific parking issues through implementation of a broad range of parking management tools and strategies.
- Policy H-2.1: Provide opportunities for higher density residential development, mixed use residential/commercial development, and transit-oriented development in appropriate areas of the City.

  Policy H-3.3: Encourage housing design to accommodate the special needs of the disabled, seniors, large families, single-parent households, and low-income households. Designs may include single-story units, units with three, four, or five bedrooms; on-site childcare facilities; or on-site job training facilities.

4. That the site design and structural components are appropriate for the site and function of the proposed uses.

   The site is designed for high-density residential and partially underground structured parking for residents and the adjacent commercial office building with appropriate vehicular access and circulation and enhanced pedestrian access and circulation within the site. The design of the residential building was intended to be complimentary to the existing office building while reflecting the architectural styles present within the entitlements approved in 2022 Village at Laguna Hills ("VALH") project given the proposed project's proximity to the VALH project area. Materials include Hardie Plank Lap Siding, Simulated Wood Porcelain Tile, Painted Stucco, and Concrete Finish. The massing is managed by varying the facades by utilizing balconies, roof height/pitch variation, and materials. All rooftop mechanical equipment is proposed to be screened from public view. In addition, the proposed project complies to the UVSP's design guidelines for

residential development, including roofs that incorporate pitches, ridges, rakes, ridgelines and materials that are common to the area; overhangs and insets of fenestration that is consistent with its architectural style; on-site parking that is hidden from view from the street; entryways that direct access to the street, either individually or for the entire building; entryways that are architecturally enhanced to compliment the structure; and building massing that respects the surrounding structures and step down at the corners.

Precise Plan

1. That the plan and the uses proposed are consistent with the general plan.

   The Village Commercial land use area was envisioned as a master planned area where commercial, civic, and high-density residential uses would work in concert to create an urban village within the master planned area of the UVSP. Consistent with Land Use Element Goal LU-3: “Encourage infill development that involves the revitalization of property in an economically and environmentally sustainable manner” and Mobility Element Land Use Policy M-6.1 “Reduce the amount of land devoted to parking, if feasible, by integrating multiple use and creative parking solutions that still provide adequate parking for all uses,” the Project will add a high-density, senior housing project on an underutilized parking lot. The Precise Plan for development promotes the incorporation of high-density residential structures with enhanced pedestrian areas that conveniently link commercial, residential, and civic activity areas.

2. That the proposed plan is consistent with adopted development standards for the area in which proposed.

   The proposed plan is consistent with all lot area standards, building height, setback, landscape coverage, open space, and amenities standards of the Urban Village Specific Plan, with the exception of the modifications to the development standards permitted under State Density Bonus Law. In addition, the proposed plan is consistent with all objective design standards within the Urban Village Specific Plan related to residential development including varied rooflines, on-site parking hidden from view from the street, architecturally enhanced entryways that provide direct access to the street, and building massing stepped down at the corner of the site.

3. That the plan promotes community image and enhances compatibility of uses in the plan area.

   The plan is consistent with the design and landscaping standards of the Urban Village Specific Plan and promotes an enhanced pedestrian area by its within proximity of commercial amenities and services, including adjacent high-density residential and the Village at Laguna Hills. The new senior housing development will enhance the community character and will serve to meet senior housing demands in the area. The new building and landscaping will efficiently use the underutilized space while establishing what is intended to be high-quality development at designated perimeter entry to the Urban Village Specific Plan area. Landscaping used in strategic places will help define the character of the property. Taken collectively, the architectural and landscape design features of

the Project promote community image and enhance compatibility of uses in the plan area as envisioned in the UVSP.

4. That the plan will reduce undesirable environmental consequences while improving economic needs of the area and community.

   The Project is an infill housing project that enhances community character, supports increased transit use, and promotes a more walkable environment within its portion of the UVSP. The Plan implements General Plan and UVSP policies for the area and will reduce undesirable environmental consequences by removing an existing asphalt parking lot thereby reducing runoff and associated heat-island effects of asphalt parking lots and replacing it with age-restricted residential units of various sizes within close proximity to medical services and associated amenities. The proposed residential development provides more housing options for seniors in an area that contains a variety of services within walking distance. All new development will be required to comply with updated building codes and standards that will improve energy and water use efficiency.

5. That the plan is sufficiently detailed to ensure design values and controls needed to achieve a balance and integration of uses.

   The site plan and associated architectural plans provide sufficient detail of the site design in terms of pedestrian and vehicle access between both buildings and the shared parking between both uses. The plans also provide sufficient detail on materials proposed for the new residential building and landscaping to integrate the uses into the Urban Village Specific Plan area.

Joint Parking Use Permit

1. That the proposed joint parking use permit is consistent with the intent and purpose of the development code.

   The Joint Use Parking Plan proposes to share a portion of new parking spaces within the residential parking structure between the residential use and the commercial office use while also retaining existing surface parking spaces dedicated to the commercial office use. The existing 120,354-square-foot commercial office building is proposed to split its floor area between 80 percent “Medical/Dental Office” and 20 percent “Low Intensity Medical Office” and utilize the existing 211 surface parking spaces and share 713 spaces within the structure while 250 parking spaces within the structure are reserved for residents per the Laguna Hills Municipal Code (LHMC) standard of 1 space per unit for senior housing units. The uses proposed are permitted per Title 9 (Zoning and Subdivisions) of the Laguna Hills Municipal Code and the associated Joint Use Parking Plan proposes to share parking between the residential and commercial use and the parking demand will be monitored via the requirements of LHMC Section 9.44.070. Therefore, the proposed parking use permit is consistent with the intent and purpose of the development code.

2. That the joint parking use permit provides a reasonable and enforceable means for all uses to share parking facilities.

   The Joint Use Parking Plan requires the property owner to provide written verification from the tenants and property owner acknowledging acceptance and compliance with the requirements of plan; provide notice of the Joint Use Parking

Plan to all future property owners, tenants, and other uses; provide a means to amend the agreement to include future users/tenants or changes based upon participant modifications to uses; provide a site plan showing all parking spaces, building square footage and tenant spaces within the complex or area participating; and provide a joint use parking matrix with all relevant monitoring information including the hourly parking demand for all tenants on weekdays, Saturdays, Sundays, and a comparison between hourly parking demand and the parking supply to show that the demand will not exceed parking supply. Therefore, the joint parking use permit provides a reasonable and enforceable means for all uses to share parking facilities.

3. That the requirement for parking established by the joint parking use permit shall assure that parking demands for the participating uses are continually met.

   The parking shall be monitored by the property owner via the requirements of the Joint Use Parking Plan specifically by providing documentation of including the hourly parking demand for all tenants on weekdays, Saturdays, Sundays, and a comparison between hourly parking demand and the parking supply to show that the demand will not exceed parking supply. In addition, a condition has been added which requires the applicant to provide an updated Joint Use Parking Plan which reevaluates parking demands based on the medical office building tenants at the discretion of the Community Development Director. Furthermore, the approved plan shall be binding upon the applicant, tenants and property owners within the project location and a covenant agreement, approved by the City Attorney, shall be recorded establishing and maintaining in perpetuity the approved joint parking program.

4. All the findings in support of a conditional use permit can be made.

   a. *That the proposed use is consistent with the general plan.*

      The uses (commercial office and multi-family residential) supported by the joint use parking plan are consistent with the vision of the Village Commercial Land Use Designation and, therefore, are consistent with the General Plan. The General Plan encourages shared parking to make the most efficient use of available land and reducing the amount of land devoted to parking by integrating multiple uses and creative parking solutions that still provide adequate parking for all uses. The General Plan also promotes the use of innovative parking solutions to avoid excessive parking requirements in areas that are considered highly walkable and adequately served by transit. areas that are highly walkable and well served by transit. The joint use parking plan, prepared by RK Engineering, demonstrates that adequate parking will be provided for the professional office and residential uses onsite. Supplementary to the shared parking facilities, the reduction of parking for the Project is mitigated with the lower demand of parking needed for senior housing projects. To assist with transportation needs, the City of Laguna Hills' Senior Dial-A-Taxi Program is funded by OCTA (SMP and M2 Funds) and is designed to provide door-to-door taxi service to eligible Laguna Hills residents over the age of 60.

   b. *That the nature, condition and development of adjacent uses, buildings and structures have been considered and the proposed conditional use will not*

adversely effect or be materially detrimental to the adjacent uses, buildings, or structures.

The surrounding uses include single-family residential, multi-family residential, mixed-use residential, and commercial retail uses. The professional office use is an existing use that will be maintained with minimal operational changes. The new multi-family residential use is appropriate for and consistent with other uses in the immediate area. The sharing of parking facilities shall be an integrated operation between the two uses, and the joint parking plan was designed to supplement and enhance the two uses in the Project. The joint use parking plan demonstrates that the proposed site can accommodate enough parking to serve the existing and proposed uses on the subject site without adversely affecting or being materially detrimental to the adjacent uses, buildings, or structures.

c. *That 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 proposed site meets all minimum lot area requirements of the Urban Village Specific Plan and the site plan integrates both uses with adequate vehicle and pedestrian circulation. A reduction in the amount of parking provided onsite for the medical office building and senior housing development is offset with the sharing of unreserved/guest spaces onsite.

d. *That all required development standards prescribed by this code can be achieved.*

A total of 960 spaces will be provide for the entire Project. Lot 1 provides 752 spaces within a 4-level parking structure. On Lot 2, 211 surface level parking spaces are provided for the office tenants and visitors. The 250-unit senior housing development requires a total of 377 parking spaces. Of the 377 parking spaces, 250 parking spaces will be reserved for resident use and 127 spaces will be unreserved spaces for visitors. As a part of the joint use parking plan, the Project will convert the existing office building to full occupancy by medical office tenants. Per the Laguna Hills Municipal Code Section 9-44.050, the medical building requires 727 parking spaces. The remaining 583 parking spaces are available to the medical office building. The remaining 127 parking spaces will be shared use between residential guests and medical office patrons. Therefore, all required development standards prescribed by the Development Code can be achieved.

e. *That 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.*

The conditions and limitations imposed on the parking use permit, including but not limited to Condition No. 102 are intended to maintain the continued operations and functionality of the joint use parking plan to ensure compatibility with adjacent or abutting uses and the preservation of the public peace, safety, and welfare.

SECTION 5. Pursuant to California Government Code Section 65863, the Planning Agency finds that, although the proposed project will result in fewer lower income units

than were assumed for the project site in the Housing Element, the remaining sites identified in the Housing Element will are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Section 65584, based on the following:

1. The project site is identified in the City's certified Housing Element as having a realistic capacity to accommodate 236 lower income units. The proposed project includes 250 above moderate-income units and no lower income units. Nonetheless, there is an adequate surplus of lower income units on sites identified in the Housing Element to accommodate the City's remaining lower income RHNA.

2. At the time the Housing Element was prepared and adopted, the City's RHNA was calculated to be 1,985 units, consisting of 921 lower-income units, 354 moderate-income units, and 710 above moderate-income units. The sites identified in the certified Housing Element and anticipated ADUs were determined adequate to accommodate a total of 3,061 units, including 619 more units than the City's unmet RHNA in the lower income category, 51 more units than the City's unmet RHNA for the moderate-income category, and 406 more units than the City's unmet RHNA for the above-moderate income category. Overall, the sites identified in the adopted Housing Element and anticipated ADUs reflected a total capacity surplus of 1,076 units.

3. Since the beginning of the 6th RHNA cycle, the City has approved or permitted 18 lower-income apartment units, 162 above moderate-income apartment units, 11 lower income ADUs, and 16 above-moderate income ADUs.

4. After accounting for permitted and entitled units since the beginning of the 6th RHNA cycle, and the 250 units in the proposed project, the City's total remaining capacity surplus in excess of its RHNA would be 402 lower-income units. Due to this surplus, the overall residential capacity on sites identified in the Housing Element would still be sufficient to accommodate the City's total remaining unmet RHNA for each income category if the proposed project is approved.

5. This finding demonstrates the remaining sites in the inventory are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the remaining share of the regional housing need pursuant to Section 65584. This finding includes a quantification of the remaining unmet need for the City's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

SECTION 6. In addition to the foregoing, the facts and findings set forth in the staff report made a part of the record of the public hearing are hereby incorporated herein by this reference.

SECTION 7. Based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve VTPM/SDP/PP/PUP No. 0166-2023, 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, Matthew Haugen, on behalf of BSP Oakbrook, 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 VTPM/SDP/PP/PUP No. 0166-2023 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 Vesting Tentative Parcel Map, Site Development Permit, Precise Plan, and ParkingUse 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 January 27, 2026, 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 subdivision of and improvements to be constructed on the Applicant's property, consisting of an approximately 8.42-acre parcel located at 24422 Avenida De La Carlota (APN 620-492-04) (the "Subject Property) 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 VTPM/SDP/PP/PUP No. 0166-2023, 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 on the date the application was deemed complete pursuant to subdivision (h)(5) of Government Code section 65589.5. 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:

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.

13. A final Parcel Map shall be recorded within two (2) years of January 27, 2026 that is in substantial conformance with the Vesting Tentative Parcel Map, unless the Applicant has filed a request for extension consistent with the provisions of City requirements and the California Subdivision Map Act.

14. The Applicant shall prepare a final Parcel Map in accordance with the City, County, and State requirements and standards. The Applicant shall submit the final Parcel Map for plan check to both the City Engineer and County Surveyor and pay all applicable plan check fees to both agencies. The Applicant shall submit a current title report, supporting documents, and traverse closure calculations for plan check. Following recordation of the final Parcel Map, the Applicant shall provide the City with a duplicate Mylar of the recorded document.

15. Any map shall be prepared in conformance with the State's Subdivision Map Act, the County's map processing manual, the City's municipal code, and as

determined and approved by the City Engineer, which may require the posting of security instruments guaranteeing the construction of future improvements. The Applicant shall submit a current title report, supporting documents, and traverse closure calculations for plan check. Following recordation of the map, the Applicant shall provide the City with a duplicate Mylar of the recorded document.

16. After the final Parcel Map has been recorded by the County Clerk's Office, the Applicant shall provide the City with a duplicate mylar and scanned TIFF files of all maps.

17. Prior to the commencement of map checking, a deposit shall be posted for map check fees. Map check fees will be based on time and materials to be invoiced at the completion of the map check process. All map check fees shall be paid in full before the map will be sent to City Council for approval.

18. Prior to the issuance of Certificate of Use and Occupancy, all survey monumentation shall be placed by a California Licensed Land Surveyor as required by and shown on the map.

PLANNING DIVISION

19. 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.

20. No permanent overhead utilities shall be installed.

21. 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.

22. 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, 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.

23. 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, 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.

24. 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.

25. 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 and the Urban Village Specific Plan. Signage within the parking structure shall be included as part of the Master Sign Program for the property.

26. 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, and the Urban Village Specific Plan. The Applicant shall not use or display any prohibited signs listed in LHMC Section 9-42.260.

27. 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). 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.

28. 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 any non-residential uses such as, but not limited to any medical or healthcare-related services, including but not limited to assisted living services, skilled nursing care, or any form of medical treatment. The provision of any form of medical services, or the conversion of any portion of the complex to an assisted living facility or other healthcare-related use shall require separate application and approval of a Change Plan, Conditional Use Permit (CUP), or other appropriate permit or approval in accordance with the Laguna Hills Municipal Code.

29. Prior to issuance of a grading permit, the 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.

30. Prior to issuance of a building permit, Applicant shall submit requisite contribution to the City's Public Art In-Lieu Fund. The contribution amount shall be established using the Public Art Value Formula described in Section V (pg. 39) of the Urban Village Specific Plan and shall be one-half percent (0.5%) of the total aggregate construction costs of the Project, which will be based on the valuation as determined by the City's Community Development Director and indicated on the building applications submitted in order to obtain permits for construction of the Project components. As part of the submission, the Applicant shall provide a separate document displaying the formula and how they established the contribution amount.

BUILDING DIVISION

31. The Applicant shall be responsible for ensuring all applicable building permits are obtained for any activity requiring a permit. Construction shall comply with the 2022 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.

32. 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.

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

34. 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.

35. 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.

36. 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.

37. 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.

38. 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.

39. 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).

40. 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)

41. 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.

42. 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

43. 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

44. 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.

45. 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

46. 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

47. 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.

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

49. 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.

50. 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.

51. 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.

52. 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.

53. 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.

54. 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.

55. 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.

56. 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

57. 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.

58. 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.

59. 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.

60. 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.

61. 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.

62. 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.

63. 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

64. 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.

65. 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.

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

67. 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.

68. 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.

69. 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.

70. 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.

71. 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.

72. 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.

73. 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.

74. 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.

75. 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.

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

PUBLIC WORKS DRAINAGE AND HYDROLOGY CONDITIONS

76. 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.

77. 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.

78. 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.

79. 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

80. 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.

81. 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.

82. 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

83. 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

84. 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.

85. 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.

86. 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.

87. 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.

88. 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.

89. 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.).

90. 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.

91. 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.

92. 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

93. 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.

94. Any above ground utility cabinets shall be placed on private property and an easement dedicated to the appropriate utility company (if required).

95. No above ground utility structures, cabinets, pipes, or valves shall be constructed within the public right-of-way.

PUBLIC WORKS LANDSCAPING-RELATED CONDITIONS

96. 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.

97. 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

98. Prior to the issuance of a certificate of occupancy, the applicant shall post a traffic signal improvement bond in a form deemed acceptable to the Public Works Director in the amount of $300,000 to be held for a period of five years. The traffic signal improvement bond is required to guarantee the future construction of a traffic signal because the traffic impact analysis conducted by RK Engineering on behalf of the applicant identified that the main driveway traffic ingress and egress met the Manual of Uniform Traffic Control Devices

warrant analysis for the construction of a traffic signal. However, the requirement to construct a traffic signal at the entrance is suspended due to the main entrance being in close proximity to the existing Avenida de la Carlota/Oakbrook Village and Avenida de la Carlota/Los Alisos Boulevard traffic signals. The applicant has identified that the traffic signal operations at the other nearby signalized intersections will break up platoons of vehicles (traffic) on Avenida de la Carlota so as to allow ingress and egress of vehicles from the project. However, within one year of the issuance of a certificate of occupancy, the applicant shall conduct another traffic impact assessment in consultation with and approved by the City Engineer to confirm these assumptions and to determine if the construction of a traffic signal at the main entrance is warranted. The determination if a traffic signal is warranted shall be solely determined by the City Engineer. If a traffic signal is warranted, the applicant shall provide final design plans for all traffic signal, communication, and signing and striping improvements. The traffic signal system shall meet all current City specifications and CAMUTCD & Caltrans standards, including but not limited to, traffic signal cabinet, traffic signal controller, battery back-up system, pedestrian push button system, emergency vehicle pre-emption system, CCTV camera, and vehicle detection system. The traffic signal shall be integrated into the City's communication network. A field study shall be conducted to determine the optimal communication design, which could include underground fiber cable, wireless antennas, or a combination of both. The communication plan shall be subject to review and approval by the City Engineer. The applicant is advised that there will be additional plan check and inspection fees and an Encroachment Bond shall be posted in an amount determined by the City Engineer for the Traffic Signal installation and related equipment.

99. 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.

100. Prior to the issuance of a grading permit, the Applicant shall provide a construction management plan that demonstrates how existing tenants in the existing office building at 24422 Avenida De La Carlota during project construction will maintain access to adequate parking and parking lot circulation in addition to vehicle and pedestrian access. The plan shall ensure the proposed 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.

JOINT USE PARKING PLAN

101. Property owners and tenants shall provide written verification acknowledging compliance with the joint use plan. This joint-use parking plan will require a clause in all lease agreements that informs all future tenants about the joint-use parking plan and their obligations under it.

102. The Community Development Director will be notified of any proposed changes to the joint-use parking plan. This notification shall include detailed information about the new tenants or changes in uses, along with the impact on parking demand and supply. The Community Development Director will review and approve the amendments.

103. The Applicant shall provide an updated joint-use parking plan that includes site plan layouts for the various floor levels of the proposed medical office building, once tenants and senior housing operator are confirmed.

104. The professional office building shall be permitted to establish full tenancy of the office building with medical and dental offices and “low intensity” medical office uses as parked at the following ratios defined in the Table 9-44.A of the LHMC.

    a. Medical and Dental Offices (not to exceed 96,600 square feet): 1 stall/150 square feet of gross floor area.
    b. “Low Intensity” Medical Offices (chiropractic, acupuncture, optometry, physical therapy, and psychotherapy offices):1 stall/300 square feet of gross floor area.

105. At full tenant occupancy of the office building and/or upon request by the Community Development Director, the Applicant shall provide an updated tenant roster for the office building to ensure conformance to the joint use parking plan. If onsite parking is found to be inadequate for any reason, including, receipt of substantiated complaints directly related to the Applicant's operations, the Community Development Director may require, in his or her sole discretion, that the Applicant reevaluates the parking demands from the office building and submit an updated Joint Use Parking Plan to mitigate said adverse impacts, subject to the review and approval by the Community Development Director. The Community Development Director shall have the discretion to bring the Parking Use Permit back to consider additional improvements and protective measures, additional conditions, and amended conditions.

106. Prior to the issuance of a building permit, the applicant shall record a Covenant Agreement signed by the City which establishes and maintains the approved joint parking use plan in perpetuity.

CONSTRUCTION ACCESS

107. 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.

108. 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.

109. 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.

110. 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.

COVENANT AGREEMENT

111. The approved Project consists of two separate parcels containing a residential, age-restricted senior apartment complex with structured parking and a medical office building, which share access and parking, and includes approval of a precise plan of development covering both parcels in accordance with the requirements of the Urban Village Specific Plan. Accordingly, prior to issuance of a certificate of use and occupancy, the then current property owner(s) of any portion of the Subject Property shall enter into and record a Covenant Agreement or Agreements (or other appropriate document acceptable to the City) with the City in a form approved by the City Attorney and City Manager. The City Manager shall be authorized to execute the Covenant Agreement(s) on behalf of the City. Evidence of the recordation of the agreement shall be provided to the City prior to the issuance of any certificate of occupancy. The Applicant shall provide City with a current title report and/or other evidence satisfactory to the City evidencing title ownership of any portion of the Subject Property at the time of recordation of the Covenant Agreement. The Applicant shall reimburse the City for all legal costs incurred by the City associated with implementation of and/or compliance with this condition.

At a minimum, the Covenant Agreement(s) shall:

a. Run with the land and be binding upon all current and future owners and tenants of any portion the Subject Property and their respective heirs, successors, and assignees;
b. Limit occupancy of all units in the residential apartment building to qualified residents and qualified permanent residents, as defined in Sections 51.3 and 51.11 of the Civil Code;

c. Evidence and provide record notice of the approved precise plan for development of all portions of the Subject Property as depicted on the plans and specifications submitted to the City in conjunction with this Permit;
d. Require all portions of the Subject Property to be developed, used, and maintained in a manner consistent with this Permit, as it may be amended from time to time, and the pertinent specifications and standards contained in these Conditions of Approval, the UVSP, and the City's Development Code;
e. Provide for, or reference and incorporate, all current or future reciprocal access and parking easements between and amongst the various parcels on the Subject Property that are necessary to implement this Permit, including all fire lanes as required by the Orange County Fire Authority (OCFA);
f. Memorialize, implement, and require compliance with the Joint Use Parking Plan approved by the City;
g. Establish maintenance standards acceptable to the City for all exterior Project components and areas of the Subject Property and adjacent portions of the right-of-way which Applicant is required to maintain pursuant to these Conditions, including, but not limited to, vehicular, bicycle and pedestrian facilities, parkways, parking facilities, open spaces, landscape areas, furniture and shade structures, signage, utilities, sanitary sewer facilities, and storm water drainage devices, and provide for the allocation of responsibility for maintenance of such components and areas in compliance with such standards and the funding thereof;
h. Include provisions identifying an entity or entities responsible for ongoing implementation and funding of the Operations and Maintenance (O&M) Plan associated with the Water Quality Management Plan (WQMP) for the Project and compliance with the LHMC Chapter 5-36 and other applicable National Pollutant Discharge Elimination System (NPDES) regulations;
i. Provide that the Covenant Agreement may not be substantively amended or terminated without prior written City approval;
j. Provide that the City may, but shall not be obligated to, enforce the provisions of the Covenant Agreement; and
k. Address and assign responsibility for compliance with Covenant Agreement should portions of the Subject Property be, or in the future come, under separate ownership.

<u>PROTECTION OF TRIBAL CULTURAL RESOURCES: GABRIELENO BAND OF MISSION INDIANS – KIZH NATION</u>

112. The Applicant shall retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor shall be retained prior to the commencement of any “ground-disturbing activity” for the

subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

113. A copy of the executed monitoring agreement shall be submitted to the City prior to the earlier of the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.

114. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the project applicant/lCity upon written request to the Tribe.

115. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact for the project applicant/City 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 Kizh to the project applicant/City that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

116. 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 Kizh monitor and/or Kizh archaeologist. The Kizh will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, in the Tribe’s sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural and/or historic purposes.

117. Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects:

    a. Native American human remains are defined in PRC 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.

b. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
c. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
e. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

PROTECTION OF TRIBAL CULTURAL RESOURCES: GABRIELENO BAND OF MISSION INDIANS – JUANEÑO BAND OF MISSION INDIANS, ACJACHEMEN NATION- BELARDES

118. The Project applicant shall retain a Native American Monitor from or approved by the Juaneño Band of Mission Indians, Acjachemen Nation-Belardes. The monitor shall be retained prior to the commencement of any ground-disturbing activity for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

119. A copy of the executed monitoring agreement shall be submitted to the City prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence ground disturbing activity.

120. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered tribal cultural resources (TCRs), including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Project applicant upon written request to the Tribe.

121. On-site tribal monitoring shall conclude upon the latter of the following (1)

written confirmation to the Tribe or Tribal monitoring agency from a designated point of contact for the Project applicant that all ground-disturbing activities and phases that may involve the Project are complete; or (2) a determination and written notification by the Tribe or Tribal monitoring agency to the Director of Community Development, or designee that no future, planned construction activity and/or development/construction phase at the Project site possesses the potential to impact TCRs.

122. Upon discovery of any tribal cultural resources (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 Monitor. The Tribe or Tribal monitoring agency will recover and retain all discovered TCRs in the form and/or manner the Tribe deems appropriate, In the Tribe's sole discretion, and for any purpose the Tribe deems appropriate, including for educational, cultural, and/or historic purpose.

123. Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects:

    a. Native American human remains are defined in PRC 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.
    b. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.
    c. Human remains and grave/burial goods shall be treated alike per California Public Resources Code section 5097.98(d)(1) and (2).
    d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods.
    e. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.

<u>HAZARDOUS SUBSTANCES</u>

124. The Applicant and Project shall be subject to the following required Conditions pursuant to subdivision (c)(1) 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.

FREEWAY PROXIMITY MEASURES

125. The Project is located within 500 feet of a freeway; therefore, the Applicant and Project shall be subject to the following required Conditions pursuant to subdivision (c)(2) of Section 21080.66 of the Public Resources Code:

a. The building shall have a centralized heating, ventilation, and air-conditioning system.

b. The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.

c. The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.

d. The air filtration media shall be replaced at the manufacturer’s designated interval.

e. The building shall not have any balconies facing the freeway.

PASSED, APPROVED, AND ADOPTED this 27th day of January, 2026.

_____
DON CASKEY, 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 27th day of January, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
JENNIFER LEE, CITY CLERK

EXHIBIT A

OCFA Service Request SR# 535805
December 22, 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: ~~02/15/2024~~ Page 1 of 1
12/22/25 **2nd Review**

To: Jay Wuu
City of Laguna Hills

From: Ben Ver Burg, Fire Prevention Analyst

Subject: City Reference
OCFA Service Request SR #535805

Oakbrook Plaza
24422 Avenida De La Carlota
Laguna Hills

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) 573-6110, benverburg@ocfa.org.

1. Provide a Water Availability Form signed by the local water purveyor to show the results of a recent flow test (within 6 months) near the project site. The available water must meet or exceed the required fire flow of the most demanding structure. The test shall be completed at the fire hydrants nearest to the job site, on the side where water service will be provided. The flow test results provided are for a location too far north.
    a. Both the provided water availability forms show that the local water network does not have enough water to build a building of this size and construction type. See the water demand needs on page 27 of the OCFA Guideline B-01 (https://storageocfaprod001.blob.core.windows.net/blobocfaprod01/2025/06/B-01-Fire-Master-Plan-2023-1.pdf)
2. Provide a traffic analysis from the local traffic engineer's office or public works department to show the average daily trip (ADT) count for the surrounding roads being proposed for fire department access and laddering to the building.
3. Due to the building construction type, provide approved ladder pads per adopted OCFA Guideline B-01 for all rescue windows up to the third floor.
4. Provide emergency access easement agreements, recorded with the city, for the shared access fire lane road between the proposed building and the existing building.
5. Provide occupant load calculation for roof deck area and second exit as needed.
6. Provide existing and proposed fire hydrant locations according to OCFA guideline B-01.

   a. The building size and construction type requires 4 hydrants for the project. No hydrants have on the east or south building interfaces have been provided for hose lay and hose pull water supply.

7. Provide the roof layout. Is the roof line contiguous to be walked by firefighters? Also show which stairwells access the rooftop.
8. Provide the code justification for the two levels above grade plane for parking in a type IA construction with 4 levels of R2 occupancy with construction type VA above, per CBC section 510.4.

EXHIBIT B

Geotechnical Report

Geotechnical Investigation,
Proposed 7- to 8-Story Residential Development,
24422 Avenida De La Carlota,
Laguna Hills, California

Prepared for

BUCHANAN STREET PARTNERS, LP.

June 29, 2023

GMU Project No. 23-008-00

23241 Arroyo Vista
Rancho Santa Margarita | CA 92688
949.888.6513 | FX: 949.888.1380 | www.gmugeo.com

June 29, 2023

Mr. Matthew Haugen
Buchanan Street Partners, LP.
3501 Jamboree Road, Suite 4200
Newport Beach, CA 92660

PROJECT: 23-008-00

SUBJECT: Geotechnical Investigation, Proposed 7- to 8-Story Residential Development, 24422 Avenida De La Carlota, Laguna Hills, California.

Dear Mr. Haugen:

GMU is pleased to present this geotechnical report for the subject project, which summarizes our subsurface exploration, accumulated data, conclusions, and recommendations.

Please note that this report has not been prepared for the use by other parties or projects other than those named or described herein. This report may not contain sufficient information for other parties or other purposes.

We appreciate the opportunity to work on this project. Please do not hesitate to contact the undersigned if you have any questions regarding any aspect of this report.

Respectfully submitted,

David Hansen, M.Sc., PE, GE 3056
Associate Geotechnical Engineer

DISTRIBUTION:

Addressee: (electronic copy)

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INTRODUCTION

PURPOSE

This report presents the results of our geotechnical investigation for the 7- to 8-story residential building proposed to the north of the intersection of Avenida De La Carlota and Los Alisos Boulevard at 24422 Avenida De La Carlota within the City of Laguna Hills, California. The purpose of this report is to provide a review of the preliminary architectural plans and grading plans, summarize the results of our geotechnical investigation, and then provide geotechnical recommendations pertaining to site grading and remedial grading and for the design and construction of the proposed residential structure and other associated site improvements. The scope of our services to prepare this report is outlined in the following section.

SCOPE

1. Reviewed the reference (1) architectural plans and reference (2) conceptual grading plan for the subject site.

2. Reviewed background information pertaining to the site including published and unpublished regional geologic maps and literature and seismic hazard maps and reports.

3. Performed a site visit to plot and mark the locations of five exploratory drill holes. Coordinated with Underground Services Alert (USA) to determine the location of existing utilities and provide advance notification of subsurface drilling locations. Coordinated with client and subconsultants to set up the site exploration.

4. Conducted a subsurface exploration program that consisted of the advancement of five (5) exploratory drill holes using a hollow-stem auger drill rig to depths of 31.5 to 51 feet below the existing ground surfaces to determine site-specific subsurface geologic and groundwater or seepage conditions. The drill holes were logged by a geologist and soil and bedrock samples were collected for laboratory testing.

5. Performed laboratory testing on bulk and undisturbed samples of soil and bedrock that were collected during our subsurface exploration. Laboratory testing included in-place moisture content and dry density, maximum density and optimum moisture content, particle-size analysis (soil gradation), Atterberg Limits, expansion index, determination of consolidation and shear strength characteristics, and chemical analysis to determine corrosion potential.

6. Interpreted and evaluated field conditions and laboratory data.

7. Performed geotechnical engineering analyses using the field and laboratory data in conjunction with the conceptual grading plans. The analysis addressed site seismicity, foundation design and anticipated settlement, and exterior flatwork and pavement design.

8. Prepared this report which summarizes the results of our research, subsurface exploration, field and laboratory testing, analyses, and conclusions, and provides recommendations regarding:

    - Site preparation, remedial excavation, and precise grading requirements.
    - Acceptability of the site soils for use as fill and backfill.
    - Site seismicity and seismic design parameters.
    - Foundation design, including types, depths, and bearing values.
    - Anticipated settlement of the structure.
    - Lateral earth pressures for retaining/basement wall design.
    - Temporary slope requirements.
    - Design parameters for exterior improvements.
    - Corrosion potential of onsite soil and bedrock materials.
    - Exterior concrete pavement design.
    - Installation of underground utilities.

SITE LOCATION AND DESCRIPTION

The subject site currently consists of a paved parking lot that is located north of the intersection of Avenida De La Carlota and Los Alisos Boulevard within the City of Laguna Hills, California. The general location of the subject site with respect to nearby roadways is shown on Plate 1 – Location Map.

The site has been previously graded into a relatively flat parking lot that slopes towards the west at a sheet flow gradient of approximately 2 percent. Elevations within the parking lot range from approximately 372 to 380 feet above mean sea level. The parking lot is bordered on the north by an existing office building, on the southwest by an approximately 5- to 8-foot-high slope that descends to Avenida De La Carlota at a slope ratio of 2:1, horizontal to vertical, and on the southeast by an approximately 2- to 12-foot-high slope that both descends and ascends to Los Alisos Boulevard at a slope ratio of 2:1, horizontal to vertical.

The parking lot has occasional medians or planter areas that contain groundcover, shrubs and trees. The adjacent slopes to the west and southeast are also covered by groundcover, shrubs and trees and do not show any signs of erosion or slumping.

Other improvements within the site include concrete walkways and patios along the front of the existing office building, concrete curbs around the perimeter of the parking lot and around the medians and planter areas, and concrete swales or ribbon gutters throughout the parking lot. It is also expected that underground utility lines and irrigation lines run through the parking lot.

Just outside of the property lines along the southwest and southeast sides of the site, there are concrete sidewalks adjacent to Avenida De La Carlota and Los Alisos Boulevard along with underground utility line vault boxes and stub-outs.

PROPOSED IMPROVEMENTS

Based on the reference (1) architectural plans and reference (2) conceptual grading plans, it is proposed to construct a 7- to 8-story residential building that will consist of four levels of residential units (Levels 4 through 7) underlain by 3 levels of above-ground parking (Parking Levels P1 through P3) within the subject site. The southwest side of the building will be underlain by a subterranean level of parking (Parking Level B1). The parking levels will also have maintenance and storage rooms, a leasing office, and trash rooms. Level 4 will include a podium with a pool and courtyard. Levels 5 through 7 will have an interior area that is open to the pool and courtyard below.

Retaining walls on the order of 10 feet in height will be required around the perimeter of the underground parking level. It is expected that the structure will be of combined concrete, steel, and wood construction. Structural loads are not available at this time but are expected to be on the order of 300 to 400 kips for column loads and 6 to 15 kips/ft. for wall loads. Once the actual building loads are known, we should be provided with this information so that we may provide revised or alternative recommendations, if necessary.

Exterior improvements will be limited to re-aligning the existing paved driveways and parking stalls along the north and northeast sides of the new building. In addition, new hardscape features (concrete walkways and patios) will be constructed around the perimeter of the new building along with new landscape and planter areas.

According to the conceptual grading plans, the subterranean parking level will have a finish floor elevation of 364.5 feet above mean sea level while parking level P1 will have a finish floor elevation of 374.5 feet above mean sea level. These two parking levels will underly the entire structure. Based on these proposed grades, cuts of approximately 8 to 12 feet will be required to reach proposed grades within the subterranean parking area while fills of only 1 to 2 feet and cuts of up to 5 feet will be required within the parking level P1 area and the adjacent landscape and hardscape areas. Existing ground elevations and proposed grades are shown on the enclosed Geologic Map - Plate 2, which uses the conceptual grading plan as a base map, and on the enclosed Geologic Sections 1-1’ through 3-3' - Plates 3.0 through 3.2.

The proposed cuts within the site can be made by laying back the sidewalls of the excavation in accordance with the recommendations of this report; therefore, shoring will not be required.

SUBSURFACE EXPLORATION

Our subsurface exploration consisted of the advancement of five exploratory drill holes (DH-1 through DH-5) to depths of 31.5 to 51 feet below the existing ground surfaces using a hollow-stem auger drill rig to confirm existing subsurface geologic and groundwater or seepage conditions. The drill holes were logged by a geologist and soil and bedrock samples were collected for laboratory testing. The approximate locations of the drill holes are shown on the attached Geotechnical Map, Plate 2, which uses the conceptual grading plan as a base map. The logs of the drill holes are presented in Appendix A.

LABORATORY TESTING

Laboratory testing for the subject investigation was performed to determine soil and bedrock engineering classifications and properties. Laboratory testing included the following: in-place moisture and dry density, maximum dry density and optimum moisture content, particle size analysis, compaction testing, expansion index, direct shear, consolidation, R-value, and chemical analysis of corrosion potential. Laboratory procedures and test results are presented in our Appendix B – GMU Geotechnical Laboratory Procedures and Test Results. Pertinent laboratory test data is also shown in our drill hole logs.

GEOLOGIC FINDINGS

REGIONAL GEOLOGIC SETTING

The site is located at the southeastern edge of the Tustin Plain section of the Peninsular Range Province where the plain meets the rolling hills of the San Joaquin Hills. Geologic units within the area of the subject property are composed primarily of Holocene and Pleistocene-age slopewash/colluvial materials, non-marine terrace deposits, and bedrock materials of the Niguel Formation.

LOCAL GEOLOGY AND SUBSURFACE SOIL CONDITIONS

Based on our subsurface exploration, the subject site is underlain by approximately 4 to 12 feet of compacted fill that overlies both native slopewash/colluvial materials and bedrock materials of the Niguel Formation. The non-marine terrace deposits were not encountered. The fill materials

within the northwesterly and northeasterly portions of the site are underlain directly by the Niguel Formation bedrock while the fill materials within the southern portion of the site are underlain by approximately 6.5 to 10 feet of in-place native slopewash/colluvial materials and then the bedrock materials. The existing fill depths and geologic units within the site are shown in plan view on the attached Geotechnical Map, Plate 2 while the subsurface geologic conditions are shown in profile on Plates 3.0 through 3.2 – Sections 1-1' through 3-3'. The map and sections were compiled using the geologic information from our recent subsurface exploration.

Detailed descriptions of the soil and bedrock materials within the site are described in the following sections.

Artificial Fill (Qaf)

Artificial fill materials were encountered to depths of 4 to 12 feet below the existing ground surfaces within our drill holes DH-1 through DH-5. These fill materials were likely placed during the previous grading to create the existing parking lot and the building pad of the adjacent office building. These fill materials were likely derived from the both the native slopewash/colluvial materials and from the bedrock materials and consist of interlayered sandy clays (CL), sandy to clayey silts (ML), and clayey sands (SC) that were observed to be olive to olive gray to brown, damp to moist, and firm to stiff or medium dense with occasional minor gravel.

Slopewash/Colluvial Materials (Qsw/Qcol)

Slopewash/Colluvial materials were encountered below the artificial fill materials within drill holes DH-2, DH-4 and DH-5 at depths of 5 to 12 feet below the existing ground surfaces. These materials consist of fine grained, sandy silts (ML) and sandy to silty clays (CL) that were observed to be damp to moist and firm but with some organics and porosity.

Niguel Formation Bedrock Materials (Tn)

Bedrock of the Niguel Formation lies below the fill materials within the northwest and northeast portions of the site and below the colluvial materials within the south portion of the site. The Niguel Formation bedrock was observed to consist of a damp to moist to very moist, moderately hard to hard, fine to medium grained sandy siltstones and clayey siltstones.

Local Geologic Structure

The bedrock materials of the Niguel Formation are thickly bedded to massive and without any discernible bedding or planes of weakness.

GROUNDWATER AND SEEPAGE

No static groundwater was encountered within our drill holes at least to the maximum depth explored (51 feet); however, some seepage was encountered within drill holes DH-3, DH-4 and DH-5 at depths of 30 to 31 feet below the existing ground surface.

Note that the above groundwater and seepage observations reflect the conditions present during our recent subsurface exploration but are not intended to be a representation or guarantee of groundwater conditions which may exist or occur in the future. Future groundwater conditions are dependent on numerous other factors such as rainfall, irrigation, drainage, utilities, owner improvements, maintenance, etc.

Groundwater or seepage may occur within the site in the future in two general forms:

1. Perched groundwater or seepage along the contact between the fill and slopewash/colluvial materials or along the contact between the slopewash/colluvial materials and the underlying bedrock.
2. Seepage within isolated zones of bedrock, typically near stratigraphic contacts (i.e., sandy siltstone vs. clayey siltstone) or at structural discontinuities (i.e., faults or shears).

FAULTING AND SEISMICITY

The site is not located within an official Alquist-Priolo Earthquake Fault Zone, and no known active faults are shown on the reviewed geologic maps crossing the site. The nearest known active fault is the San Joaquin Hills Blind Thrust (SJHBT) fault, which is located approximately 0.5 miles from the site and capable of generating a maximum earthquake magnitude (Mw) of 7.1. The site is also located within approximately 9 miles of the Newport Inglewood (N-I) fault, which is capable of generating a maximum earthquake magnitude (Mw) of 7.5. Given the proximity of the site to these and numerous other active and potentially active faults, the site will likely be subject to earthquake ground motions in the future.

SEISMIC HAZARD ZONES

Through the Seismic Hazards Mapping Act, the California Geological Survey (formerly the California Division of Mines and Geology) has established Seismic Hazard Zones for most of the densely populated areas of southern and northern California. According to the Seismic Hazard Zone map for the Dana Point 7.5-minute quadrangle (CDMG, 2001), the site is not situated within an area that has been designated as being susceptible to either earthquake-induced liquefaction or landsliding.

The site is underlain by approximately 4 to 12 feet of cohesive artificial fill materials and then by firm cohesive slopewash/colluvial materials and moderately hard to hard bedrock materials. In addition, no static groundwater was encountered below the site during our recent subsurface

exploration. Based on these existing conditions, we concur with the Seismic Hazard Zones map that the subject site is not susceptible to either earthquake-induced liquefaction or landsliding. In addition, hazard from other secondary seismic effects, including tsunamis, are considered to be nil based on the distance of the site from the oceans.

GEOTECHNICAL ENGINEERING FINDINGS

SOIL AND BEDROCK EXPANSION

Based on the results of our laboratory testing, the existing onsite fill materials and native slopewash/colluvial materials consist predominantly of sandy silts and sandy clays that have a low to moderately expansion potential while the underlying bedrock materials consist of non-expansive to slightly expansive sandy siltstones and clayey siltstones.

BEARING MATERIALS AND POTENTIAL DIFFERENTIAL MOVEMENT

Proposed design grades will result in the northwestern foundations and slabs of the structure bearing directly on moderately hard to hard bedrock materials; however, the remainder of the structure will be underlain by the existing fill and native slopewash/colluvial materials. As a result of this transition, there is the potential for differential settlement of the underlying differing materials under the heavy loads of the structure. Therefore, those portions of the hotel structure underlain directly by bedrock may be designed with conventional footings founded into bedrock while those portions of the hotel structure underlain by the existing fill and native slopewash/colluvial materials should be supported on caissons that extend through the fill and native slopewash/colluvial materials and into the underlying bedrock. To provide proper support of the lowermost slabs that will be constructed on-grade, remedial grading will be required as described in the “Site Preparation and Grading” section of this report.

SOIL CORROSION

To evaluate the corrosion potential of the on-site fill, native slopewash/colluvial materials and bedrock materials to both ferrous metals and concrete, representative samples were tested for pH, minimum resistivity, soluble chlorides, and soluble sulfates. The results of the chemical testing are listed in Table B-1 of Appendix B and indicate that the on-site soil and bedrock materials should be considered to have:

- low to very low minimum resistivity (corrosive to severely corrosive to ferrous metals).
- A negligible sulfate exposure to concrete per the ACI 318 Table 4.3.1 (non-corrosive to concrete).
- Elevated chloride contents (corrosive to ferrous metals).

SOIL INFILTRATION

Based on the potential for any future subsurface water to become perched atop the underlying moderately hard to hard and relatively impermeable bedrock materials, infiltration of storm water into the onsite soils is not recommended from a geotechnical point of view.

EXCAVATION CHARACTERISTICS

Rippability

It is expected that the soil and bedrock materials underlying the site can be excavated with conventional grading equipment such as dozers, loaders, excavators, and backhoes.

Trenching

We expect that excavation of new utility trenches within new fill materials or existing soil can be accomplished utilizing conventional trenching machines and backhoes. Excavation of utility trenches in bedrock materials may require excavators. Trench support requirements will be limited to those required by safety laws or other locations where trench slopes will need to be flattened or supported by shoring designed to suit the specific conditions exposed.

Volume Change

To aid planning for the anticipated grading, we estimate that the change in volume of the on-site fill and native slopewash/colluvial materials that are excavated and replaced as new compacted fill at an average relative compaction of 92% will result in an average of about 2% to 5% loss in volume. The onsite bedrock materials are expected to undergo about 2% gain in volume. It should be noted that the aforementioned values are approximate and are for rough planning purposes only.

CONCLUSIONS AND RECOMMENDATIONS

Based on the geologic and geotechnical findings, it is our opinion that the proposed grading and construction is feasible and practical from a geotechnical standpoint if accomplished in accordance with the City of Laguna Hills grading and building requirements and the recommendations presented herein. It is also the opinion of GMU Geotechnical that proposed grading and construction will not adversely affect the geologic stability of adjoining properties provided grading and construction are performed in accordance with the recommendations provided in this report. A summary of conclusions is as follows:

1. The site should be considered developable and is not expected to adversely impact adjacent properties from a geotechnical perspective utilizing standard grading techniques.

2. In general, the onsite earth materials consist of 4 to 12 feet of existing artificial fill materials overlying 6.5 to 10 feet of soft to firm slopewash/colluvial materials and then moderately hard to hard bedrock materials of the Niguel Formation.

3. Static groundwater was not encountered to the maximum depth explored (51 feet below the existing ground surfaces); however, some seepage was encountered at a depth of 30 to 31 feet below the existing ground surface within drill holes DH-3 through DH-5.

4. The potential for liquefaction is considered non-existent.

5. There are no known active faults within the subject site. The site seismicity is typical for the Laguna Hills area. Structure design should be in accordance with the current CBC.

6. Based on visual observations and laboratory testing of the on-site soil and bedrock materials, minor corrective grading will be required below the proposed structure.

7. Corrective grading consisting of the removal and re-compaction of the existing unsuitable surficial soils will be required for any exterior improvements proposed on-grade and beyond the removals performed for the parking/ residential structure.

8. The parking/ residential structure will need to be supported on a combination of conventional footings and caissons founded into bedrock materials.

9. The onsite fill materials and native slopewash/colluvial materials consist of predominantly of sandy silts and sandy clays that are slightly to moderately expansive while the underlying bedrock materials consist of non-expansive to slightly expansive sandy and clayey siltstones. Slabs constructed on-grade will need to be designed for expansive soil conditions.

10. The testing of onsite soils indicates negligible levels of sulfates; however, they have elevated levels of chlorides. Therefore, Type II/V cement with a water/cement ratio of 0.50 and minimum compressive strength of 4,000 psi is recommended for proposed building foundations and floor slabs and other onsite structures from a geotechnical perspective.

11. Corrosion testing indicates that the on-site soils are severely corrosive to ferrous metals and concrete reinforcement. Consequently, any metal exposed to the soil will need protection, and concrete reinforcement should have adequate (3 to 4 inches) concrete cover wherever concrete is in contact with soil.

12. Infiltration of storm water into the onsite soil is not recommended.

SITE PREPARATION AND GRADING

General

The subject site should be precise graded in accordance with the requirements of the City of Laguna Hills grading manual (and all other applicable codes and ordinances) and the recommendations as outlined in the following sections of this report. The geotechnical aspects of future grading plans and improvement plans should be reviewed by GMU Geotechnical prior to grading and construction. Particular care should be taken to confirm that all project plans conform to the recommendations provided in this report. All planned and corrective grading should also be monitored by GMU Geotechnical to verify general compliance with the recommendations outlined in this report.

Demolition and Clearing

All significant organic materials such as groundcover, shrubs, roots, construction debris, or other decomposable materials should be removed from areas to be graded.

The on-site soil materials are suitable for use as compacted fill from a geotechnical perspective if care is taken to remove all significant organic materials and other decomposable debris and any oversize inert material.

Cavities and excavations created upon removal of subsurface obstructions, such as existing buried utilities, should be cleared of loose soil, shaped to provide access for backfilling and compaction equipment, and then backfilled with properly compacted fill.

GMU Geotechnical (GMU) should provide periodic observation and testing services during demolition operations to document compliance with the above recommendations. In addition, should unusual or adverse soil conditions or buried structures be encountered during grading that are not described herein, these conditions should be brought to the immediate attention of the project geotechnical consultant for corrective recommendations.

Corrective Grading – Residential/ Parking Structure Garage Slabs

Proposed design grades will result in the northwestern foundations and garage slabs of the structure being underlain directly by moderately hard to hard and relatively non-expansive bedrock materials, while the remainder of the structure and its garage slabs will be underlain by the existing fill and native slopewash/colluvial materials that are expansive and subject to compression. Therefore, to provide more uniform bearing and expansion conditions for the proposed lowermost parking garage slabs, the building pad should be over-excavated to a depth of at least 3 feet below proposed pad finish grades and the excavated materials then thoroughly blended, moisture conditioned, and replaced as properly compacted fill.

Those portions of the proposed residential/ parking structure that will be underlain by existing fill or in-place native slopewash/colluvial materials will be supported on caissons as recommended in a subsequent section of this report.

Corrective Grading – Exterior Hardscape Structure and Pavement Areas

The existing surficial artificial fill materials up to depths of 18 to 24 inches have become desiccated and porous due to weathering and root growth or will be disturbed during proposed clearing and demolition of the site. Therefore, the exterior hardscape structure and pavement areas around the new building should be over-excavated to a minimum depth of at least 24 inches below proposed subgrades or bottoms of footings.

Before replacing excavated materials as properly compacted fill, the exposed bottom surfaces should be:

- Scarified to a depth of 6 inches.
- Moisture conditioned (as necessary) to at least 2 percentage points above the optimum moisture content (i.e., if the optimum moisture content is 12%, the compacted fill's moisture content shall be at least 14%).
- Recompacted in-place to at least 90% relative compaction per ASTM Test Method D 1557.

Within shallow cut areas where some of the unsuitable surficial soils will already be removed to reach proposed grades, the depths of over-excavation may be reduced accordingly. Within deeper cut areas where all the unsuitable surficial soils are removed, only scarification, moisture conditioning and re-compaction will be required as described above.

To provide proper support of all exterior improvements, the recommended over-excavation and re-compaction should extend at least 2 feet beyond the perimeter edges of new improvements; however, consideration should be given to the protection of existing structures or improvements to be protected in-place. Along the sides of the site, the tops of the over-excavation sidewalls should be kept at least 12 inches away from any existing property line structures to be protected in-place and should extend down into the bottom of the excavation at a 1:1 slope ratio.

FILL MATERIAL AND PLACEMENT

Suitability

All on-site soil and bedrock materials are considered suitable for use as general compacted fill from a geotechnical perspective if care is taken to remove all significant organic and other

decomposable debris, and to remove and stockpile any hard rock fragments or cobbles larger than 6 inches in maximum diameter.

Compaction Standard and Methodology

All soil material used as compacted fill, processed in-place, or used to backfill walls and trenches, should be:

- Moistened, dried, or blended as necessary to a minimum of 2 percentage points over the optimum moisture content.

- Compacted to at least 90% relative compaction as determined by ASTM Test Method D 1557.

Material Blending

The existing soil and bedrock materials are expected to have variable moisture contents and expansion potentials. Therefore, the soil and bedrock materials to be handled during grading will require thorough blending to become a more homogeneous fill material and either drying out or addition of water to meet acceptable moisture ranges for sufficient compaction (i.e., minimum 2 percentage points over the optimum moisture content).

Use of Oversize Rock

Although not expected, any oversize rock materials or cobbles generated during grading should be collected and hauled off-site unless they can be broken down to 6 inches in diameter or less.

TEMPORARY EXCAVATION STABILITY

During site grading, temporary excavations up to approximately 10 feet in height are expected to be created during construction of the proposed underground parking structure and its subterranean walls. Trench excavations will also be required for underground utility lines.

As shown on Plate 2 – Geotechnical Map and Plates 3.0 through 3.2 – Geotechnical Sections 1-1’ through 3-3’, the excavation sidewalls are typically expected to expose firm artificial fill and native slopewash/colluvial materials and also thickly bedded to massive and moderately hard siltstone bedrock materials without any discernible bedding or planes of weakness.

Based on the anticipated engineering characteristics of the onsite soil and bedrock materials, OSHA Type B soil characteristics may be assumed.

From a geotechnical standpoint, temporary excavations within the site may be cut vertical to a height of 4 feet and then those portions of the excavation sidewalls above a height of 4 feet should be cut back at a maximum slope ratio of 1:1, horizontal to vertical.

These temporary excavation recommendations are provided only as general guidelines and all work associated with temporary excavations should also meet the minimal requirements as set forth by CAL-OSHA for Type B soils. Temporary slope and trench excavation construction, maintenance, and safety are the responsibility of the contractor. Other factors that should be considered with respect to the stability of temporary slopes include construction traffic and storage of materials on or near the tops of the slopes, construction scheduling, presence of nearby walls or structures, and weather conditions at the time of construction.

Based on the reference (1) conceptual grading plan, there is room within the site to lay back the temporary excavation sidewalls at the above recommended slope configuration without either encroaching into the adjacent properties or undermining existing adjacent structures.

UTILITY TRENCH BACKFILL CONSIDERATIONS

General

New utility line pipeline trenches (greater than 2-feet deep) should be backfilled with both select bedding materials beneath and around the pipes (pipe zone) and compacted soil above the pipe bedding. Recommendations for the material types to be used and their proper placement are provided in the following sections.

Pipe Zone (Bedding and Shading)

The pipe bedding materials should extend to at least 12 inches above the crown of pipes that are 8 inches in diameter or greater. Pipes less than 8 inches in diameter should be covered with at least 6 inches of pipe bedding materials. Pipe bedding should consist of either clean sand with a sand equivalent (SE) of at least 20 or crushed rock. If crushed rock is used, it should consist of ¾-inch crushed rock that conforms to current "Greenbook" standards. Additionally, if crushed rock is used a separation fabric such as Mirafi 140N, or equivalent, should be placed over the top of the crushed rock zone prior to placing fill soils. Pipe bedding should also meet the minimum requirements of the City of Laguna Hills. If the requirements of the City are more stringent, they should take precedence over the geotechnical recommendations. Sufficient laboratory testing should be performed to verify the bedding meets the minimum requirements of the Greenbook and County grading codes.

Based on our subsurface exploration and knowledge of the onsite materials, the soils that will be excavated from the pipeline trenches will not meet the recommendations for pipe bedding materials; therefore, imported materials will be required for pipe bedding.

Granular pipe bedding material having a sand equivalent of 20 or greater should be properly placed in thicknesses not exceeding 3 feet or one-foot over the top of pipe, whichever is less, and then sufficiently jetted in place. The top of the jetted sand should be densified with hand operated compaction equipment to the satisfaction of the geotechnical consultants representative prior to placing the trench backfill. With proper techniques, jetting is not expected to have an adverse impact on existing site soils.

Trench Backfill

All existing soil material within the limits of the pipeline alignment are considered suitable for use as trench backfill above the pipe bedding zone if care is taken to remove all significant organic and other decomposable debris, moisture condition the soil materials as necessary, and separate and selectively place and/or stockpile any inert materials larger than 6 inches in maximum diameter.

Imported soils are not anticipated for backfill since the on-site soils are suitable. However, if imported soils are used, the soils should consist of clean, granular materials with physical and chemical characteristics similar to those described herein for on-site soils. Any imported soils to be used as backfill should be evaluated and approved by GMU prior to placement.

Soils to be used as trench backfill should be moistened, dried, or blended as necessary to achieve a minimum of 2 percentage points over optimum moisture content, placed in loose lifts no greater than 8 inches thick, and mechanically compacted/densified to at least 90% relative compaction as determined by ASTM Test Method D 1557. Jetting is not permitted in the trench zone.

SURFACE DRAINAGE

Design of surface drainage is outside GMU's purview and should be designed and confirmed by the project civil engineer. Surface drainage should be carefully controlled to prevent runoff over graded slope surfaces and ponding of water on flat pad areas. Positive drainage away from graded slopes and pad areas is essential to reduce the potential for erosion or saturation. Maintaining positive drainage of all landscaping areas along with avoiding over-irrigation will help minimize the possibility of "perched" groundwater accumulating slightly below the graded surfaces. Surface drainage should be designed in accordance with Section 1804.4 of the 2022 CBC and Section R401.3 of the 2022 CRC.

SOIL MOISTURE CONTROL, IRRIGATION, AND LANDSCAPING

The on-site soils are subject to volume change (both expansion and contraction) in response to changes in moisture. Future planting, irrigation, landscaping, and maintenance should therefore strive to maintain a uniform soil moisture content that is similar to the moisture content at which the fills were placed. Over-irrigation should be avoided; furthermore, the fills should not be allowed to become excessively dry or saturated.

Planter areas placed adjacent to building foundations are not recommended. If planter areas are proposed up against building foundations, irrigation should be carefully controlled. A watering program that maintains a uniform, near optimum moisture condition in the soils should be implemented for the landscape areas.

Overwatering and subsequent saturation of the soils will cause excessive soil expansion and heave and, therefore, should be avoided. On the other hand, allowing the soils to dry out will cause excessive soil shrinkage.

As an alternative to a conventional irrigation system, drip irrigation that maintains constant moisture conditions is strongly recommended for all planter areas. The owner is advised that all drainage devices should be properly maintained throughout the lifetime of the development.

Plants known to have excessive root systems should also be avoided near structural improvements as they can cause heave conditions. Conversely, the root systems can also dry out the soils and cause excessive soil shrinkage below adjacent footings or slabs. Drought-resistant and maintenance-free plant species are recommended.

FOUNDATION DESIGN RECOMMENDATIONS

Structure Seismic Design

The average shear wave velocity for the upper 100 feet of subsurface soils (V_{s30}) within the subject site is estimated to be between 1200 and 2500 feet per second which corresponds to a "very dense soil and soft rock" soil profile. Therefore, based on this soil profile, the site should be designated as Site Class C. The seismic design coefficients based on ASCE 7-16 and 2022 CBC are listed in the following table.

2022 CBC and ASCE 7-16 Seismic Design Parameters
(To be utilized as per the requirements of Section 11.4.8 of ASCE 7-16)

Seismic Item	Design Value	ASCE 7-16 or 2022 CBC Reference
Site Class based on soil profile (ASCE 7-16 Table 20.3-1)	D[(a)]	ASCE 7-16 Table 20.3-1
Short Period Spectral Acceleration S_s	1.203[a)]	CBC Figures 1613.2.1 (1-10)
1-sec. Period Spectral Acceleration S_1	0.434[(a)]	CBC Figures 1613.2.1 (1-10)
Site Coefficient F_a (2019 CBC Table 1613.2.3(1))	1.200[(a)]	CBC Table 1613.2.3 (1)
Site Coefficient F_v (2019 CBC Table 1613.2.3(2))	1.500[(a)]	CBC Table 1613.2.3 (2)
Short Period MCE* Spectral Acceleration S_{MS} $S_{MS} = F_a S_s$	1.443[(b)]	CBC Equation 16-20
1-sec. Period MCE Spectral Acceleration S_{M1} $S_{M1} = F_v S_1$	0.652[(b)]	CBC Equation 16-21
Short Period Design Spectral Acceleration S_{DS} $S_{DS} = 2/3S_{Ms}$	0.962[(b)]	CBC Equation 16-22
1-sec. Period Design Spectral Acceleration S_{D1} $S_{D1} = 2/3S_{M1}$	0.434[(b)]	CBC Equation 16-23
Short Period Transition Period T_S (sec) $T_S = S_{D1}/S_{DS}$	0.451[(b)]	ASCE 7-16 Section 11.4.6
Long Period Transition Period Tl (sec)	8[(b)]	ASCE 7-16 Figures 22-14 to 22-17
MCE[(c)] Peak Ground Acceleration (PGA)	0.505[(a)]	ASCE 7-16 Figures 22-9 to 22-13
Site Coefficient F_{PGA} (ASCE 7-16 Table 11.8-1)	1.200[(a)]	ASCE 7-16 Table 11.8-1
Modified MCE[(c)] Peak Ground Acceleration (PGA_M)	0.605[(a)]	ASCE 7-16 Equation 11.8-1
Seismic Design Category	D[(b)]	ASCE 7-16 Tables 11.6.1 and 11.6.2

[(a)] Design Values Obtained from USGS Earthquake Hazards Program website that are based on the ASCE-7-16 and 2022 CBC and site coordinates of N33.60733º and W117.69912º.
[(b)] Design Values Determined per CBC Equations 16-20 through 16-23 and ASCE Tables 11.4-2 and 11.6.1-2.
[(c)] MCE: Maximum Considered Earthquake.

Since the Site Class is designated as D and the S_1 value is greater than or equal to 0.2, the 2022 CBC requires either a site-specific ground motion hazard analysis per Section 21.2 of ASCE 7-16 or the application of Exception 2 of Section 11.4.8 of ASCE 7-16. Exception 2 states that a site specific ground motion hazard analysis is not required provided that the value of the seismic response coefficient, Cs, is conservatively calculated by the project structural engineer using Eqn. 12.8-2 of ASCE 7-16 for values of $T \leq 1.5Ts$ and taken as equal to 1.5 times the value computed in accordance with either Eqn. 12.8-3 for $T_L \geq T > 1.5Ts$ or Eqn. 12.8-4 for $T > T_L$.

Per the 2022 CBC and ASCE 7-16, the Design Earthquake peak ground acceleration (PGA_D) may be assumed to be equivalent to $S_{DS}/2.5$; therefore, for the subject site, a PGA_D value of 0.38g (0.962g/2.5) should be used.

It should be recognized that much of southern California is subject to some level of damaging ground shaking due to movement along the major active (and potentially active) fault zones that characterize this region. Design utilizing the 2022 CBC is not meant to completely protect against damage or loss of function. Therefore, the preceding parameters should be considered as minimum design criteria.

Foundation Design Considerations

As described previously, proposed design grades will result in the northwestern foundations and slabs of the structure bearing directly on moderately hard to hard bedrock materials; however, the remainder of the structure will be underlain by the existing fill and native slopewash/colluvial materials with a combined depth of up to approximately 15 feet. To mitigate the potential for adverse total and differential settlement, those portions of the building structure underlain directly by bedrock may be designed with conventional shallow footings founded into bedrock while those portions of the structure underlain by fill and/or in-place slopewash/colluvial materials should be supported on caissons that extend through the fill and in-place slopewash/colluvial materials and into the underlying bedrock.

The methods used in the design and construction of the slab foundation system should conform to all applicable and current codes, ordinances, and standards. The allowable limits selected for foundation deflection due to any differential soil movements should be coordinated with the architect and structural engineer responsible for the design of the structure framing and roof systems. They should confirm that such deflection will not cause excessive distress to those systems or to interior and exterior walls and ceilings of the planned structures.

As previous mentioned actual structural loads are not available at this time. The foundation design parameters outlined below are based on expected structural loads on the order of 300 to 400 kips for column loads and 6 to 15 kips/ft. for wall loads. Once actual building loads are forwarded to GMU, these parameters may need to be revised or alternative recommendations may need to be provided.

Bedrock Parameters

Bearing Material:	Bedrock
Bearing Value:	3000 psf, based on a minimum 12 inch deep by 12 inch wide footing: (see subsequent sections for actual minimum recommended footing embedment and dimensions.) • May be increased 10% for each additional foot of footing width and by 20% for each additional foot of footing depth into bedrock to a maximum of 6000 psf). • One-third increase for wind or seismic loading.
Coefficient of Friction:	0.35 • One-third increase for wind or seismic loading.

Passive Resistance:	375 psf/ft of depth to a maximum value of 3,500 psf. • Disregard upper 6 inches • One-third increase for wind or seismic loading.
Modulus of Subgrade Reaction:	125 pci

Minimum Conventional Foundation Design Recommendations

The following design parameters are considered applicable for design and construction of conventional shallow foundations.

Footing Depths:	Perimeter Footings Constructed On-Grade: Minimum 24-inch embedment below lowest adjacent final grade or at least 2 feet into competent bedrock materials, whichever is greater. Interior Footings: Minimum 18 inches below bottoms of adjacent grade or at least 2 feet into bedrock, whichever is greater.
Footing Reinforcement:	Minimum four No. 4 bars, two top and two bottom, but final reinforcement to be determined by structural engineer.

Caisson Recommendations

Caissons may be used if designed in accordance with the following design parameters:

Foundation Material:	Bedrock
Skin Friction:	300 psf for a minimum embedment of 5 feet into bedrock. • One-third increase for wind or seismic loading.
End Bearing:	6000 psf for a minimum 5 feet embedment into bedrock. • May combined with skin friction without reduction. • One-third increase for wind or seismic loading.
Passive Resistance	450 psf/per foot of caisson depth. • Can be applied over 2 pile diameters provided piles are spaced at least 3 pile diameters, center to center (e.g. 900 psf/ft of pile diameter per foot of depth). • One-third increase for wind or seismic loading.

Minimum Caisson Diameter:	24 inches.
Minimum Caisson Depth:	To a minimum depth of at least 5 feet into competent bedrock.
Minimum Grade Beam Depth:	18 inches
Minimum Beam Reinforcement:	Two #4's both top and bottom.

Parking Garage Slabs

The garage slabs to be constructed on-grade should be designed by the structural engineer using the following minimum design recommendations.

Slab Thickness:	Minimum 6-inch-thick slabs.
Slab Reinforcement:	Minimum No. 4 bars at 18 inches on center, both ways.
Slab Subsection:	4 inches of ¾-inch graded rock to act as a capillary break.
Slab Subgrade Moisture Content:	2 percentage points over optimum to minimum depth of 18 inches.

Foundation Settlement

Provided that all building foundations are extended through the existing filI and native slopewash/colluvial materials and into competent bedrock as recommended previously, total settlements of the foundations can be expected to range from ½ of an inch to an inch with a maximum differential settlement of approximately ½ of an inch over a span of 40 feet. Once the actual building loads are known, we will re-analyze our settlement estimates and provide revised total and differential design settlement amounts, as necessary.

Vapor Retarder/Barrier

- Stego 15 Mil Class A or equivalent
  - Constructed below all moisture-sensitive floor areas of the foundation system.
  - Installed per manufacture's specifications as well as with all applicable recognized installation procedures such as ASTM E 1643-98.
  - Joints between the sheets and the openings for utility piping should be lapped and taped. If the retarder/barrier is not continuously placed across footings/ribs, the retarder/barrier should, as a minimum, be lapped into the sides of the footing/rib trenches down to the bottom of the trench.

  - Punctures in the vapor retarder/barrier should be repaired prior to concrete placement.
- The moisture vapor retarder/barrier may be placed directly on the subgrade soil. Prior to placing the retarder/barrier, the subgrade should be smooth and free of any protrusions that may damage the retarder.
- From a geotechnical standpoint, sand is not required above the moisture vapor retarder/barrier system. If sand above the retarder system is selected by the architect or structural engineer, then it should be placed in a dry condition.

Note: The architect may choose to omit the vapor retarder if a fully enclosed waterproofing system is utilized below the concrete slabs.

Water Vapor Transmission

As discussed above, placement of a moisture vapor retarder/barrier below all slab areas is recommended where moisture sensitive flooring will be placed. This moisture vapor retarder/barrier recommendation is intended only to reduce moisture vapor transmissions from the soil beneath the concrete and is consistent with the current standard of the industry for residential construction in Southern California. It is not intended to provide a "waterproof" or "vapor proof" barrier or reduce vapor transmission from sources above the retarder. Sources above the retarder include any sand placed on top of the retarder (i.e., to be determined by the project structural designer) and from the concrete itself (i.e., vapor emitted during the curing process). The evaluation of water vapor from any source and its effect on any aspect of the proposed living space above the slab (i.e., floor covering applicability, mold growth, etc.) is outside our purview and the scope of this report.

Floor Coverings

Prior to the placement of flooring, the floor slabs should be properly cured and tested to verify that the water vapor transmission rate (WVTR) is compatible with the flooring requirements.

CONCRETE

Based on the results of our laboratory testing, the onsite soil and bedrock materials have negligible sulfate contents; however, they have elevated levels of chlorides per Section 1904.3 of the 2022 CBC. Therefore, we recommend using the following:

Structural Elements (i.e., foundations, walls, etc.)

- Cement Type: II/V
- Maximum Water Cement Ratio: 0.50
- Minimum Strength: 4,000 psi (geotechnical perspective only)

- Reinforcement steel should be covered by at least 3 inches of concrete placed against earth.

Consideration should also be given to including a corrosion inhibiting additive within the concrete mix. These recommendations will serve to minimize the potential of water and/or vapor transmission through the concrete, minimize the potential for physical attack to concrete from non-sulfate based salts, and add additional protection to embedded steel reinforcement. In addition, wet curing of the concrete as described in ACI Publication 308 should be considered.

Non-structural Elements (i.e., flatwork, pavement, etc.)

Non-structural onsite concrete (i.e. walkways, patios, driveways, etc.) may be designed with concrete strengths that are determined by the engineer or designer responsible for that particular site improvement. The concrete design should account for the severe sulfate content of the onsite soils. Specific flatwork concrete requirements are provided in Appendix D.

The aforementioned recommendations for concrete are made from a soils perspective only. Final concrete mix design as well as any concrete testing is outside our purview. All applicable codes, ordinances, regulations, and guidelines should be followed in regard to designing a durable concrete with respect to the potential for detrimental exposure from the on-site soils and/or changes in the environment.

CORROSION PROTECTION OF METAL STRUCTURES

The results of the laboratory chemical tests performed on soil samples collected within and adjacent to the subject area indicate that the on-site soils are severely corrosive to ferrous metals. Consequently, metal structures which will be in direct contact with the soil (i.e., underground metal conduits, pipelines, metal sign posts, metal door frames, etc.) and/or in close proximity to the soil (wrought iron fencing, etc.) may be subject to corrosion. The use of special coatings or cathodic protection around buried metal structures has been shown to be beneficial in reducing corrosion potential. The potential for corrosion of ferrous metal reinforcing elements embedded in structural concrete will be reduced by the use of the recommended maximum water/cement ratio for concrete and additional concrete cover.

The laboratory testing program performed for this project does not address the potential for corrosion to copper piping. In this regard, a corrosion engineer should be consulted to perform more detailed testing and develop appropriate mitigation measures (if necessary). Otherwise, the on-site soils should be considered corrosive to copper.

The above discussion is provided for general guidance regardingo the corrosiveness of the on-site soils to typical metal structures used for construction. Detailed corrosion testing and recommendations for protecting buried ferrous metal and/or copper elements is beyond our purview.

SITE WALL AND RETAINING WALL DESIGN CRITERIA

General

Retaining walls will be required for the perimeter subterranean parking garage walls. In addition, miscellaneous exterior walls ranging from free-standing screen walls, planter walls, and low-height retaining walls to full-height retaining walls are planned at the site.

The bedrock parameters and minimum footing design recommendations provided previously for the building foundations should be used for the design of the parking structure retaining walls.

The criteria contained in the following sections may be used for the design and construction of the exterior retaining walls and site walls within the site that will be founded on compacted fill rather than bedrock.

Soil Parameters

Bearing Material:	Compacted Fill
Allowable Bearing Value:	2000 psf, based on a 12 inch deep by 12 inch wide footing: (see subsequent section for actual minimum recommended footing dimensions.) • May be increased 10% for each additional foot of width and by 20% for each additional foot of depth to a maximum of 3000 psf). • One-third increase for wind or seismic loading.
Coefficient of Friction:	0.30 • One-third increase for wind or seismic loading.
Passive Resistance:	300 psf/ft of depth to a maximum value of 3,000 psf. 175 psf/ft of depth (sloping ground) • Disregard upper 6 inches (level ground) • Disregard upper 12 inches (sloping ground) • One-third increase for wind or seismic loading.

Minimum Footing Design Recommendations

Minimum Footing Width:	24 inches
Minimum Footing Depth:	Depth below lowest adjacent grade to bottom of footing: 18 inches

Minimum Reinforcement: Four #4 bars (two at top and two at bottom).

Construction Joints

Construction joints within free-standing walls should be implemented and designed by a structural engineer. As a minimum, construction joints should be provided at a maximum interval of 20 feet and at all angle points and other locations where differential movement is likely to occur. Joints to consist of a clear vertical break of all masonry materials.

Retaining Wall Lateral Earth Pressures

- Lateral Earth Pressures: 40 pcf (Active – Level Backfill).
  60 pcf (Active – 2:1 Backfill).
  55 pcf (At-Rest – Level Backfill).
  70 pcf (At-Rest – 2:1 Backfill).

The unrestrained (active) values are applicable only when the walls are designed and constructed as cantilevered walls allowing sufficient wall movement to mobilize the active pressure conditions. A wall movement of at least 0.01 H (where H = the total height of the wall) should be assumed for the unrestrained (active) values to be applicable. Where the wall movement must be held to less than 0.01H, the restrained or at-rest pressures should be used.

Per the 2022 CBC, the following seismic lateral earth coefficients and lateral earth pressures should be utilized for walls with a retaining height in excess of 6 feet. These values are based on a "design level ground" acceleration (PGA) equivalent to $S_{DS}/2.5$ (0.962/2.5 = 0.38g).

- Seismic Lateral Earth Coefficient: $K_H = (0.5)PGA = (0.5)0.38g = 0.19g$
- Seismic Earthquake Pressure (EFP): 17.5 pcf (normal triangular pressure distribution added to either active or at-rest earth pressures)
- Unit Weight of Backfill: 125 pcf

Waterproofing

The back side of all retaining walls should be waterproofed down to and onto the top of the foundation prior to placing subdrains or backfill. The design and selection of the waterproofing system is outside the scope of our report and is outside our purview.

Wall Backfill and Drainage

The retaining walls should be provided with subdrain systems and backfilled per the Retaining Wall Construction Detail diagram (Plate C-1) contained within Appendix C.

POLE FOUNDATION DESIGN PARAMETERS

The following geotechnical design parameters may be used for the design of pole foundations for proposed pedestrian light poles and similar structures:

Bearing Materials:	Engineered fill
Minimum Pole Foundation Depth:	Per Structural Engineer (3 feet minimum)
Minimum Pole Foundation Diameter:	18 inches
Allowable End Bearing:	3000 psf (for minimum pole depth of 3 feet)
Allowable Skin Friction:	250 psf
Allowable Passive Resistance:	320 psf/per foot of pole foundation depth. o Disregard the upper foot due to soil disturbance unless placed in concrete hardscape or asphalt areas o Can be applied over 2 pole foundation diameters provided poles are spaced at least 3 pole diameters, center to center (e.g., 640 psf/ft of pole diameter per foot of depth).

MISCELLANEOUS FOUNDATIONS

Foundations for miscellaneous structures to be constructed at the site (i.e., marketing or monument signs, sculptures, and similar structures) should be embedded a minimum of 18 inches deep below the lowest adjacent final grade. Minimum reinforcement for continuous footings should consist of two #4 bars placed in the top and bottom of the footings (four bars total). For pad footings, a minimum of two #4 bars, both ways, should be placed near the bottoms of the footings.

CONCRETE FLATWORK

Flatwork Design

Concrete flatwork should be designed in minimum accordance with the recommendations contained in Appendix D - Table 1. It should be noted that the recommendations contained in this table are largely to improve "post-cure" performance relative to expansive soils. All other aspects of concrete design (i.e., concrete mix design, curing, type, and location of joints, etc.) as well as concrete inspection of any kind is outside our purview. It is recommended that the final flatwork design be reviewed by our office prior to bidding.

Even with extensive crack control and expansive soil mitigation, all concrete flatwork will crack and move (i.e., lift) to some degree due to a variety of mechanisms. Consequently, concrete cracking and movement and hence concrete repair/replacement should be anticipated.

Subgrade Preparation

Due to the length of time that is expected to elapse between initial site grading and eventual placement of exterior concrete flatwork along with the likely disturbance of the exterior subgrade soils due to significant construction activity, it is expected that the exterior subgrade soils will become disturbed. Therefore, just prior to concrete placement, any disturbed surficial subgrade soils below concrete flatwork areas should be scarified, watered to achieve a moisture content that is at least 2% over optimum, and then re-compacted in-place to a minimum relative compaction of 90 percent. This moisture content should extend to a depth of approximately 18 inches into the subgrade soils and be maintained in the subgrade during concrete placement to promote uniform curing of the concrete and minimize the development of unsightly shrinkage cracks. Flooding or ponding of the subgrade is not considered feasible to achieve the above moisture conditions since this method would likely require construction of numerous earth berms to contain the water. Therefore, moisture conditioning should be achieved with sprinklers or a light spray applied to the subgrade over a period of several days just prior to pouring concrete. Soil density and presoaking should be observed, tested, and accepted by GMU prior to pouring the concrete.

All concrete has the tendency to crack, and cracks in concrete can be caused by many different 0factors. When constructing concrete decks, patios, walkways, etc., it is important that the ground on which these improvements are to rest be properly prepared, including moisture conditioning. Slab thickness, location of joints, reinforcement, and concrete mixture must also be appropriate for the intended use. Proper placement, finishing, and curing of concrete are also very important factors in minimizing cracking.

PAVEMENT DESIGN

The following asphalt pavement structural sections are considered applicable for the design of new drive aisles and parking stalls within the site. The structural sections are based on an R-value of 17 and traffic indices of 5.5 for the drive aisles and 4.5 for the parking stalls.

Location	Traffic Index	Asphalt Concrete (in.)/ Aggregate Base (in.)	Full Depth Asphalt Concrete (in.)
Drive Aisles	5.5	4/8.0	7.5
Parking Stalls	4.5	4/4.5	6

Aggregate base may consist of either CAB or CMB as per current Greenbook standards. The base materials (CAB or CMB) and asphalt concrete materials (AC) should be of a type meeting the minimum County of Orange and Greenbook standards. Asphalt pavement base course shall be 3/4" (II-B3-PG 64-10) while the surface course shall be 1/2" (III-C2-PG 64-10). The subgrade soils should be moisture conditioned to at about 2% above the optimum moisture content, compacted to at least 90% relative compaction and be unyielding. For full depth asphalt sections, the subgrade soils should be compacted to at least 95% relative compaction to a depth of 12 inches and be unyielding. The AB and AC materials should be compacted to at least 95% relative compaction.

FUTURE PLAN REVIEW AND RESPONSES

GMU Geotechnical, Inc. (GMU) should review future project plans to check for conformance to the recommendations provided herein, provide geotechnical response letters to support the permit process, and provide additional geotechnical recommendations as needed. Specifically, GMU should review the following:

- Finalized Grading Plans
- Building Foundation Plans along with Calculations and Actual Building Loads
- Site Wall/Retaining Wall Plans and Calculations, if any.
- Landscape Plans

GEOTECHNICAL OBSERVATIONS/TESTING DURING CONSTRUCTION

Consistent with the standard of practice in the geotechnical industry, these observation and testing services will need to be provided by GMU during construction as a condition of our geotechnical design report.

Rough Grading

- Attend a pre-grade meeting with contractor and design team.
- Observe processing of areas to receive fill or areas of shallow cut.
- Field density testing relative to fill placement.
- Grading release letter to obtain building permit from City of Dana Point.

Foundation and Slab Construction

- Observe foundation excavations, including caissons.
- Observe backfill and compaction of interior utility trenches.
- Testing of subgrade preparation for building and garage floor slabs (i.e., pre-saturation).
- Observation of moisture vapor retarder placement.
- Observation of placement of subdrains behind subterranean garage walls and basement walls.
- Observation and testing of placement and compaction of backfill behind subterranean garage walls and basement walls.

On-Site Improvements

- Observe footing excavations for exterior site walls, retaining walls, and similar structures.
- Observation of placement of subdrains behind exterior retaining walls.
- Observation and testing of placement and compaction of backfill behind exterior retaining walls.
- Testing for gas, sewer, water, storm drain, electric, telephone, cable and all other utility trench backfills.
- Testing of subgrade preparation for concrete pavement and flatwork (i.e., pre-saturation).

Laboratory Testing

- Laboratory tests (compaction, sand equivalent, and subgrade and pre-saturation moisture tests).

A final report will be prepared to submit to the City of Laguna Hills documenting the results of our observation and testing as required for occupancy.

LIMITATIONS

All parties reviewing or utilizing this report should recognize that the findings, conclusions, and recommendations presented represent the results of our professional geological and geotechnical engineering efforts and judgments. Due to the inexact nature of the state of the art of these professions and the possible occurrence of undetected variables in subsurface conditions, we cannot guarantee that the conditions actually encountered during grading and site construction will be identical to those observed, sampled, and interpreted during our study, or that there are no unknown subsurface conditions which could have an adverse effect on the use of the property. We have exercised a degree of care comparable to the standard of practice presently maintained by other professionals in the fields of geotechnical engineering and engineering geology, and believe that our findings present a reasonably representative description of geotechnical conditions and their probable influence on the grading and use of the property.

Our conclusions and recommendations are based on the assumption that our firm will act as the geotechnical engineer of record during construction and grading of the project to observe the actual conditions exposed, to verify our design concepts and the grading contractor's general compliance with the project geotechnical specifications, and to provide our revised conclusions and recommendations should subsurface conditions differ significantly from those used as the basis for our conclusions and recommendations presented in this report. Since our conclusions and recommendations are based on a limited amount of current and previous geotechnical exploration and analysis, all parties should recognize the need for possible revisions to our conclusions and recommendations during grading of the project.

It should be further noted that the recommendations presented herein are intended solely to minimize the effects of post-construction soil movements. Consequently, minor cracking and/or distortion of all on-site improvements should be anticipated.

This report has not been prepared for the use by other parties or projects other than those named or described herein. This report may not contain sufficient information for other parties or other purposes.

CLOSURE

We are pleased to present the results of our geotechnical investigation for this project. The Plates and Appendices that complete this report are listed in the Table of Contents.

If you have any questions concerning our findings, please call and we will be glad to discuss them with you.

Respectfully submitted,

David Hansen, M.Sc., PE, GE 3056
Associate Geotechnical Engineer

Alan B. Mutchnick, PG, CEG 1789
Associate Engineering Geologist

dwh/23-008-00R (06-29-23)

REFERENCES

SITE-SPECIFIC REFERENCES

(1) Buchanan Street Partners Architectural Plans, *24422 Avenida De La Carlota, Laguna Hills, CA*; prepared by Architects Orange, dated April 19, 2023.

(2) *Conceptual Grading Plan, 24422 Avenida De La Carlota, Laguna Hills, California;* prepared by Fuscoe Engineering, dated March 2023.

REGIONAL GEOLOGY REFERENCES

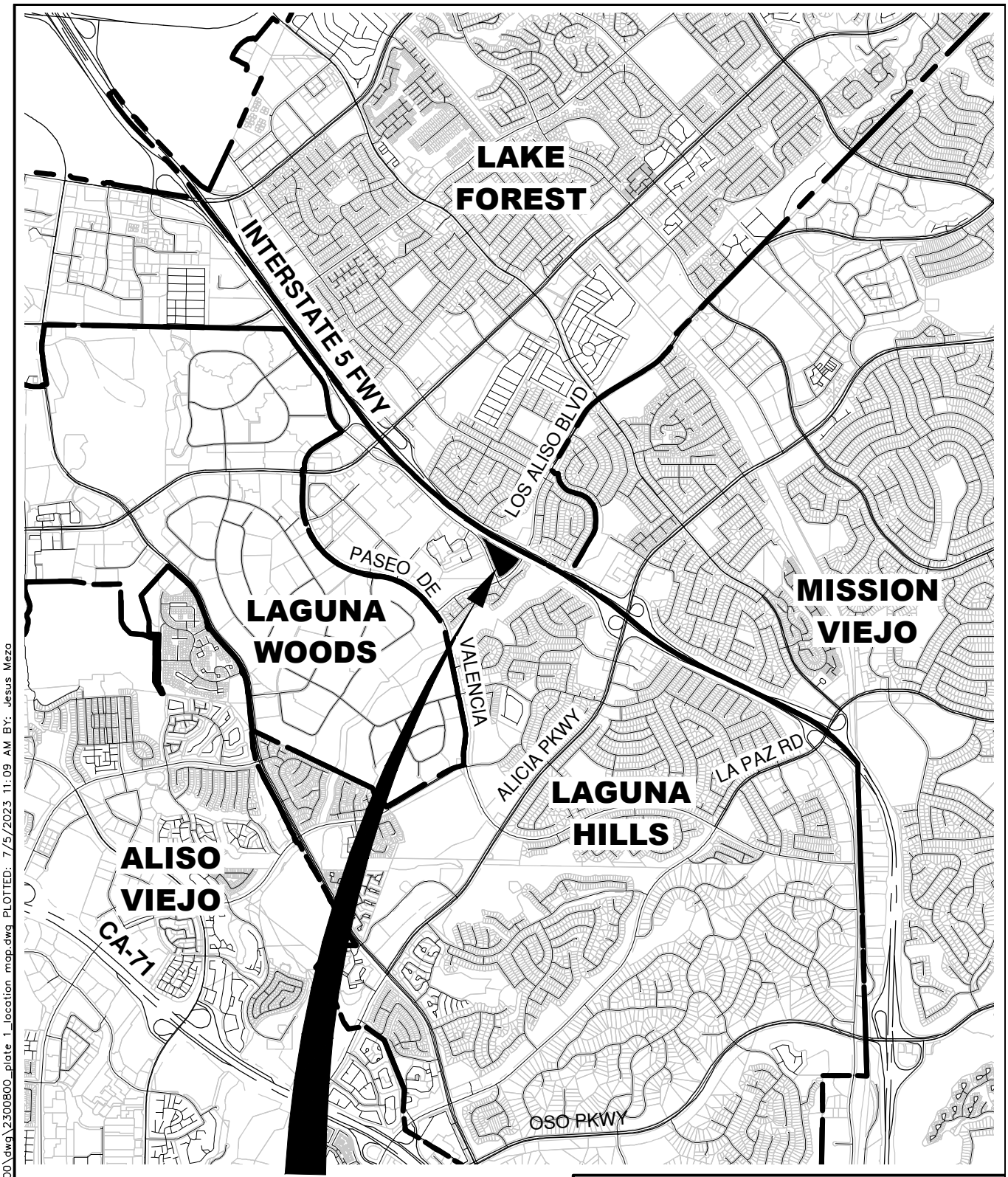
California Division of Mines and Geology, 2001, *Seismic Hazard Zone Report for the San Juan Capistrano 7.5-Minute Quadrangles, Orange County, California*, Seismic Hazard Zone Report 053.

California Division of Mines and Geology, 2001, *Seismic Hazard Zones Official Map for the San Juan Capistrano 7.5-Minute Quadrangle*, Orange County, California, official map released December 21, 2001.

Morton, P.K., Edgington, W.J. and Fife, D.L, 1974, *Geology and Engineering Geologic Aspects of the San Juan Capistrano Quadrangle, Orange County, California*: California Division of Mines and Geology, Special Report 112.

Morton, P.K., Miller, R.V., and Evans, J.R., 1976, *Environmental Geology of Orange County, California: California Division of Mines and Geology, Open File Report 79-8 LA.*

Morton, P.K., and Miller, R.V., 1981, *Geologic Map of Orange County, Showing Mines and Mineral Deposits*: California Division of Mines and Geology, Scale: 1" = 4000'.



PROJECT LOCATION
24422 AVENIDA DE LA CARLOTA
LAGUNA HILLS, CALIFORNIA

0 3000'

Location Map

GMU ENGINEERS & GEOLOGISTS

Date:	June 29, 2023	Plate 1
Project No.:	23-008-00	

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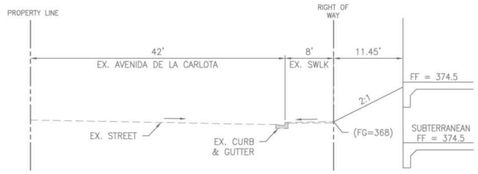
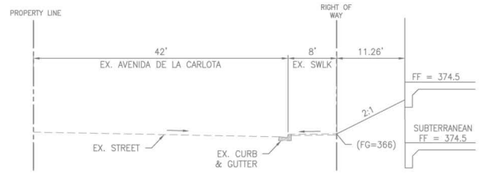


SECTION A
SCALE: 1"=10'



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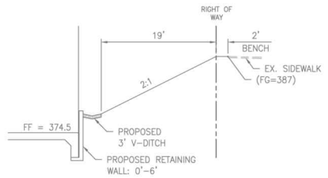

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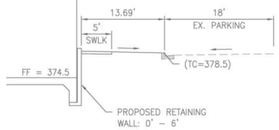
SCALE: 1"=10'



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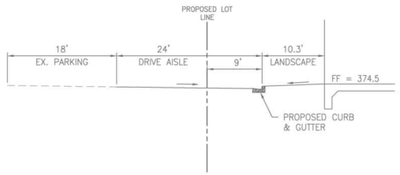

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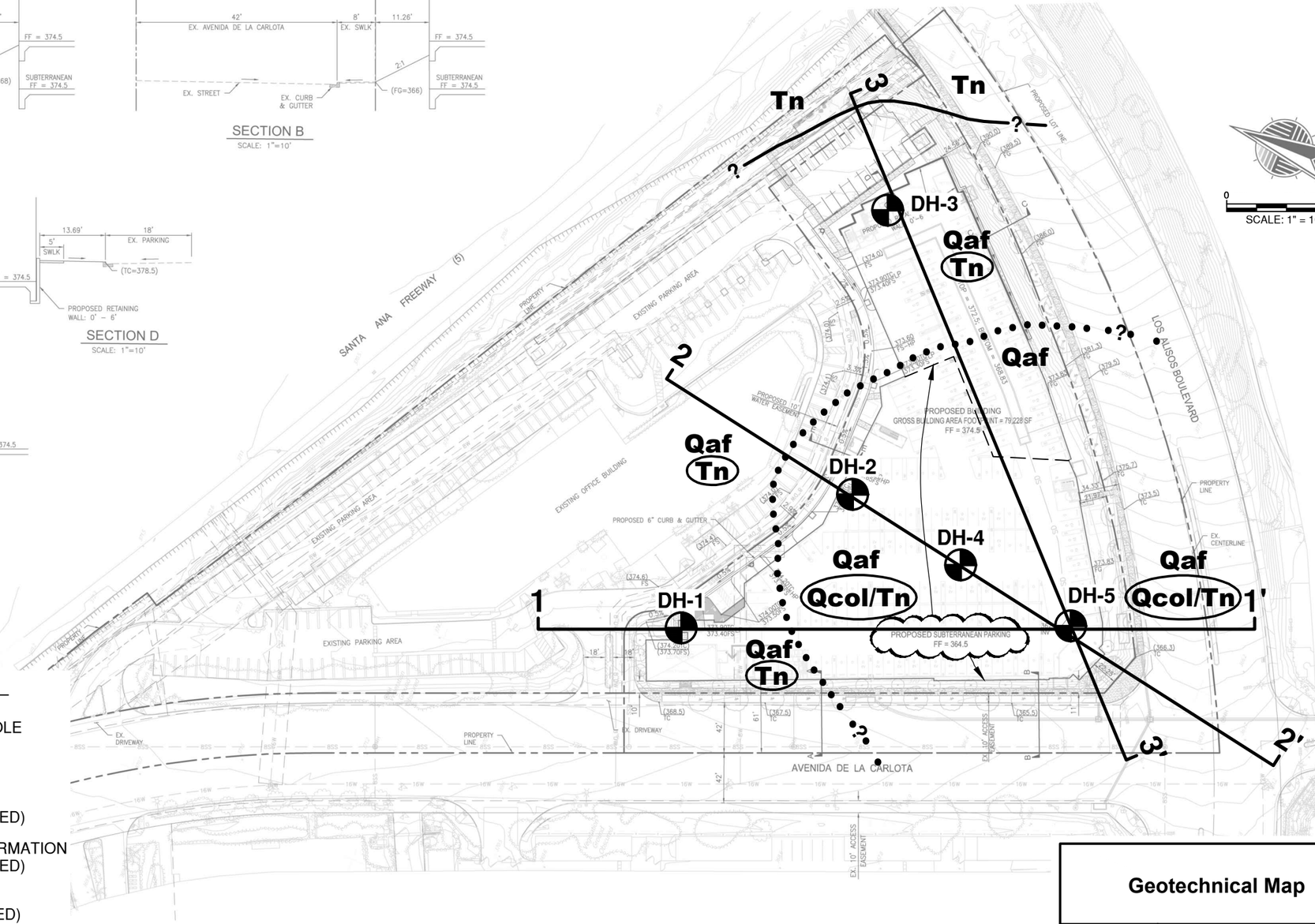


GEOTECHNICAL LEGEND

DH-5	LOCATION OF DRILL HOLE
Qaf	ARTIFICIAL FILL
Qcol	COLLUVIUM (CIRCLED WHERE BURIED)
Tn	BEDROCK - NIGUEL FORMATION (CIRCLED WHERE BURIED)
	GEOLOGIC CONTACT (DOTTED WHERE BURIED)
3 3'	GEOLOGIC SECTION

Geotechnical Map

GMU ENGINEERS & GEOLOGISTS

Date: June 29, 2023

Project No.: 23-008-00

Plate 2

NO.	DATE	REVISIONS	APPROVED

MARCH 2023

DRAWN BY: NM

DESIGNED BY: NM

CHECKED BY: TD

PREPARED UNDER THE SUPERVISION OF:

TREVOR S. DODSON RCE 42029 EXP. 03/31/24

REGISTERED PROFESSIONAL ENGINEER TREVOR S. DODSON NO. C42029 EXP. 03/31/24 CIVIL STATE OF CALIFORNIA

FUSCOE ENGINEERING
FULL CIRCLE THINKING®
15535 Sand Canyon Ave Suite 100 Irvine California 92618 949.474.1960 fuscoe.com

CONCEPTUAL GRADING PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

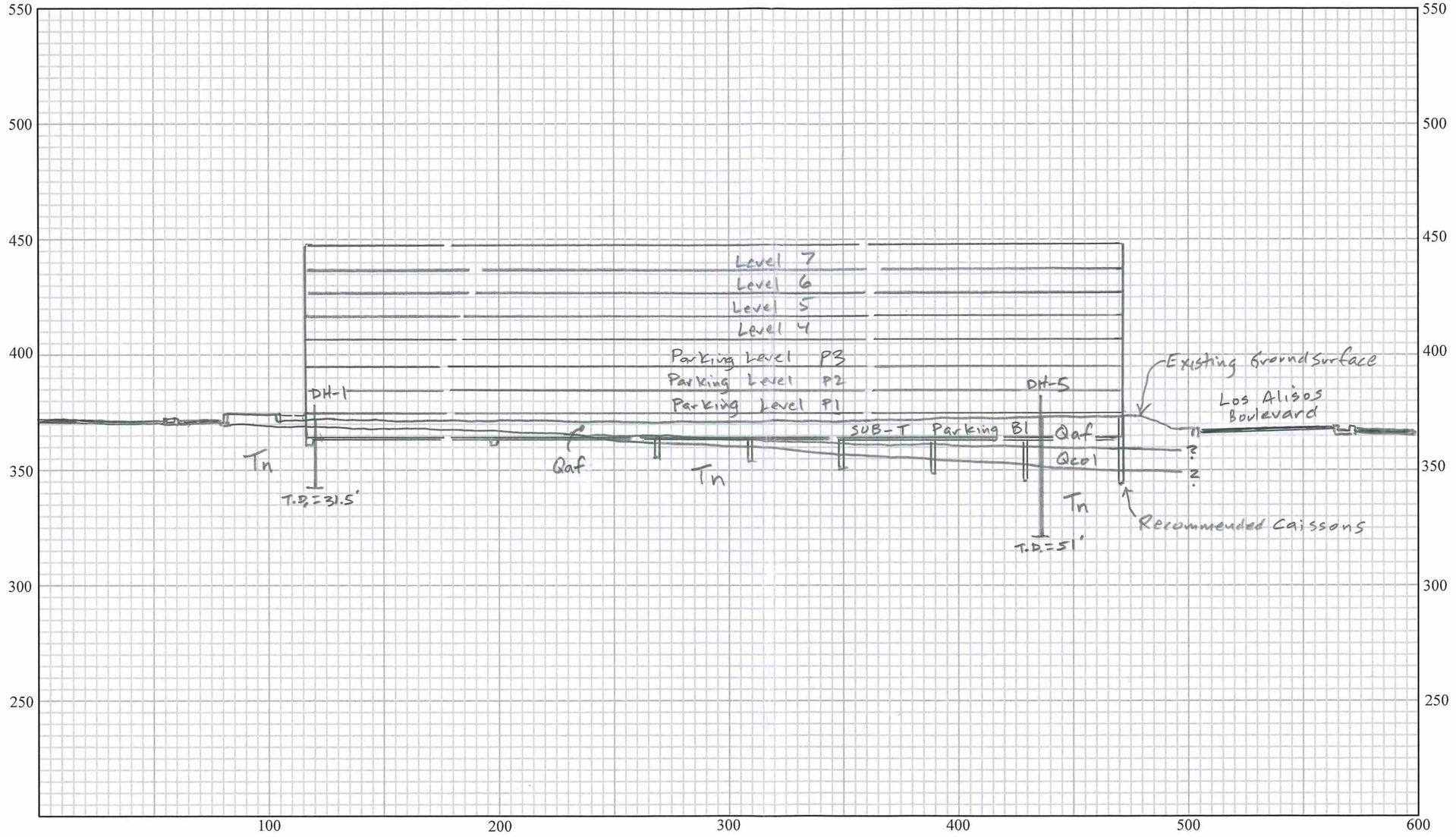
SHEET C-4 OF C-5

DRAWING: q:\2023\23-008-00\dwg\2300800_plate 2_geo map.dwg PLOTTED: 7/5/2023 11:55 AM BY: Jesus Mezo

F:\PROJECTS\1563\050\PLANS\GU\EXHIBITS\FIG EXHIBIT GRADING PLAN\1563-050EXH24.DWG (06-05-23 4:48:17PM) Plotted by: jmetson

1

1'



SCALE 1" = 50'

Geologic Section 1-1'

GMU

Date: June 29, 2023

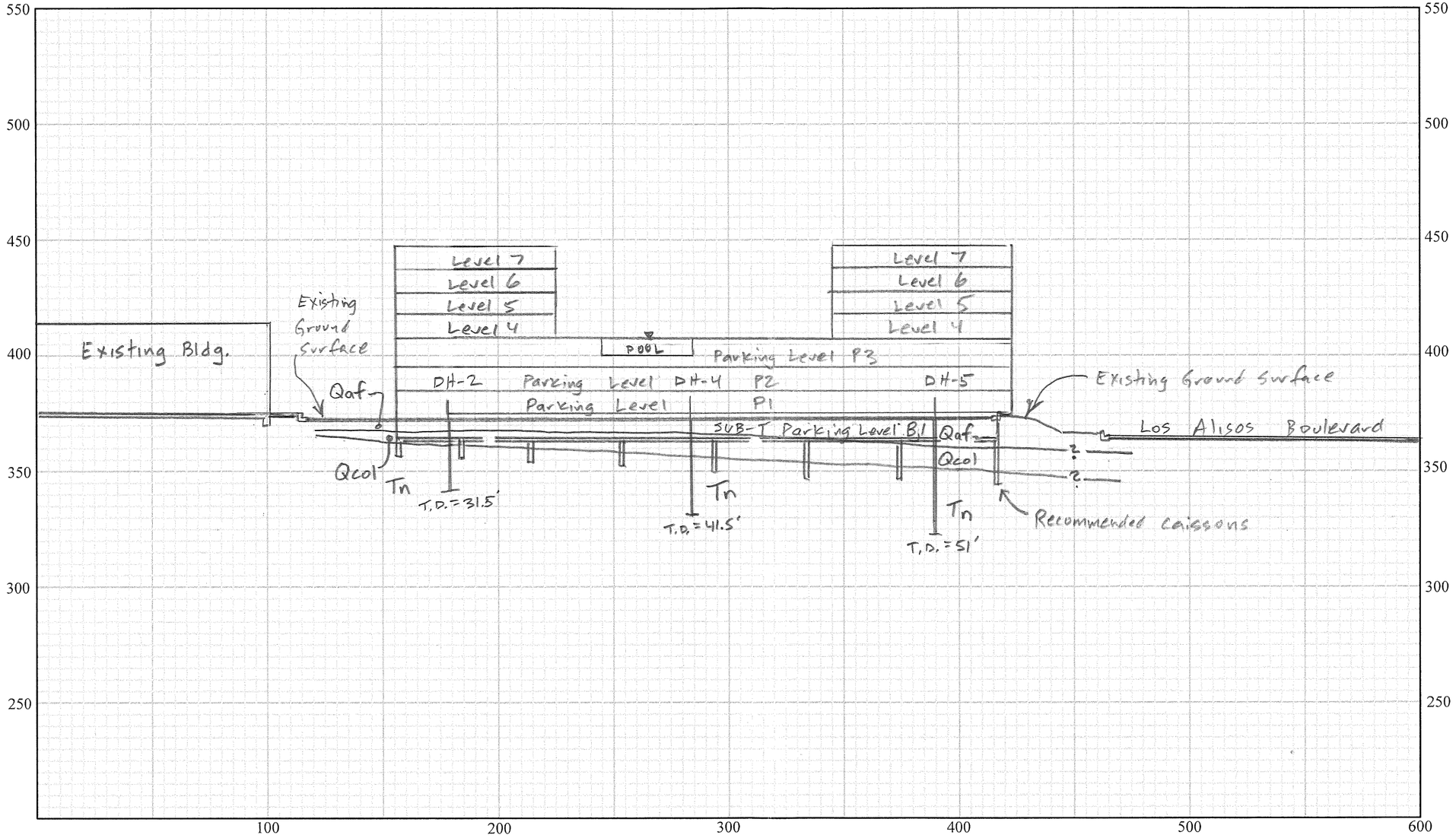
Project No.: 23-008-00

Plate 3.0

DRAWING: q:\201 \11-136-00\dwg\1113600_plate 2.2_geo sectionr.dwg PLOTTED: 9/18/2015 11:24 AM BY: Jesus Meza

2

2'



SCALE 1" = 50'

Geologic Section 2-2'

GMU

Date: June 29, 2023

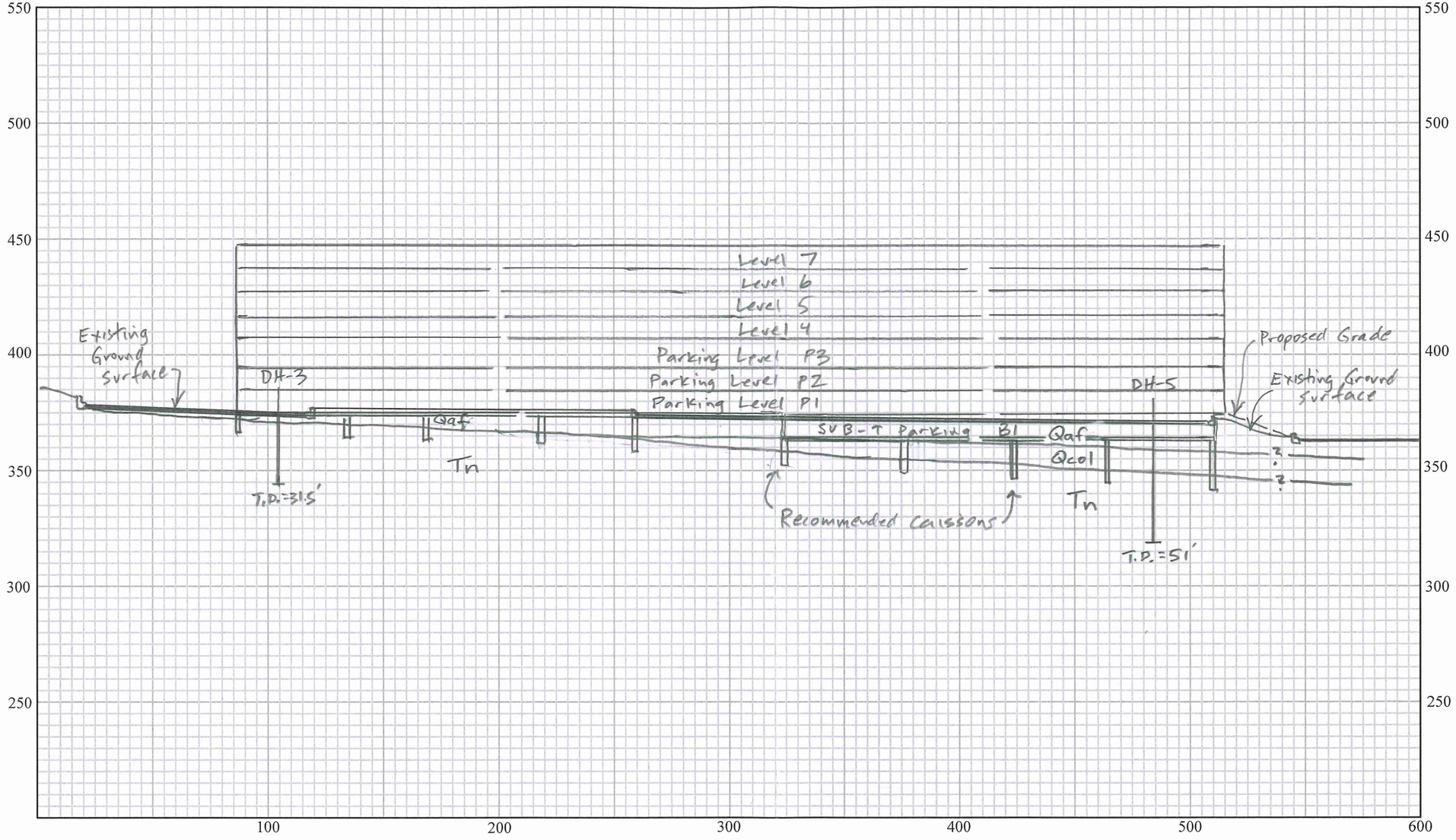
Project No.: 23-008-00

Plate 3.1

DRAWING: q:\201 \11-136-00\dwg\1113600_plate 2.2_geo sectionr.dwg PLOTTED: 9/18/2015 11:24 AM BY: Jesus Meza

3

3'



SCALE 1" = 50'

Geologic Section 3-3'

GMU

Date: June 29, 2023

Project No.: 23-008-00

Plate 3.2

DRAWING: q:\201 \11-136-00\dwg\1113600_plate 2.2_geo sectionr.dwg PLOTTED: 9/18/2015 11:24 AM BY: Jesus Meza

APPENDIX A

Geotechnical Exploration Procedures and Drill Hole Logs

APPENDIX A

GMU GEOTECHNICAL EXPLORATION PROCEDURES AND DRILL HOLE LOGS

Our exploration at the subject site consisted of the advancement of five (five) exploratory drill holes to depths of 31.5 to 51 feet below the existing ground surfaces using a hollow-stem auger drilling rig. Our drill holes were logged by a geologist and drive and bulk samples of the excavated soil and bedrock materials were collected for laboratory testing. Blow counts recorded during sampling from the California Modified Sampler (Cal Mod) are shown on the drill hole logs. The logs of each drill hole are contained in this Appendix A, and the Legend to Logs is presented as Plates A-1 and A-2. The approximate locations of the drill holes are shown on Plate 2 – Geotechnical Map.

"Undisturbed" Cal Mod samples were taking using a 3.0-inch for thin walled outside-diameter drive sampler which contains a 2.416-inch-diameter brass sample sleeve 6 inches in length. Bulk samples of the soil materials were also collected from various depths of the site soils.

The geologic and engineering field descriptions and classifications that appear on these logs are prepared according to Corps of Engineers and Bureau of Reclamation standards. Major soil classifications are prepared according to the Unified Soil Classification System as modified by ASTM Standard No. 2487. Since the descriptions and classifications that appear on the Log of Drill Hole are intended to be that which most accurately describe a given interval of a drill hole (frequently an interval of several feet), discrepancies do occur in the Unified Soil Classification System nomenclature between that interval and a particular sample in that interval. For example, an 8-foot-thick interval in a log may be identified as silty sand (SM) while one sample taken within the interval may have individually been identified as sandy silt (ML). This discrepancy is frequently allowed to remain to emphasize the occurrence of local textural variations in the interval.

MAJOR DIVISIONS			Group Letter	Symbol	TYPICAL NAMES
COARSE-GRAINED SOILS More Than 50% Retained On No.200 Sieve Based on The Material Passing The 3-Inch (75mm) Sieve. Reference: ASTM Standard D2487	GRAVELS 50% or More of Coarse Fraction Retained on No.4 Sieve	Clean Gravels	GW		Well Graded Gravels and Gravel-Sand Mixtures, Little or No Fines.
			GP		Poorly Graded Gravels and Gravel-Sand Mixtures Little or No Fines.
		Gravels With Fines	GM		Silty Gravels, Gravel-Sand-Silt Mixtures.
			GC		Clayey Gravels, Gravel-Sand-Clay Mixtures.
	SANDS More Than 50% of Coarse Fraction Passes No.4 Sieve	Clean Sands	SW		Well Graded Sands and Gravelly Sands, Little or No Fines.
			SP		Poorly Graded Sands and Gravelly Sands, Little or No Fines.
		Sands With Fines	SM		Silty Sands, Sand-Silt Mixtures.
			SC		Clayey Sands, Sand-Clay Mixtures.
FINE-GRAINED SOILS 50% or More Passe The No.200 Sieve Based on The Material Passing The 3-Inch (75mm) Sieve. Reference: ASTM Standard D2487	SILTS AND CLAYS Liquid Limit Less Than 50%		ML		Inorganic Silts, Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts With Slight Plasticity.
			CL		Inorganic Clays of Low To Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays.
			OL		Organic Silts and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS Liquid Limit 50% or Greater		MH		Inorganic Silts, Micaceous or Diatomaceous Fine Sandy or Silty Soils, Elastic Silts.
			CH		Inorganic Clays of High Plasticity, Fat Clays.
			OH		Organic Clays of Medium To High Plasticity, Organic Silts.
HIGHLY ORGANIC SOILS			PT		Peat and Other Highly Organic Soils.

The descriptive terminology of the logs is modified from current ASTM Standards to suit the purposes of this study

ADDITIONAL TESTS

DS = Direct Shear
HY = Hydrometer Test
TC = Triaxial Compression Test
UC = Unconfined Compression
CN = Consolidation Test
(T) = Time Rate
EX = Expansion Test
CP = Compaction Test
PS = Particle Size Distribution
EI = Expansion Index
SE = Sand Equivalent Test
AL = Atterberg Limits
FC = Chemical Tests
RV = Resistance Value
SG = Specific Gravity
SU = Sulfates
CH = Chlorides
MR = Minimum Resistivity
pH
(N) = Natural Undisturbed Sample
(R) = Remolded Sample
CS = Collapse Test/Swell-Settlement

GEOLOGIC NOMENCLATURE

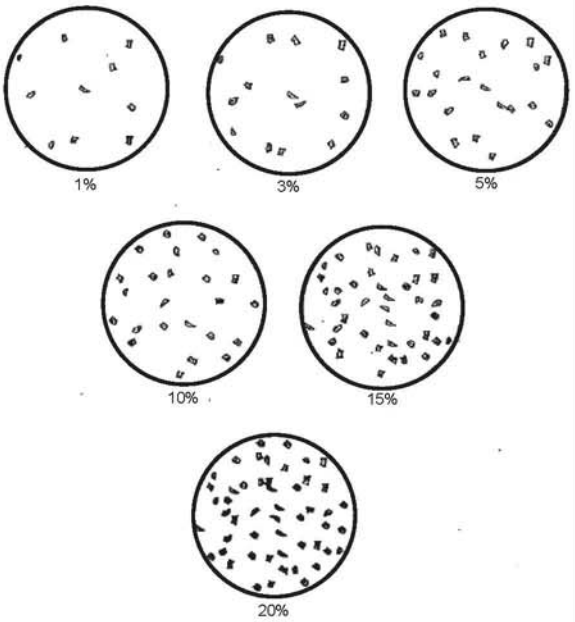
B = Bedding C = Contact J = Joint
F = Fracture Flt = Fault S = Shear
RS = Rupture Surface = Seepage
= Groundwater

SAMPLE SYMBOLS

Undisturbed Sample (California Sample)
Undisturbed Sample (Shelby Tube)
Bulk Sample
Unsuccessful Sampling Attempt
SPT Sample

5
10 Blows per 6-Inches Penetration
15

10: 10 Blows for 12-Inches Penetration
6/4": 6 Blows for 4-Inches Penetration
P: Push
(13): Uncorrected Blow Counts ("N" Values) for 12-Inches Penetration- Standard Penetration Test (SPT)



GMU

LEGEND TO LOGS

ASTM Designation: D 2487
(Based on Unified Soil Classification System)

Plate
A-1

SOIL DENSITY/CONSISTENCY

FINE GRAINED

Consistency	Field Test	SPT (#blows/foot)	Mod (#blows/foot)
Very Soft	Easily penetrated by thumb, exudes between fingers	<2	<3
Soft	Easily penetrated one inch by thumb, molded by fingers	2-4	3-6
Firm	Penetrated over 1/2 inch by thumb with moderate effort	4-8	6-12
Stiff	Penetrated about 1/2 inch by thumb with great effort	8-15	12-25
Very Stiff	Readily indented by thumbnail	15-30	25-50
Hard	Indented with difficulty by thumbnail	>30	>50

COARSE GRAINED

Density	Field Test	SPT (#blows/foot)	Mod (#blows/foot)
Very Loose	Easily penetrated with 0.5" rod pushed by hand	<4	<5
Loose	Easily penetrated with 0.5" rod pushed by hand	4-10	5-12
Medium Dense	Easily penetrated 1' with 0.5" rod driven by 5lb hammer	10-30	12-35
Dense	Dificult to penetrat 1' with 0.5" rod driven by 5lb hammer	31-50	35-60
Very Dense	Penetrated few inches with 0.5" rod driven by 5lb hammer	>50	>60

BEDROCK HARDNESS

Density	Field Test	SPT (#blows/foot)
Soft	Can be crushed by hand, soil like and structureless	1-30
Moderately Hard	Can be grooved with fingernails, crumbles with hammer	30-50
Hard	Can't break by hand, can be grooved with knife	50-100
Very Hard	Scratches with knife, chips with hammer blows	>100

MODIFIERS

Trace	1%
Few	1-5%
Some	5-12%
Numerous	12-20%
Abundant	>20%

GRAIN SIZE

Description		Sieve Size	Grain Size	Approximate Size
Boulders		>12"	>12"	Larger than a basketball
Cobbles		3-12"	3-12"	Fist-sized to basketball-sized
Gravel	Coarse	3/4-3"	3/4-3"	Thumb-sized to fist-sized
	Fine	#4-3/4"	0.19-0.75"	Pea-sized to thumb-sized
Sand	Coarse	#10-#4	0.079-0.19"	Rock-salt-sized to pea-sized
	Medium	#40-#10	0.017-0.079"	Sugar-sized to rock salt-sized
	Fine	#200-#40	0.0029-0.017"	Flour-sized to sugar-sized
Fines		passing #200	<0.0029"	Flour-sized and smaller

MOISTURE CONTENT

Dry- Very little or no moisture
Damp- Some moisture but less than optimum
Moist- Near optimum
Very Moist- Above optimum
Wet/Saturated- Contains free moisture

GMU

LEGEND TO LOGS

ASTM Designation: D 2487
(Based on Unified Soil Classification System)

Plate
A-2

P8-11/16/2012

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-1

Sheet 1 of 2

Date(s) Drilled	**1/20/23**	Logged By	**RA**	Checked By	**DW**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**31.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**372.0**
Groundwater Depth [Elevation], feet	**NA**	Sampling Method(s)	**Open drive sampler with 6-inch sleeve, Bulk**	Drill Hole Backfill	**Native**
Remarks				Driving Method and Drop	**Auto Hammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		ASHPALT CONCRETE - 4-inches AGGREGATE BASE - 6-inches						
370			Few roots up to 1/4" in diameter, few subangular gravel up to 1/2" in diameter		SANDY CLAY (CL); olive gray, damp, firm, fine- to medium-grained sand						
			BEDROCK - NIGUEL FORMATION (Tn)		SANDY SILTSTONE; pale brown to light gray, damp, moderately hard to hard, fine- to medium-grained sand						
	5		Slightly oxidized sand grains				12 25 36	140	26		
365											
	10		Becomes unoxidized		SANDY CLAYEY SILTSTONE; pale brown, damp, moderately hard to hard, fine-grained sand		10 19 21	140	22	110	
360											
	15		Pinhole sized charcoal fragments		SANDY SILTSTONE; pale brown, damp, moderately hard to hard, fine-grained sand		16 26 26	140	25		
355											

DH_REV3 23-008-00.GPJ GMULAB.GPJ 6/20/23

GMU

Drill Hole DH-1

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-1

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			BEDROCK - NIGUEL FORMATION (Tn) Sand grains become slight to moderately oxidized, yellow fine-grained sand blips, increase in mica abundance		SANDY SILTSTONE; pale brown, damp, moderately hard, fine-grained sand		12 15 25	140	26	108	
350											
	25		Decrease in oxidized sand grains, minor rig chatter				12 18 27	140	27		
345											
	30		Increase in oxidized sand grains, yellow fine-grained sand blips		Becomes pale brown to light gray, few fine-grained sand		10 18 27	140	26	109	
					Total Depth = 31.5' No Groundwater						

Drill Hole DH-1

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-2

Sheet 1 of 2

Date(s) Drilled	**1/20/23**	Logged By	**DW/RA**	Checked By	
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**31.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**372.0**
Groundwater Depth [Elevation], feet	**NA []**	Sampling Method(s)	**Open drive sampler with 6-inch sleeve, Bulk**	Drill Hole Backfill	**Native**
Remarks				Driving Method and Drop	**Auto Hammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		ASPHALT CONCRETE - 3.5-inches AGGREGATE BASE - 6.0-inches						
370					SANDY CLAY (CL); olive with gray, firm, damp, fine- to medium-grained sand, trace gravel				20		PS ATT CP EI pH SU CH MR R-val
365	5		**SLOPEWASH/COLLUVIUM (Qsw/Qcol)** Moderate rig chatter		SANDY SILT (SL); grayish yellow, damp, firm, fine-grained sand		4 6 15	140	16	96	
	10		Some rootlets, caliche stringers		SILTY CLAY (CL); gray and brown, damp to moist, very stiff, some fine-grained sand		6 10 18	140	20	98	
360			**BEDROCK - NIGUEL FORMATION (Tn)** Moderately weathered		CLAYEY SILTSTONE; light gray and light olive, damp, moderately hard, some very fine-grained sand						
355	15		Oxidized blips				13 22 30	140	24	108	DS

DH_REV3 23-008-00.GPJ GMULAB.GPJ 6/20/23

Drill Hole DH-2

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-2

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
350			**BEDROCK - NIGUEL FORMATION (Tn)** Slightly oxidized sand grains, pinhole charcoal fragments		SANDY SILTSTONE; pale brown to light gray, damp, moderately hard, fine- to medium-grained sand		13 24 27	140	27		
	25		Slight increase in oxidized sand grain abundance		SANDY CLAYEY SILTSTONE; light gray, damp, moderaly hard, fine-grained sand		11 15 18	140	23	109	
345	30				SANDY SILTSTONE; pale brown to light gray, damp, moderaly hard, fine-grained sand		8 16 19	140	26		
					Total Depth = 31.5' No Groundwater						

DH_REV3 23-008-00.GPJ GMULAB.GPJ 6/20/23

Drill Hole DH-2

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-3

Sheet 1 of 2

Date(s) Drilled	**1/20/23**	Logged By	**RA**	Checked By	**DW**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**31.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**376.0**
Groundwater Depth [Elevation], feet	**NA**	Sampling Method(s)	**Open drive sampler with 6-inch sleeve, Bulk**	Drill Hole Backfill	**Native**
Remarks				Driving Method and Drop	**Auto Hammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		ASPHALT CONCRETE - 3.5-inches AGGREGATE BASE - 6.0-inches						
375			Few roots up to 1/4" in diameter, some bedrock fragments, trace sub-angular gravel up to 1/4" in diameter		SANDY SILT (ML); brown, damp, medium dense, fine- to medium-grained sand,						
			BEDROCK - NIGUEL FORMATION (Tn)		SANDY SILTSTONE; pale brown, damp, moderately hard to hard, fine-grianed sand						
	5		Slower drilling, some minor rig chatter, bedrock is massive with no discernible bedding, slightly oxidized sand grain blips				14 34 36	140	18	113	
370											
	10		Increase in mica abundance, pinhole sized charcoal fragments				11 18 31	140	26		
365											
	15				Becomes pale brown to gray		10 20 22	140	22	108	
360											

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GMU

Drill Hole DH-3

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-3

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
355			**BEDROCK - NIGUEL FORMATION (Tn)** Slightly oxidized sand grains		CLAYEY SILTSTONE; pale brown, damp, moderately hard to hard, some fine-grained sand		15 28 29	140	23		
	25		Slight increase in oxidized sand grains, white fine-grained sand blips		Becomes damp to moist, moderately hard		9 13 19	140	25	107	
350											
	30		Moderately oxidized sand grains				12 13 21	140	26		
345			Slight seepage		Becomes very moist						
					Total Depth = 31.5' Seepage at 31'						

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-4

Sheet 1 of 2

Date(s) Drilled	**1/20/23**	Logged By	**DW**	Checked By	
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**41.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**373.0**
Groundwater Depth [Elevation], feet	**NA**	Sampling Method(s)	**Open drive sampler with 6-inch sleeve, Bulk**	Drill Hole Backfill	**Native**
Remarks				Driving Method and Drop	**Auto Hammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		ASPHALT CONCRETE - 3.5-inches AGGREGATE BASE - 6.0-inches						
370					SANDY SILT (ML); brown with gray, moist, firm, fine- to medium-grained sand, trace gravel						
	5				CLAYEY SILT (ML); light gray with orange staining, moist, firm to stiff, some very fine-grained sand		6 10 19	140	24	97	
			SLOPEWASH (Qsw) Moderate rig chatter, some rootlets		SANDY CLAY (CL); dark brown, damp, firm, fine- to medium-grained sand						
365											
	10		Rootlets continue		Becomes moist to very moist		4 4 10	140	14	93	CN
360											
	15				SANDY SILT (ML); light brown, moist, firm to stiff, fine- to medium-grained sand, some gravel		6 12 14	140	11		
			BEDROCK - NIGUEL FORMATION (Tn) Moderately weathered		CLAYEY SILTSTONE; yellow with gray, moist, moderately hard, trace very fine-grained sand						
355											

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Drill Hole DH-4

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-4

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			BEDROCK - NIGUEL FORMATION (Tn) Manganese staining blips, rootlets within fractures		CLAYEY SILTSTONE; light yellowish brown with gray and orange staining, damp to moist, moderately hard, some very fine-grained sand		12 19 23	140	25	108	
350											
	25				SANDY SILTSTONE; light olive, moist, moderately hard, very fine-grained sand		10 13 17	140	27		
345											
	30		Slight Seepage		CLAYEY SILTSTONE; light olive and yellow, moist to very moist, moderately hard, some very fine-grained sand		10 13 16	140	26	106	
340											
	35		Starting to become unoxidized		SANDY SILTSTONE; gray with orange staining, damp to moist, moderately hard		15 16 20	140	28		
335											
	40		Unoxidized, faint subhorizontal wavy laminations		Becomes dark gray and dark brownish gray, damp, hard		10 28 38	140	25	107	
					Total Depth = 41.5' Seepage at 30'						

DH_REV3 23-008-00.GPJ GMULAB.GPJ 6/20/23

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Drill Hole DH-4

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-5

Sheet 1 of 3

Date(s) Drilled	**1/20/23**	Logged By	**DW**	Checked By	
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**51.0 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**374.0**
Groundwater Depth [Elevation], feet	**NA**	Sampling Method(s)	**Open drive sampler with 6-inch sleeve, Bulk**	Drill Hole Backfill	**Native**
Remarks				Driving Method and Drop	**Auto Hammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		ASPHALT CONCRETE - 3.5-inches AGGREGATE BASE - 6.0-inches						
					SANDY SILT (ML); olive, damp, medium dense, fine- to medium-grained sand						
370	5		Lifts of brown silty sand, pinhole porosity		Becomes yellow with olive and brown, trace gravel		10 13 13	140	12	110	
365	10		Moderate rig chatter, fine-grained silty sandstone fragments		CLAYEY SAND (SC); yellow and olive, moist, dense, fine- to coarse-grained sand, some gravel		27 40 40	140	7	123	
			SLOPEWASH/COLLUVIUM (Qsw/Qcol)		SANDY SILT (ML); brownish gray, moist, very stiff, fine- to medium-grained sand, trace gravel						
360	15		Grass pieces				5 9 10	140	20	92	CN
355											

DH_REV3 23-008-00.GPJ GMULAB.GPJ 6/20/23

Drill Hole DH-5

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-5

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			Ped surfaces around gravel		SANDY CLAY (CL); brownish gray, moist, firm, fine- to medium-grained sand, trace gravel		10 7 9	140	17 14	93	PS ATT El pH SU CH MR
			Moderate rig chatter Moderately weathered								
			BEDROCK - NIGUEL FORMATION (Tn)		SANDY SILTSTONE; yellowish brown, damp, moderately hard, fine-grained sand						
			No rig chatter								
350											
	25		Manganese stained blips - pinhole sized				17 20 48	140	11		
345											
	30		Some seepage		CLAYEY SILTSTONE; light brown, soft to moderately hard, wet, fine- to medium-grained sand		15 17 32	140	17	114	
340											
	35		Moderately to well cemented		SANDY SILTSTONE; gray with orange staining, damp, moderately hard, some very fine-grained sand		12 19 23	140	28		
335											
	40		Becomes unoxidized, faint subhorizontal wavy laminations		CLAYEY SILTSTONE; dark gray, damp, moderately hard		16 24 31	140	26	107	
330											

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GMU

Drill Hole DH-5

Project: Buchanan Street Partners
Project Location: 24422 Avenida De La Carlota, Laguna Hills
Project Number: 23-008-00

Log of Drill Hole DH-5

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			BEDROCK - NIGUEL FORMATION (Tn)		SANDY SILTSTONE; dark gray, damp, moderately hard		22 50/6"	140	26		
325	50						26 50/6"	140	25	109	
					Total Depth = 51' Seepage at 30'						

DH_REV3 23-008-00.GPJ GMULAB.GPJ 6/20/23

APPENDIX B

Geotechnical Laboratory Procedures and Test Results

APPENDIX B

GMU GEOTECHNICAL LABORATORY PROCEDURES AND TEST RESULTS

MOISTURE AND DENSITY

Field moisture content and in-place density were determined for selected 6-inch sample sleeve of undisturbed soil material obtained from the drill holes. The field moisture content was determined in general accordance with ASTM Test Method D 2216 by obtaining one-half the moisture sample from each end of the 6-inch sleeve. The in-place dry density of the sample was determined by using the wet weight of the entire sample.

At the same time the field moisture content and in-place density were determined, the soil material at each end of the sleeve was classified according to the Unified Soil Classification System. The results of the field moisture content and in-place density determinations are presented on the right-hand column of the Log of Drill Hole and are summarized on Table B-1. The results of the visual classifications were used for general reference.

PARTICLE SIZE DISTRIBUTION

As part of the engineering classification of the materials underlying the site, samples of the onsite soils were tested to determine their distribution of particle sizes. The distribution was determined in general accordance with ASTM Test Method D 422 using U.S. Standard Sieve Openings 3", 1.5", 3/4, 3/8, and U.S. Standard Sieve Nos. 4, 10, 20, 40, 60, 100, and 200. In addition, on some samples a standard hydrometer test was performed to determine the distribution of particle sizes passing the No. 200 sieve (i.e., silt and clay-size particles). The results of the tests are contained in this Appendix B. Key distribution categories (% gravel; % sand, etc.) are contained on Table B-1.

ATTERBERG LIMITS

As part of their engineering classification, samples of the on-site soil and bedrock materials were tested to determine their relative plasticity. This relative plasticity is based on the Atterberg limits determined in general accordance with ASTM Test Method D 4318. The results of these tests are contained in this Appendix B and also Table B-1.

EXPANSION TESTS

To provide a standard definition of one-dimensional expansion, tests were performed on typical on-site soil and bedrock materials in general accordance with ASTM Test Method D 4829. The result from each test is reported as the "expansion index". The results of these tests are contained in Appendix B and also Table B-1.

COMPACTION TEST

A bulk sample representative of the on-site soils was tested to determine its maximum dry density and optimum moisture content. These compactive characteristics were determined in general accordance with ASTM Test Method D 1557. The results of this test are contained in this Appendix B and also Table B-1.

CHEMICAL TESTS

The corrosion potential of typical on-site soil and bedrock materials under long-term contact with both metal and concrete was determined by chemical and electrical resistance tests. The soluble sulfate test for potential concrete corrosion was performed in general accordance with California Test Method 417, the minimum resistivity test for potential metal corrosion was performed in general accordance with California Test Method 643, and the concentration of soluble chlorides was determined in general accordance with California Test Method 422. The results of these tests are contained in Table B-1.

CONSOLIDATION TESTS

The one-dimensional consolidation properties of "undisturbed" samples of the onsite slopewash/colluvial materials were evaluated in general accordance with the provisions of ASTM Test Method D 2435. Sample diameter was 2.416 inches and sample height was 1.00 inch. Water was added during the test at various normal loads to evaluate the potential for hydro-collapse and to produce saturation during the remainder of the testing. Consolidation readings were taken regularly during each load increment until the change in sample height was less than approximately 0.0001 inch over a two-hour period. The graphic presentation of consolidation data is a representation of volume change in change in axial load. The results of these tests are contained in this Appendix B.

DIRECT SHEAR STRENGTH TESTS

Direct shear tests were performed on typical on-site bedrock materials. The general philosophy and procedure of the tests were in accord with ASTM Test Method D 3080 - "Direct Shear Tests for Soils Under Consolidated Drained Conditions".

The tests were single shear tests and were performed using a sample diameter of 2.416 inches and a height of 1.00 inch. The normal load was applied by a vertical dead load system. A constant rate of strain was applied to the upper one-half of the sample until failure occured. Shear stress was monitored by a strain gauge-type precision load cell and deflection was measured with a digital dial indicator. This data was transferred electronically to data acquisition software which plotted shear strength vs. deflection. The shear strength plots were then interpreted to determine peak and ultimate shear strengths. Strain rates compatible with the grain size distribution of the soils was utilized. The interpreted results of these tests are shown in this Appendix B.

R-VALUE TEST

A bulk sample representative of the onsite soils was tested to measure the response of a compacted sample to a vertically applied pressure under specific conditions. The R-value of a material is determined when the material is in a state of saturation such that water will be exuded from the compacted test specimen when a 16.8 kN load (2.07 MPa) is applied. The results from this test procedure are reported in this Appendix B-1.

TABLE B-1
SUMMARY OF SOIL LABORATORY DATA

Sample Information			Geologic Unit	USCS Group Symbol	In Situ Water Content, %	In Situ Dry Unit Weight, pcf	In Situ Satur-ation, %	Sieve/Hydrometer				Atterberg Limits			Compaction		Expansion Index	R-Value	Chemical Test Results			
Boring Number	Depth, feet	Elevation, feet						Gravel, %	Sand, %	<#200, %	<2μ, %	LL	PL	PI	Maximum Dry Unit Weight, pcf	Optimum Water Content, %			pH	Sulfate (ppm)	Chloride (ppm)	Min. Resistivity (ohm/cm)
DH-1	5	367.0	Tn	Siltstone	15.9																	
DH-1	10	362.0	Tn	Siltstone	11.7	110	62															
DH-1	15	357.0	Tn	Siltstone	14.6																	
DH-1	20	352.0	Tn	Siltstone	16.1	108	80															
DH-1	25	347.0	Tn	Siltstone	17.0																	
DH-1	30	342.0	Tn	Siltstone	15.7	109	80															
DH-2	1	371.0	Qafc	CL	20.1			5	21	74	21	43	23	20	114.0	14.5	35	17	8.7	161	492	1459
DH-2	5	367.0	Qsw/Qcol	ML	16.1	96	59															
DH-2	10	362.0	Qsw/Qcol	CL	20.3	98	78															
DH-2	15	357.0	Tn	Siltstone	14.5	108	72															
DH-2	20	352.0	Tn	Siltstone	16.8																	
DH-2	25	347.0	Tn	Siltstone	13.2	109	68															
DH-2	30	342.0	Tn	Siltstone	15.8																	
DH-3	5	371.0	Tn	Siltstone	12.3	113	70															
DH-3	10	366.0	Tn	Siltstone	15.6																	
DH-3	15	361.0	Tn	Siltstone	12.0	108	60															
DH-3	20	356.0	Tn	Siltstone	13.4																	
DH-3	25	351.0	Tn	Siltstone	14.6	107	71															
DH-3	30	346.0	Tn	Siltstone	15.9																	
DH-4	5	368.0	Qafc	ML	15.6	97	59															
DH-4	10	363.0	Qsw/Qcol	CL	14.1	93	48															
DH-4	15	358.0	Qsw/Qcol	ML	11.1																	
DH-4	20	353.0	Tn	Siltstone	15.3	108	76															
DH-4	25	348.0	Tn	Siltstone	17.4																	
DH-4	30	343.0	Tn	Siltstone	16.1	106	76															

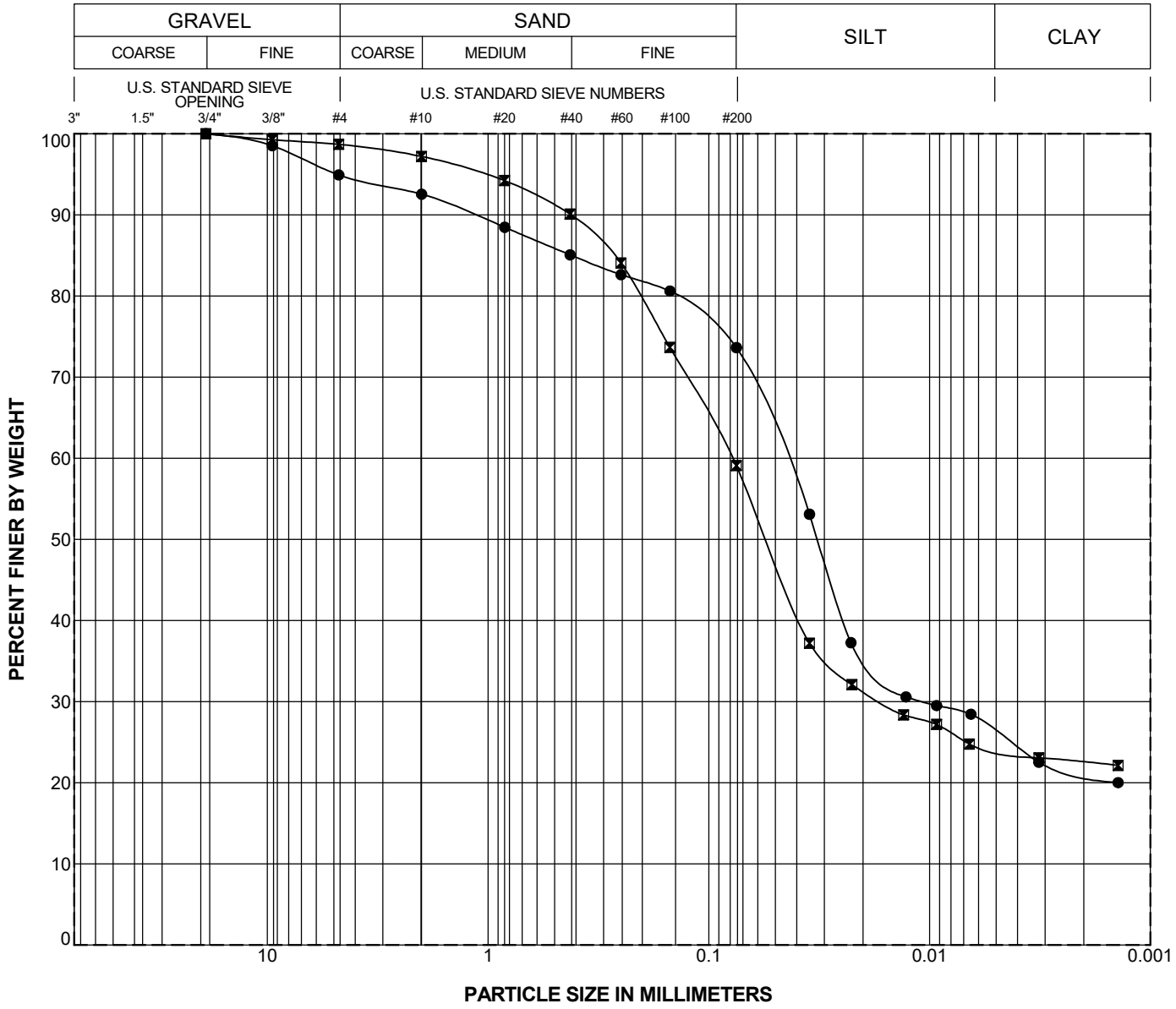
GMU_TABLE_SOIL_LAB_DATA 23-008-00.GPJ FNC AB GWGN01.GDT 7/2/23

Project: Buchanan Street Partners
Project No. 23-008-00

TABLE B-1
SUMMARY OF SOIL LABORATORY DATA

Sample Information			Geologic Unit	USCS Group Symbol	In Situ Water Content, %	In Situ Dry Unit Weight, pcf	In Situ Saturation, %	Sieve/Hydrometer				Atterberg Limits			Compaction		Expansion Index	R-Value	Chemical Test Results			
Boring Number	Depth, feet	Elevation, feet						Gravel, %	Sand, %	<#200, %	<2μ, %	LL	PL	PI	Maximum Dry Unit Weight, pcf	Optimum Water Content, %			pH	Sulfate (ppm)	Chloride (ppm)	Min. Resistivity (ohm/cm)
DH-4	35	338.0	Tn	Siltstone	18.4																	
DH-4	40	333.0	Tn	Siltstone	14.8	107	72															
DH-5	5	369.0	Qafc	CL	12.1	110	64															
DH-5	10	364.0	Qafc	SC	7.5	123	58															
DH-5	15	359.0	Qsw/Qcol	SM-ML	19.8	92	66															
DH-5	20	354.0	Qsw/Qcol	SM/SC	17.2	93	59															
DH-5	20.2	353.8	Qsw/Qcol	CL	13.7			1	40	59	23	32	18	14			56		7.8	131	468	716
DH-5	25	349.0	Tn	Siltstone	11.4																	
DH-5	30	344.0	Tn	Siltstone	13.1	114	77															
DH-5	35	339.0	Tn	Siltstone	18.4																	
DH-5	40	334.0	Tn	Siltstone	15.7	107	76															
DH-5	45	329.0	Tn	Siltstone	16.4																	
DH-5	50	324.0	Tn	Siltstone	15.2	109	78															

GMU_TABLE_SOIL_LAB_DATA 23-008-00.GPJ FNC AB GWGN01.GDT 7/2/23



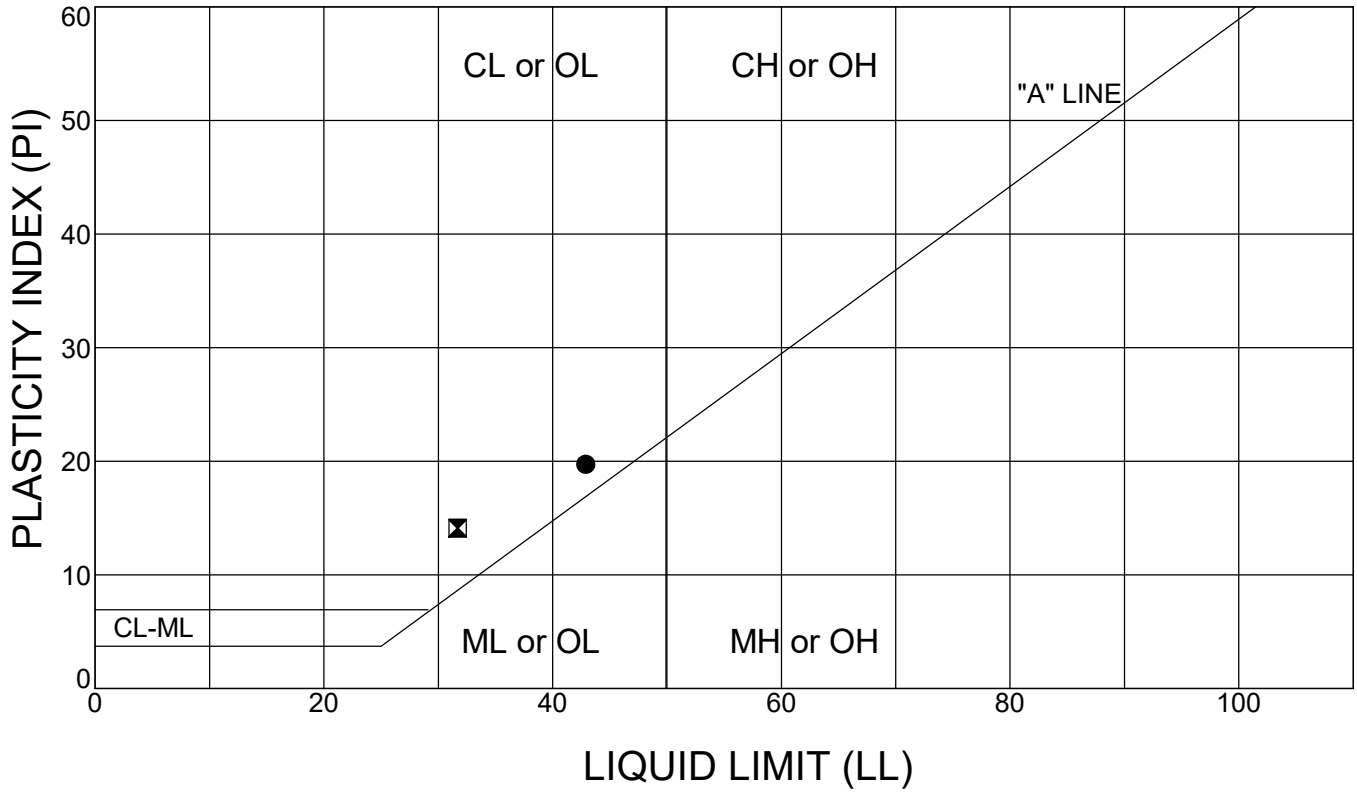
Boring Number	Depth (feet)	Geologic Unit	Symbol	LL	PI	Classification
DH-2	1.0	Qafc	●	43	20	LEAN CLAY with SAND (CL)
DH-5	20.2	Qsw/Qcol	⊠	32	14	SANDY LEAN CLAY (CL)

GMU_GRAIN_SIZE 23-008-00.GPJ 6/20/23

PARTICLE SIZE DISTRIBUTION

Project: Buchanan Street Partners

Project No. 23-008-00

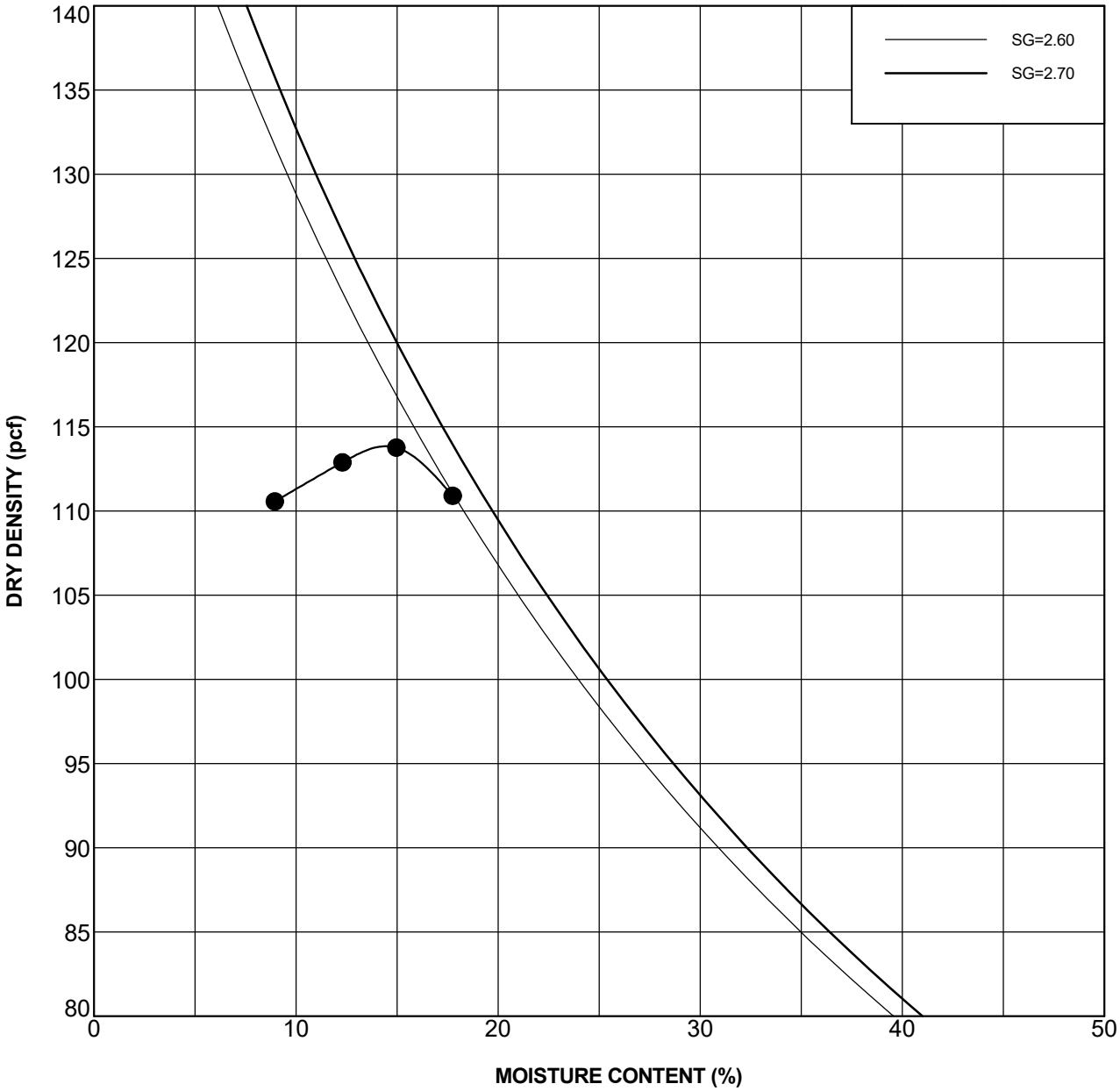


Boring Number	Depth (feet)	Geologic Unit	Test Symbol	Insitu Water Content (%)	LL	PL	PI	Classification
DH-2	1.0	Qafc	●	20	43	23	20	LEAN CLAY with SAND (CL)
DH-5	20.2	Qsw/Qcol	⊠	14	32	18	14	SANDY LEAN CLAY (CL)

LIMITS 23-008-00.GPJ 6/20/23

ATTERBERG LIMITS

Project: Buchanan Street Partners
Project No. 23-008-00



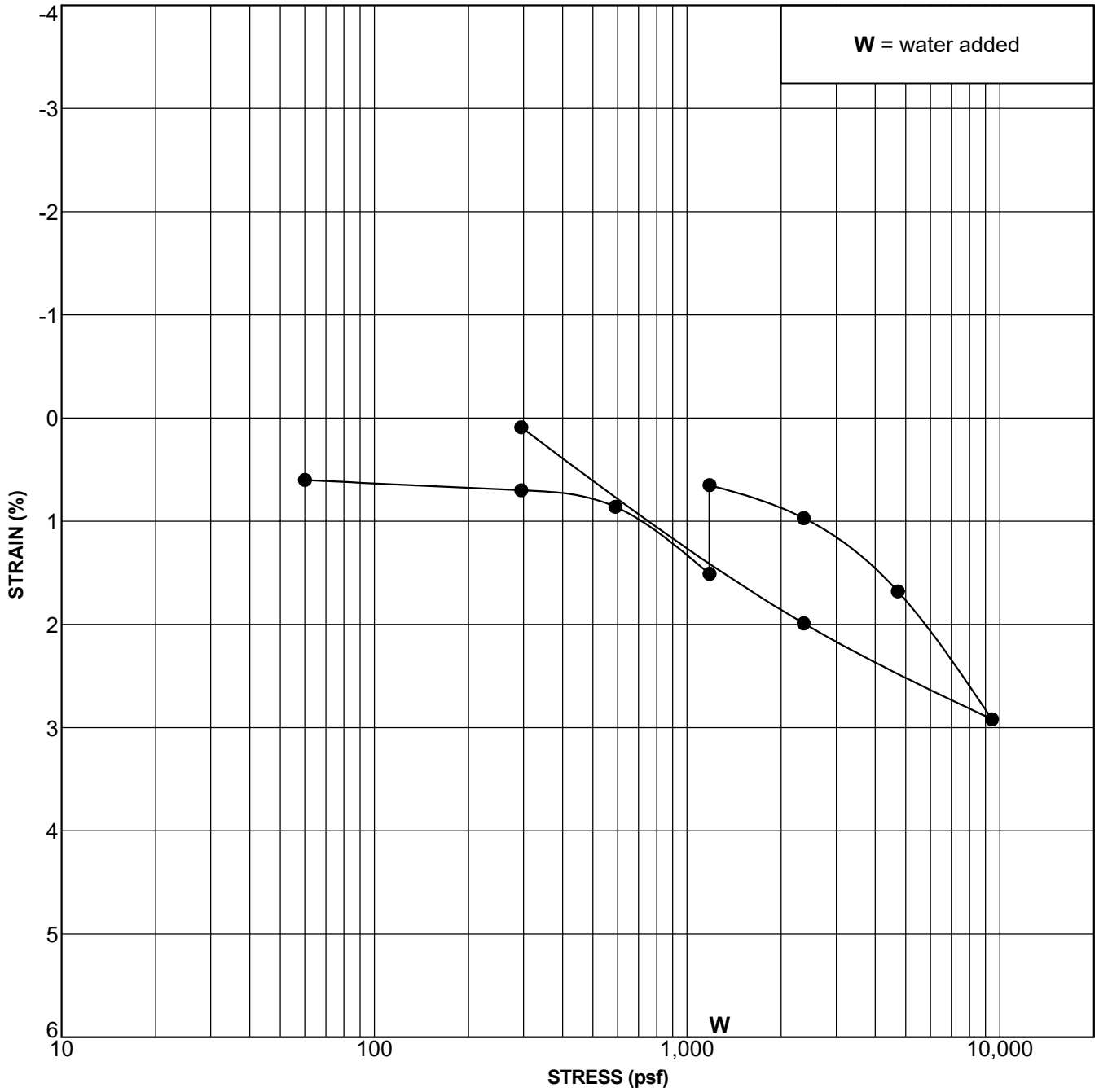
Boring Number	Depth (feet)	Geologic Unit	Symbol	Maximum Dry Density, pcf	Optimum Moisture Content, %	Classification
DH-2	1.0	Qafc	●	114	14.5	LEAN CLAY with SAND (CL)

DVTCOMP 23-008-00.GPJ 6/18/23

COMPACTION TEST DATA

Project: Buchanan Street Partners

Project No. 23-008-00



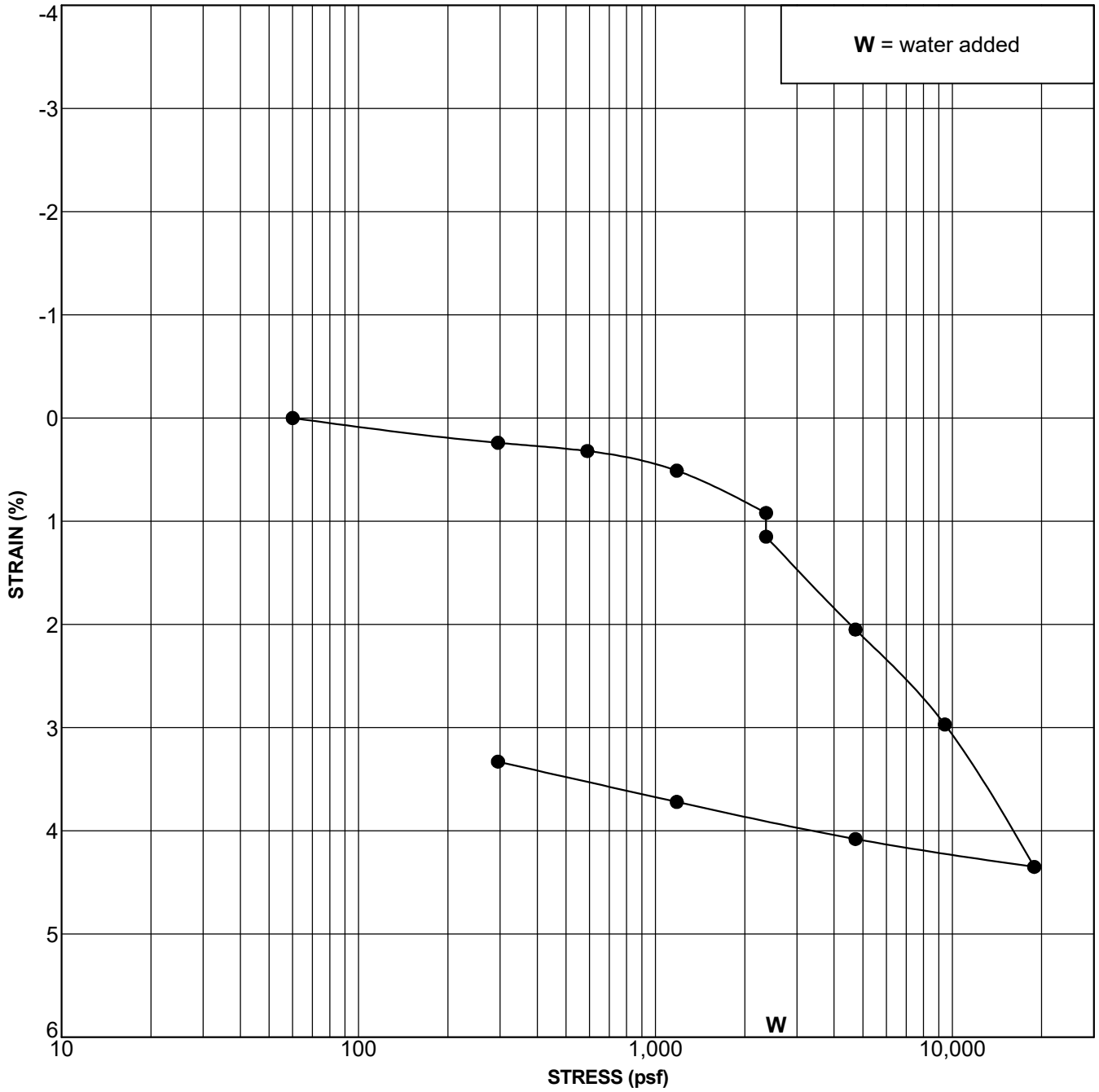
Boring Number	Depth (feet)	Geologic Unit	Symbol	In Situ or Remolded Sample	% Hydro-Collapse	Classification
DH-4	10.0	Qsw/Qcol	●	In Situ	63.49	SANDY CLAY (CL)

GMU_CONSOL 23-008-00.GPJ GM&U.GDT 6/20/23

CONSOLIDATION TEST DATA

Project: Buchanan Street Partners

Project No. 23-008-00



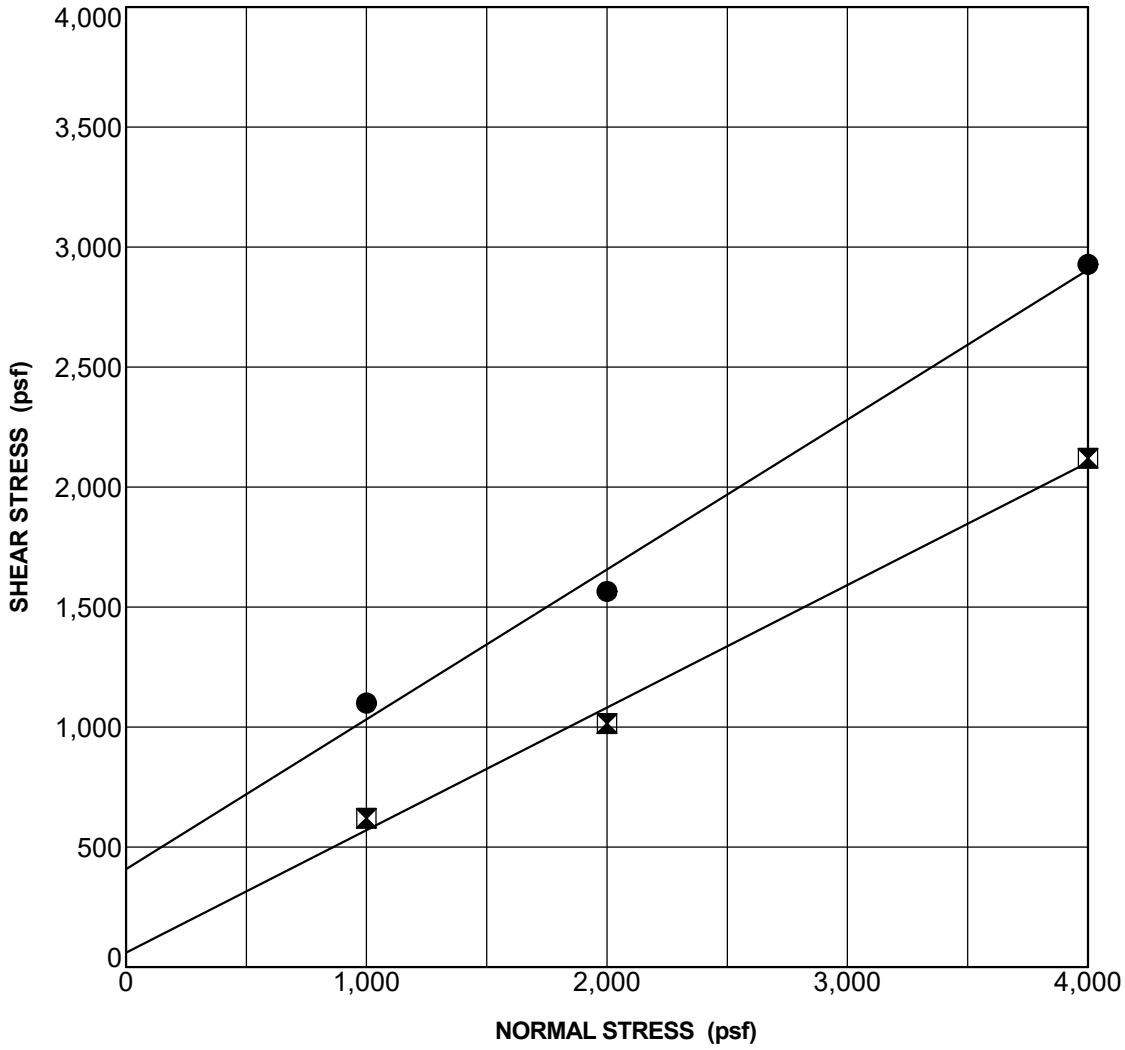
Boring Number	Depth (feet)	Geologic Unit	Symbol	In Situ or Remolded Sample	% Hydro-Collapse	Classification
DH-5	15.0	Qsw/Qcol	●	In Situ	0.23	SILTY SAND (SM-ML)

GMU_CONSOL 23-008-00.GPJ GM&U.GDT 6/20/23

CONSOLIDATION TEST DATA

Project: Buchanan Street Partners

Project No. 23-008-00



SAMPLE AND TEST DESCRIPTION
Sample Location: DH-2 @ 15.0 ft **Geologic Unit:** Tn **Classification:** SANDY SILTSTONE **Strain Rate (in/min):** 0.001 **Sample Preparation:** Undisturbed **Notes:** Sample saturated prior and during shearing

STRENGTH PARAMETERS		
STRENGTH TYPE	**COHESION (psf)**	**FRICTION ANGLE (degrees)**
● Peak Strength	420	32.0
⊠ Ultimate Strength	210	29.0

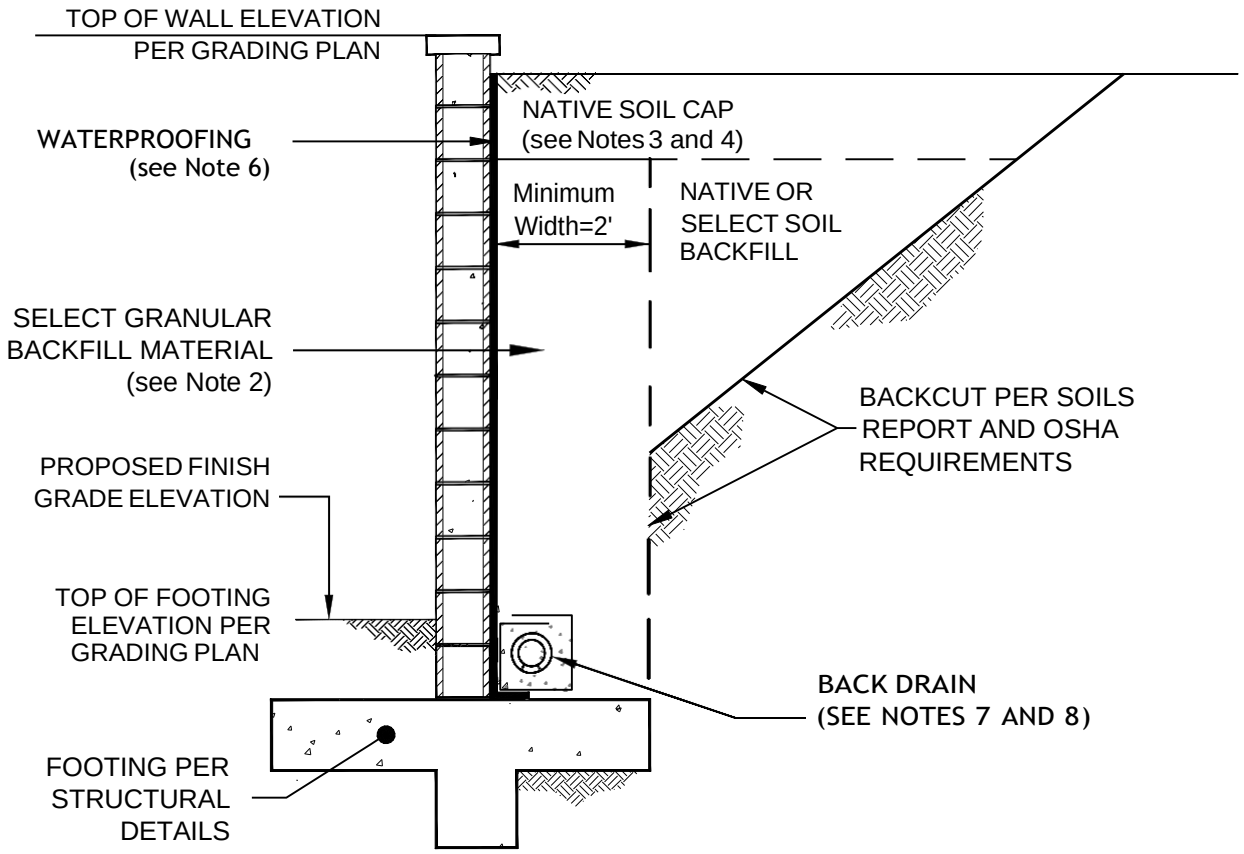
SHEAR TEST DATA

Project: Buchanan Street Partners
Project No. 23-008-00

GMU_DIRECT_SHEAR 23-008-00.GPJ GM&U.GDT 6/20/23

APPENDIX C

Retaining Wall Construction Details



RETAINING WALL DETAIL

NOT TO SCALE

1. FINAL DETERMINATION OF THE MATERIAL TO BE USED FOR BACKFILL SHALL BE MADE BY GMU.
2. ALL SELECT BACKFILL TO WITHIN 1 TO 2 FEET OF FINAL GRADE SHOULD CONSIST OF FREE-DRAINING GRANULAR MATERIAL (I.E. SE 30 SAND, PEA GRAVEL, OR CRUSHED ROCK). CRUSHED ROCK, IF USED, SHOULD BE WRAPPED IN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) TO MINIMIZE THE POTENTIAL FOR MIGRATION OF FINES INTO THE ROCK. THE SELECT BACKFILL SHOULD BE MOISTURE CONDITIONED TO ACHIEVE OVER OPTIMUM MOISTURE CONTENT PER THE SOILS REPORT AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD D 1557.
3. FINE-GRAINED NATIVE SOILS SHOULD BE USED TO CAP THE SELECT BACKFILL ZONE.
4. ALL NATIVE OR SELECT SOIL WALL BACKFILL SHOULD BE MOISTURE CONDITIONED AS NECESSARY TO OVER OPTIMUM MOISTURE CONTENT PER THE SOILS REPORT AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD D 1557.
5. THE BACKSIDE OF THE WALLS SHOULD BE WATERPROOFED DOWN TO AND ACROSS THE TOP OF THE FOOTING. THE DESIGN AND SELECTION OF THE WATERPROOFING SYSTEM IS OUTSIDE OF THE PURVIEW OF GMU.
6. THE WATERPROOFING SYSTEM AND ANY DRAIN BOARDS SHOULD BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITIES. THE TOP EDGE OF THE WATERPROOFING AND ANY DRAIN BOARDS SHOULD BE PROPERLY ADHERED TO THE WALL AND SEALED TO PREVENT THE POSSIBLE ACCUMULATION OF DEBRIS BETWEEN THE DRAINAGE/WATERPROOFING SYSTEM AND THE WALL.
7. THE BACKDRAIN SYSTEM SHOULD CONSIST OF 4" PERFORATED PIPE SURROUNDED BY AT LEAST ONE CUBIC FOOT OF 3/4"-1.5" OPEN GRADED GRAVEL WRAPPED IN MIRAFI 140N FILTER FABRIC (OR EQUIVALENT). THE PERFORATED PIPE SHOULD CONSIST OF SDR-35 OR SCHEDULE 40 PVC PIPE (OR APPROVED EQUIVALENT) LAID ON AT LEAST 2" OF CRUSHED ROCK WITH THE PERFORATIONS LAID DOWN. THE BACKDRAIN GRADIENT SHOULD NOT BE LESS THAN 1% WHEN POSSIBLE. THE PERFORATED PIPE SHOULD OUTLET INTO AREA DRAINS OR OTHER SUITABLE OUTLET POINTS AT RUNS OF 200 FEET OR LESS, IF PRACTICAL. IF THE BACKDRAINS CANNOT BE OUTLETED BY GRAVITY FLOW, A SUMP PUMP SYSTEM WILL NEED TO BE DESIGNED AND CONSTRUCTED. REDUNDANT BACK-UP PUMPS OR COMPONENTS ARE RECOMMENDED. DESIGN OF THIS SYSTEM IS OUTSIDE OF THE PURVIEW OF GMU.
8. THE TIE-IN LOCATIONS FOR BACKDRAIN OUTLETS SHOULD BE SHOWN ON THE PRECISE GRADING, SITE WALL, AND/OR LANDSCAPE PLANS.

GMU GEOTECHNICAL, INC.	**RETAINING WALL CONSTRUCTION DETAIL**	PLATE **C-1**

APPENDIX D

Concrete Flatwork Recommendations

TABLE 1
FLATWORK RECOMMENDATIONS, RESIDENTIAL SITE,
24422 AVENIDA DE LA CARLOTA, LAGUNA HILLS, CA

Description	Subgrade Preparation	Minimum Concrete Thickness (Full)	Edge Thickness	Reinforcement[2]	Joint Spacing (Maximum)	Cement Type	Sulfate Resistance
Isolated Concrete Sidewalks and Walkways (≤6 feet in width) [4]	1) 2% over optimum to 18" [1], 2) 2" of sand or well graded rock (i.e., Class II base or equiv.) above moisture conditioned subgrade.	4 inches	Not Required	1) No. 3 bars at 18" o.c. [2] , 2) where adjacent to curbs or structures and at cold joints/ expansion joints use dowels: No. 3 bars at 18" o.c. [5]	5 feet	II/V	(3)
Concrete Walkways, Patios, Entryways and Courtyards (> 6 feet in width) [4]	1) 2% over optimum to 18"[1], 2) 2" of sand or well graded rock (i.e., Class II base or equiv.) above moisture conditioned subgrade.	5 inches	Where adjacent to landscape areas – 12" from adjacent finish grade. Min. 8" width	1) No. 3 bars at 18" o.c. [2] extend into thickened edge, 2) Thickened Edge: one No. 3 bar placed in long direction, 3) dowel into adjacent curbs or structures and across cold joints/ expansion joints [5]	8 feet	II/V	(3)
Concrete Driveways, Trash Enclosures and Fire Access Lanes [4]	1) 2% over optimum to 18" [1], 2) 4" of well graded rock (i.e., Class II base or equiv.) above moisture conditioned subgrade.	8 inches	Where adjacent to landscape areas - 12" from adjacent finish grade. Min. 8" width	1) No. 3 bars at 18" o.c. [2] extend into thickened edge, 2) Thickened Edge: one No. 3 bar placed in long direction, 3) dowel into adjacent curbs or structures and across cold joints/ expansion joints [5]	8 feet	II/V	(3)
Concrete Interlocking Pavers (non-vehicular) [4,6]	1) 2% over optimum to 18"[1], 2) 4 inches of CAB or CMB compacted to a minimum of 95% relative compaction or concrete sub slab may be used in lieu of base section (see adjacent columns).	4 inch concrete sub slab if base section not used	Where adjacent to landscape areas - 12" from adjacent finish grade. Min. 8" width	1) No. 3 bars at 18" o.c. [2] extend into thickened edge, 2) Thickened Edge: one No. 3 bar placed in long direction, 3) dowel into adjacent curbs or structures and across cold joints/ expansion joints [5]	8 feet	II/V	(3)
Concrete Interlocking Pavers (vehicular) [4, 6]	Subgrade: 2% over optimum to 18"[1] Non-fire access: 8 inches of CAB or CMB compacted to 95% relative compaction over Mirafi 600x or equivalent geotextile, or concrete sub slab may be used in lieu of base/geotextile section (see adjacent column) Fire Access: 10 inches of CAB or CMB compacted to 95% over 600X or equivalent geotextile, or concrete sub slab may be utilized in lieu of base/geotextile section (see adjacent column)	Non-Fire Access: 5-inch concrete sub slab if base section not used Fire Access: 6-inch concrete sub slab if base section not used	Where adjacent to landscape areas - 12" from adjacent finish grade. Min. 8" width	1) No. 3 bars at 18" o.c. [2] extend into thickened edge, 2) Thickened Edge: one No. 3 bar placed in long direction, 3) dowel into adjacent curbs or structures and across cold joints/ expansion joints [5]	8 feet	II/V	(3)

(1) The moisture content of the subgrade must be verified by the geotechnical consultant prior to sand/rock placement.
(2) Reinforcement to be placed at or above the mid-point of the slab (i.e., a minimum of 2.0 to 2.5 inches above the prepared subgrade).
(3) Soils having severe levels of sulfates as defined by CBC are expected. Concrete mix design shall be selected by the concrete designer. Concrete mix design is outside the geotechnical engineer's purview.
(4) Where concrete/ flatwork is adjacent a stucco surface, a ¼" to ½" foam separation/expansion joint should be used.
(5) If dowels are placed in cored holes, the core holes shall be placed at alternating in-plane angles (i.e., not cored straight into slab).
(6) Pavers to be installed per minimum manufacturers recommendations.

General Note: Minor deviations to the above recommendations may be required at the discretion of the soils engineer or his representative.

BUCHANAN STREET
PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTTA

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PROJECT TEAM:

APPLICANT/OWNER:

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3501 Jamboree Rd., Ste 4200
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CIVIL ENGINEER:

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LANDSCAPE ARCHITECT:

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BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

HOUSING 250 APARTMENT HOMES, THIS BUILDING IS COMPRISED OF FOUR RESIDENTIAL LEVELS ATOP TWO PARKING TIERS. THE PROJECT PROVIDESABOUNDANTOUTDOORSPACESWITHIN ITS THREE COURTYARDS, EACH WITH ITS DISTINCT CHARACTER AND ATMOSPHERE. AMONG THE MANY AMENITIES OFFERED ARE A RESORT STYLE POOL, CLUBHOUSE, STATE OF THE ART FITNESS CENTER, PET SPA, AND TWO ROOF DECKS WITH SWEEPING VIEWS OF THE SURROUNDING AREA.

Situated on a highly visible location along Insterstate 5, the project aims to capitvate passers by with its contemporary design and stature. With a neutral tone pallette, the materials selected reflect a refined and modern atmosphere.

Indoor and outdoor spaces throughout the site capture the best of California lifestyle. Each courtyard is beautifully landscaped and offers its own unique ambiance and experience. Individual dwelling units are provided with their own private open space, some with panoramic views of the vicinity.

The double volume leasing space welcomes new residents with a preview of the upscale lifestyle offered within this community.

Ample parking is conveniently located within the building's lower levels, including two subterranean tiers.

Laguna Hills is more than just a beautiful location; it's a thriving community that offers top-notch schools, exceptional healthcare facilities, and a strong sense of community spirit. Our new apartment community at Avenida de la Carlota positions you at the center of it all, providing easy access to major highways and transportation hubs, making your commute or day trips to nearby beaches, cultural centers, and entertainment venues a breeze.
Located in the heart of Orange County, Laguna Hills offers a combination of shopping convenience, endless dining options and plenty of choices for the outdoor and golf enthusiasts.

BUCHANAN STREET PARTNERS, L.P.

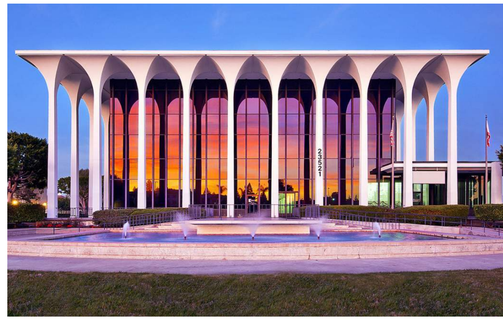
24422 AVENIDA DE LA CARLOTA

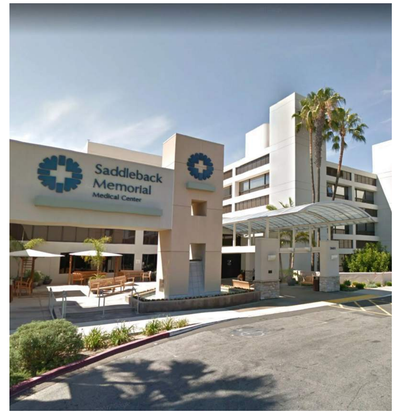
LAGUNA HILLS, CA

PROJECT NARRATIVE

G3

JOB NO. 2022-0834
DATE 12-17-2024





BUCHANAN STREET
PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

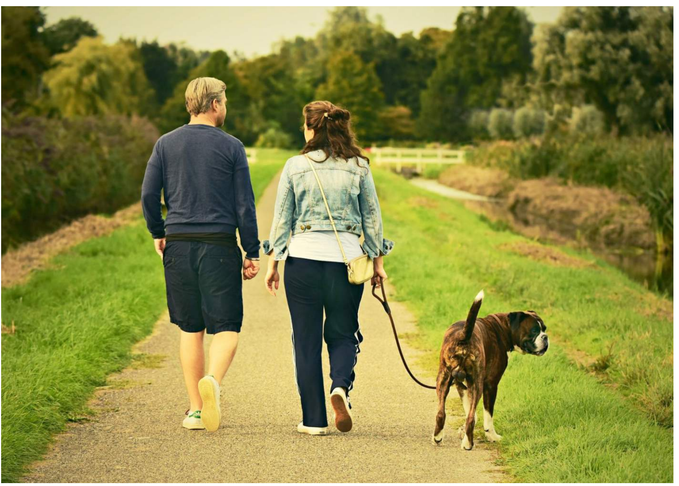
LAGUNA HILLS, CA

SITE CONTEXT

AO

G4

JOB NO. 2022-0834
DATE 12-17-2024



24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

RESIDENT LIFESTYLE

G5

JOB NO. 2022-0834
DATE 12-17-2024

BUILDING PROJECT DESCRIPTION

A 250 UNIT DEVELOPMENT CONSISTING OF A
4-STORY TYPE V-A RESIDENTIAL BUILDING
OVER 2 LEVELS ABOVE GRADE + 2 LEVELS SUB T TYPE I-A PARKING STRUCTURE

GROSS LAND AREA			181,884 SQ.FT.
		±	**4.18 ACRES**
RESIDENTIAL GROSS AREA:			258,953 SQ. FT.
PARKING STRUCTURE GROSS AREA			326,924 SQ. FT.
TOTAL UNITS:			**250 UNITS**
FAR (PARKING STRUCTURE NOT INCLUDED):			1.42 FAR
OPEN SPACE:	10 % MIN.		18,188 SQ. FT.
LOT COVERAGE:	70% MAX	**45%**	**81,742 SQ. FT.**
CURRENT ZONING:			VILLAGE COMMERCIAL

Residential Multi-Family Building — 8.20.25

UNITS PER LEVEL SUMMARY

LEVEL	STUDIO		1BR									2BR									TOTAL
	S1	S2	A1	A1A	A1B	A1C	A2	A2A	A3	A4	A5	B1	B1A	B1B	B1C	B2	B2A	B3	B4	B5	
4	6	1	7	1	1	2	7	1	5	10	0	4	1	1	0	7	2	3	3	1	63
3	6	1	7	1	1	2	7	1	5	10	2	4	1	1	1	7	2	3	3	1	66
2	6	1	5	1	1	2	7	1	5	9	2	4	1	1	1	7	2	3	3	1	63
1	5	1	5	1	1	2	10	1	7	8	2	4	0	1	1	2	2	3	1	1	58
	23	4	24	4	4	8	31	4	22	37	6	16	3	4	3	23	8	12	10	4	**250**
Totals	27		140									83									
	9.2%	1.6%	9.6%	1.6%	1.6%	3.2%	12.4%	1.6%	8.8%	14.8%	2.4%	6.4%	1.2%	1.6%	1.2%	9.2%	3.2%	4.8%	4.0%	1.6%	**100%**
	10.8%		56.0%									33.2%									

DWELLING UNIT INFO

Unit	Unit SF	Qty.	%	SF TOT.*
S1	487	23	9.2%	11,201
S2	648	4	1.6%	2,592
A1	638	24	9.6%	15,312
A1A	638	4	1.6%	2,552
A1B	703	4	1.6%	2,812
A1C	699	8	3.2%	5,592
A2	651	31	12.4%	20,181
A2A	687	4	1.6%	2,748
A3	709	22	8.8%	15,598
A4	746	37	14.8%	27,602
A5	738	6	2.4%	4,428
B1	994	16	6.4%	15,904
B1A	1,054	3	1.2%	3,162
B1B	968	4	1.6%	3,872
B1C	1,062	3	1.2%	3,186
B2	927	23	9.2%	21,321
B2A	1,005	8	3.2%	8,040
B3	993	12	4.8%	11,916
B4	985	10	4.0%	9,850
B5	1,055	4	1.6%	4,220
Avg.	**768**	**250**	100.0%	**192,089**

* RESIDENTIAL UNIT NET AREA

AVG. SF

TYPE	SF
STUDIO	511
1-BR	692
2-BR	982

PRIVATE O.S.

Unit	DECK AREA	TOT. AREA
S1	51	1,173
S2	45	180
A1	67	1,608
A1A	67	268
A1B	92	368
A1C	0	0
A2	54	1,674
A2A	51	204
A3	53	1,166
A4	66	2,442
A5	90	540
B1	73	1,168
B1A	59	177
B1B	73	292
B1C	59	177
B2	54	1,242
B2A	54	432
B3	65	780
B4	53	530
B5	74	296
TOTAL		**14,717**

*Podium level = 282 SF

ENCLOSED AMENITY SF

AMENITIES	SF
LEASING	1,946
MAIL / PARCEL	474
CLUBHOUSE / FITNESS	4,284
AMENITY 2	574
AMENITY 3a	520
AMENITY 3b	574
ROOF DECK 1	1,185
ROOF DECK 2	1,482
TOTAL	**11,039**

COURTYARDS

AMENITIES	SF
COURTYARD 1	9,751
COURTYARD 2	4,444
COURTYARD 3	1,993
TOTAL	16,188

BUILDING - PARKING REQUIRED

TYPE	COUNT		REQ'D FOR DENSITY BONUS	
			RATIO	STALLS
STUDIO	27		1.0	27
1 BR	140		1.0	140
2 BR	83		1.50	125
GUEST	0		0.00	0
TOTALS	250		1.17	**292**
OFFICE				454
LEASING				5
USPS				1
TOTAL MINIMUM STALLS REQUIRED				**752**

BUILDING - PARKING PROVIDED

	OTHER			RESIDENTIAL							OFFICE							
	LEASING		USPS				ACCESS.- RESID.		EV- RESID.		ACCESS- OFFICE		* EV- OFFICE					
	STD	ACCESS.		STD.	COMP.	TANDEM	STD	VAN	STD	8' Aisle	STD.	COMP.	STD	VAN	STD	AC-STD	AC-VAN	TOTAL
SURFACE	1	1																2
LEVEL P2				92	4	6	4	1	71	3								181
LEVEL P1	3		1	33	0	4	2		70	2	68		PROVIDED VIA SURFACE STALLS ADJACENT TO OFFICE BUILDING			PROVIDED VIA SURFACE STALLS ADJACENT TO OFFICE BUILDING		183
SUB-T LEVEL B1											114	4			82			200
SUB-T LEVEL B2				0							182	4						186
TOTAL STALLS	**4**	**1**	**1**	**125**	**4**	**10**	**6**	**1**	**141**	**5**	**364**	**8**	**0**	**0**	**82**	**0**	**0**	**752**
	6			**292**							**454**							

NOTE: OF THE 292 RESIDENTIAL STALLS, 42 ARE SHARED.

NOTE: TOTAL OFFICE STALLS = 665 STALLS INCLUDING 211 EXISTING SURFACE STALLS.
*OF THE 20 ACCESSIBLE STALLS PROVIDED VIA SURFACE STALLS ADJACENT TO THE OFFICE BUILDING, NINE (9) ACCESSIBLE EV STALLS ARE ALLOCATED TO SATISFY THE NEW OFFICE PARKING PORTION.

ACCESSIBLE STALLS REQUIRED

	STALLS	RATIO	STD	VAN	TOTAL
RESIDENTIAL	292	0.02	5	1	6
OFFICE	454	0.02	8	2	10
TOT. ACCESSIBLE REQ'D			**13**	**3**	**16**
TOT. ACCESSIBLE PROV'D					**10**

EV PARKING REQUIRED

	STALLS	RATIO	REQ'D	STD	8' Aisle	ACC. STD	ACC. VAN	TOTAL
RESIDENTIAL	292	0.5	146	141	5			146
OFFICE	454	0.2	91	82	0	7	2	91
TOTAL EV PARKING REQUIRED			**237**	**223**	**5**	**7**	**2**	
TOTAL EV PARKING PROVIDED								**237**

NOTE: FOR RESIDENTIAL AND GUEST, THE 50% EV STALLS ARE SUBDIVIDED AS FOLLOW: 10% READY CHARGERS, 40% RECEPTACLE. REFER TO CBC FOR DEFINITIONS. FOR OFFICE, THE 25% EV STALLS ARE TO BE ALLOCATED AS EVCS

1/8/2025 **BUILDING AREA (Gross Floor Area - SF)**

	Level	Parking Area*	Residential**	Leasing	Clubhouse/ Fitness	Amenity 2	Amenity 3A	Amenity 3B	Rooftop Lounge 1***	Rooftop Lounge 2***	Pet Spa	Mail/ Parcel	Bike Storage	Storage	Maint. Room	TOTAL		
RESIDENTIAL ABOVE PODIUM	6		63,046						1,185	1,482						63,046	258,953	RESIDENTIAL ABOVE PODIUM
	5		65,924													65,924		
	4		61,555		Pt. Vol. Space											63,768		
	3		60,263		4,284	574	520	574								66,215		
PARKING BELOW PODIUM	P2	80,840		Vol. Space										1,166		82,006	326,924	PARKING BELOW PODIUM
	P1	76,918		1,946							269	747	852	702		81,434		
	B1	78,630												1,166	1,946	81,742		
	B2	78,630												1,166	1,946	81,742		
	Total	**315,018**	**250,788**	**1,946**	**4,284**	**574**	**520**	**574**	**1,185**	**1,482**	**269**	**747**	**852**	**4,200**	**3,892**	**585,877**		

*Parking Structure GSF includes parking stalls, trash termination rooms, horizontal and vertical circulation, storage, mechanical and meter rooms, operational use closets, etc.
**Residential GSF includes residential dwelling units, horizontal and vertical circulation, storage, mechanical and operational use closets, etc.
*** Rooftop lounge areas are excluded from residential gross floor areas.

DEVELOPMENT STANDARDS

(Project Name/Developer:)	Ave Carlota	
Project Address	Laguna Hills	
AO #	2022-834	
Site Area	4.0 AC	
A.P.N. / Tract		
Reference Documents		Abbreviation
Municipal Code Zoning:	Village Commercial	VC
Specific Plan:	Urban Village Specific Plan	UVSP
Other:	Laguna Hills Municipal Code	LHMC

NOTE: Municipal Code sections are referenced below unless noted otherwise.

ITEM	INFO / REQUIREMENT	SECTION
Building Codes		
CA Codes (Bldg, Fire, P/M/E)	Year: 2022	
Energy Code:	California Energy Code, 2022	
Fire Code	OCFA	
Land Use		
Proposed Construction & Story	Type III-A (Res.); Type IA (Structured Parking)	
Proposed Occupancy	R2 (with A3); S2	
Existing Use	Parking lot	
Easements (to remain?)	yes	
Building Limits		
Density	30-50 DU/ AC gross (Density bonus allows 20% increase	Table 2 - P.89 UVSP
Height (max)	75 feet	Table 2 - P.89 UVSP
Lot Coverage (max)	70%	Table 2 - p. 89 UVSP
Landscape coverage (min.)	15%	Table 2 - P.89 UVSP
Separation of Bldgs on-site	Main-main: 10'; Main-Accessory: 2.5'; Access.-access.: 2.5'	
Setbacks		
Street Front	Parking Lot: 10' ; parking structure: 20'; building: 20'; 0' commercial abutting non-residential	Table 2 - P.89 UVSP/ Table 9-44.E
Street Side	10'	
Interior	10' abutting residential; 0' commercial abutting non-residential	
Rear	20' abutting residential; 10' abutting non-residential	
Encroachments into SB	Balconies (3'-0" front, 5'-0" rear, 2'-6" side)	Table 9-40.150 LH
Walls and Fences	6ft ht.	
Mech. Equipment Screening	All roof-mounted equipment, except for solar panels meeting standards of the Uniform Building Code, including but not limited to air conditioning units, lighting fixtures, and mechanical equipment, shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets, and adjacent residentially zoned property.	LH 9-40.090
Residential Requirements		
Open Space and amenities	10% minimum (in addition to landscape coverage reqm't)	Table 2 - p. 37 UVSP

Façade Wall Plane Requirements (where applicable)

Vertical breaks?	Vertical elements should be included on certain elevations where needed to define key points or minimize wall mass	P. 23 UVSP
Roof design breaks?	Roof lines with varied levels and special shapes at key locations to enhance the character of a commercial project and minimize the massiveness of large buildings.	
Articulation Specifics?	1. A variety of massing and building heights and various types of fenestration to create a pedestrian characteR.	
	2.Color variations should be used to articulate various building forms.	
	3. A strong architectural element, or	

Parking Requirements		
Dwelling Units	Studio= 1.5, 1BR = 1.5, 2BR = 2.0	LH 9-44.050/ Table 9-44.A
Guest	0.2	
Parking Landscaping?	1-5' wide (25 s.f. min) planter for ea. 15 stalls	LH 9-44.060
Parking Design/Dims		
Standard Stall	9'x18'	Table 9-44.D
Parallel	9'x22'	
Access Width	28' (parking structure driveway); 6' ped. Walkway; Throat length 24ft min Residential, 40 ft min Commercial	
Aisle	24' wide for 2-way 90 degree parking	
Driveway length	150' max (residential)	
Aisle length	100' max (residential)	
Ramp max	5% Isle, 15% straight ramp, 10% driveway	
Fire Department		
Hose pull dist. (how calc'd)	150' by path of travel	OCFA
Firelane width	minimum 24' fire apparatus, 28' aerial apparatus	
Turning Radius	inside 20', outside 42'	
Max Backup distance	150'	
Firelane SB from Bldg	20' min., 40' max	
Fire Department Connection	min. 40' from bldg, 100' from fire hydrant	
Solid Waste		
Trash & Recyling	separation required	LH 9-82
Organic waste (separate?)	Required to separate their food scraps and green waste for recycling.	CR&R

REQUEST FOR WAIVERS

1. Parking:
   a. Minimum dimension adjacent to wall (or column) 2'-6". Providing 1'-0".
   b. Edge of support column between 2' to 4' from aisle. Providing less than 2'.
   c. Parking Ramp transition 12' in length. Providing no transition. Per CBC, allowed ramp of 6.67% max requires no transition.
2. Driveway throat length minimum: 24' Residential; 40' Commercial; Providing 10' at NE garage entry & 29' at NW garage entry.

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Project Information - Unit Summary, Parking Analysis

Architecture. Design. Relationships.

G1.1

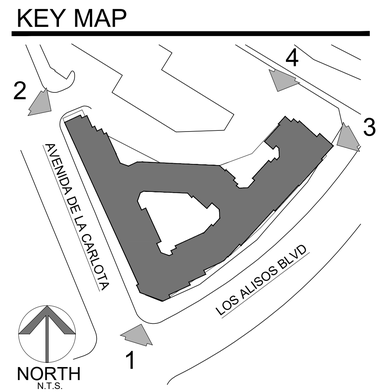
Scale N/A
Job No. 2022-834
Date 08-20-2025

VIEW FROM AVENIDA DE LA CARLOTA AND LOS ALISOS BLVD INTERSECTION 1

VIEW FROM AVENIDA DE LA CARLOTA LOOKING SOUTH EAST 2

VIEW FROM THE EXISTING OFFICE BUILDING LOOKING SOUTH 3

VIEW FROM THE PARKING LOT IN NORTH EAST LOOKING SOUTH WEST 4



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Conceptual Perspectives

Architecture. Design. Relationships.

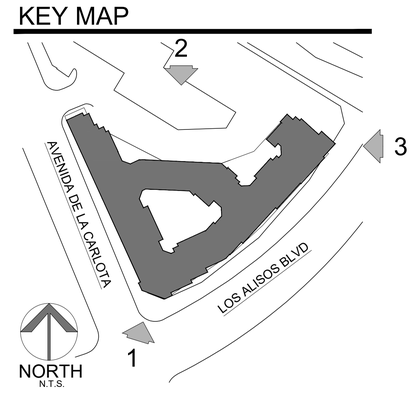
AP1.0

Scale	0" = 00'
Job No.	2022-834
Date	08-20-2025

SITE CONTEXT AERIAL VIEW 1

SITE CONTEXT AERIAL VIEW 2

SITE CONTEXT AERIAL VIEW 3



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Computer Generated Building Mass Model

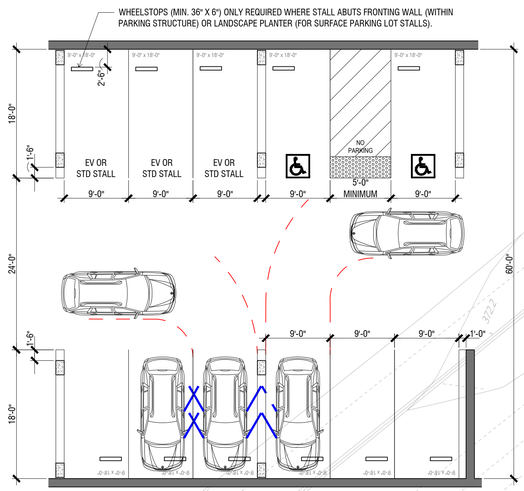
Architecture. Design. Relationships.

AP1.1

Scale	0" = 00'
Job No.	2022-834
Date	08-20-2025

PARKING STALL VIGNETTES

N.T.S.



NOTE: GRAPHICS SHOWN ARE SIMPLIFIED FOR CONVEYING DIMENSIONAL REQUIREMENTS. STRIPING SHALL BE PER LHMC SECTION 9-44.060.K

LEGEND

- INDICATES RESIDENTIAL
- INDICATES RESIDENTIAL LEASING / AMENITY
- INDICATES STRUCTURED PARKING (3 LEVELS+ SUB-T)
- USPS DESIGNATED PATH OF TRAVEL
- T — ELECTRICAL TRANSFORMER LOCATION

HIGHWAY I-5

EXISTING OFFICE BLDG

211 SURFACE STALLS
(INLCUDING 13 ADA STALLS
+ 7 EV ADA STALLS)

SETBACK LINE

PARKING STRUCTURE ENTRY

METER ROOM 569 SQ. FT.

BIKE STORAGE 384 SQ. FT.

EXHAUST SHAFT

TYP. SHEAR WALL

184 STALLS + 2 SURFACE STALLS
(GARAGE: 3 LEASING/MAIL + 1 USPS + 65 OFFICE +115 RESIDENTIAL)
(SURFACE: 2 LEASING)

LEASING
1946 SQ. FT.
OPEN TO ABOVE

MAIL/PARCEL PACKAGE
747 SQ. FT.

METER ROOM 433 SQ. FT.

METER ROOM 932 SQ. FT.

20 OFFICE STALLS

16 OFFICE STALLS

TANDEM STALLS

PET SPA 336 SQ. FT.

DOG PARK

LOS ALISOS BOULEVARD

PROPERTY LINE
(CENTERLINE OF STREET)

PER ALTA THIS EASEMENT IS FOR FUTURE STREETS / HIGHWAYS - RECORDED 1978

PER ALTA THIS EASEMENT IS FOR FUTURE STREETS - RECORDED 1974

AVENIDA DE LA CARLOTA

PROPERTY LINE
(CENTERLINE OF STREET)

NORTH

1"=30'-0" 0 15' 30' 60' 90'

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

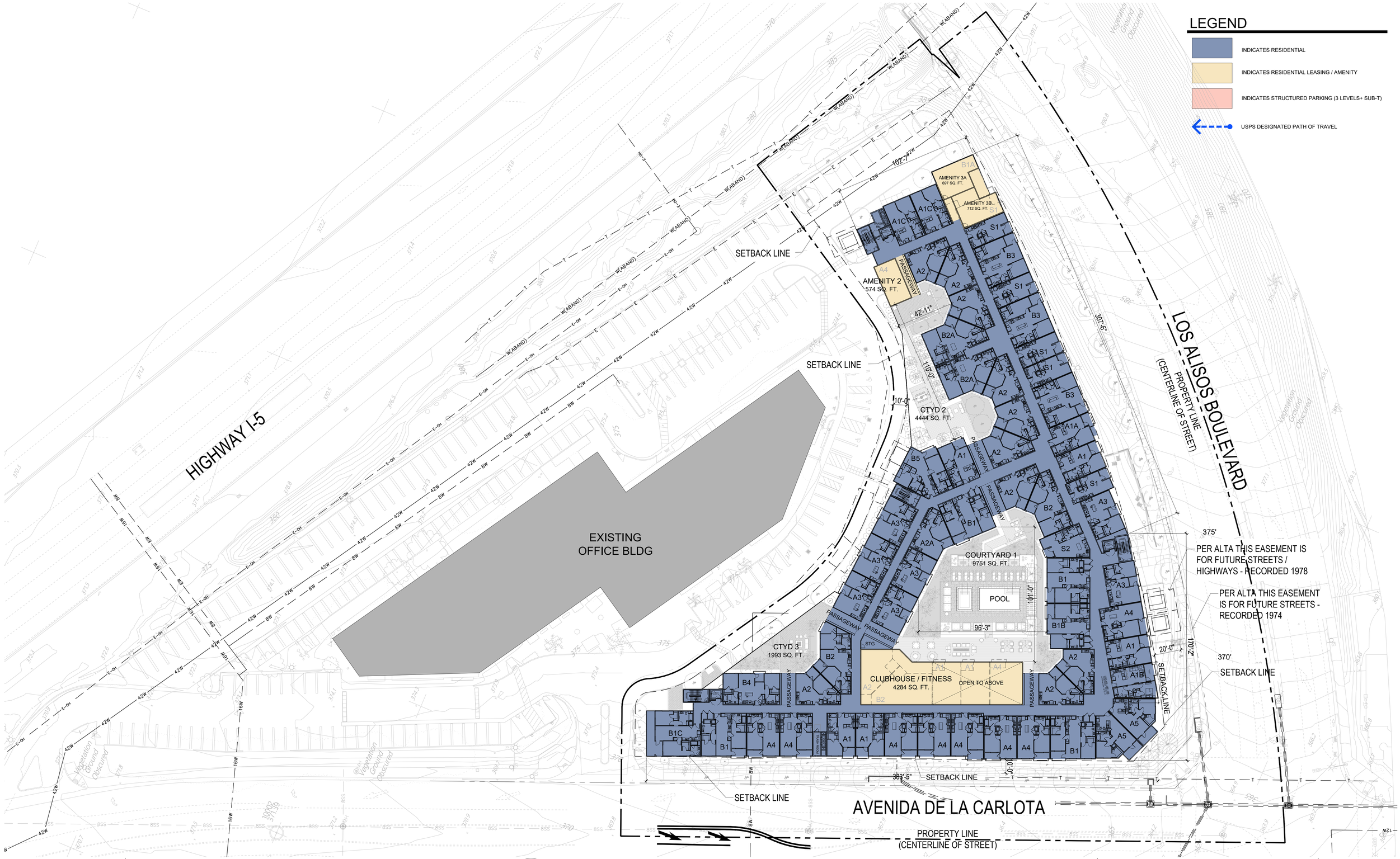
LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Site Plan - Parking Level

Architecture. Design. Relationships.

A1.0

Scale
Job No. 2022-834
Date 08-20-2025



24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Site Plan - Podium Level

Architecture. Design. Relationships.

A1.1

Scale
Job No. 2022-834
Date 08-20-2025

LEGEND

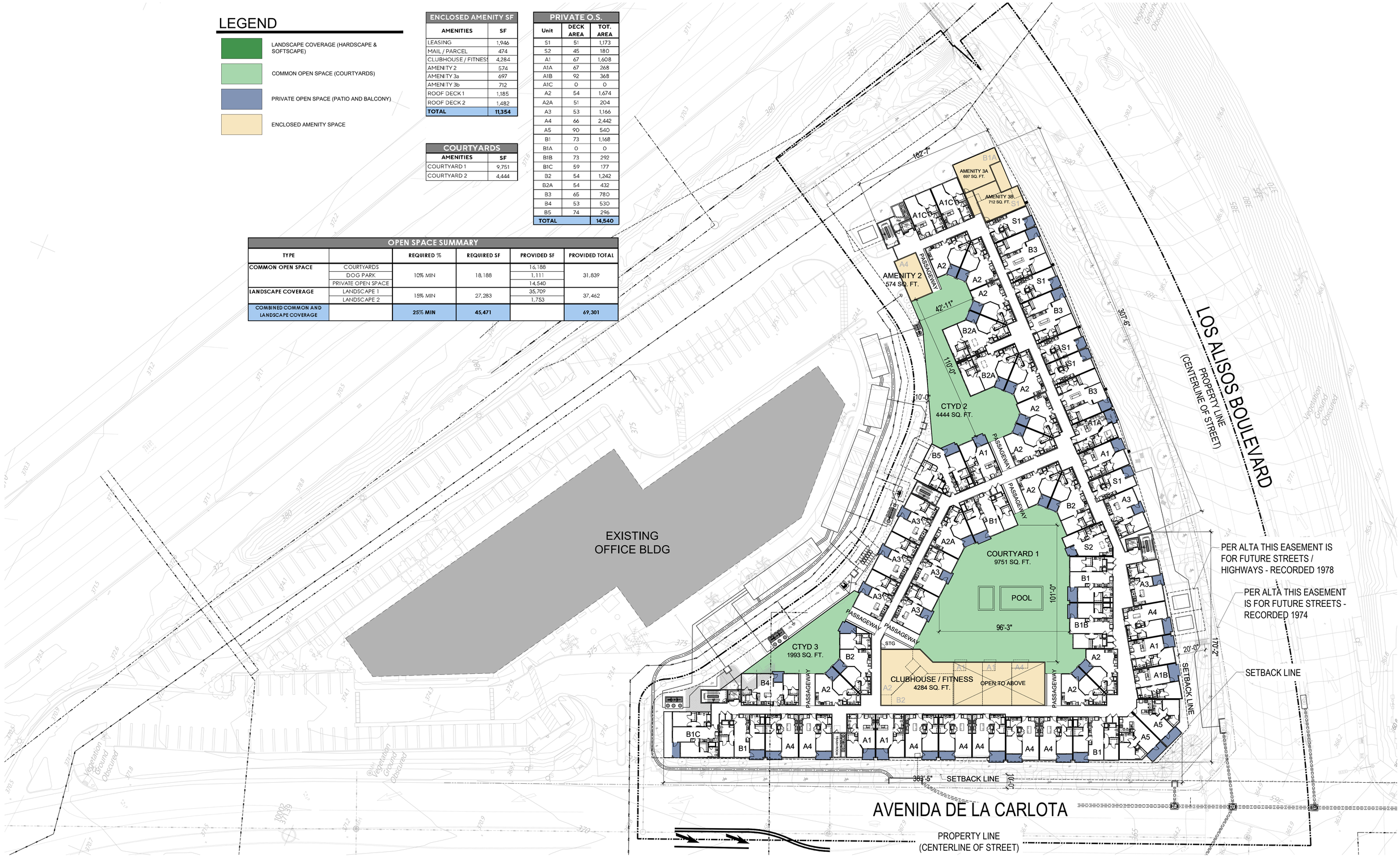
- LANDSCAPE COVERAGE (HARDSCAPE & SOFTSCAPE)
- COMMON OPEN SPACE (COURTYARDS)
- PRIVATE OPEN SPACE (PATIO AND BALCONY)
- ENCLOSED AMENITY SPACE

ENCLOSED AMENITY SF	
AMENITIES	SF
LEASING	1,946
MAIL / PARCEL	474
CLUBHOUSE / FITNESS	4,284
AMENITY 2	574
AMENITY 3a	697
AMENITY 3b	712
ROOF DECK 1	1,185
ROOF DECK 2	1,482
TOTAL	**11,354**

COURTYARDS	
AMENITIES	SF
COURTYARD 1	9,751
COURTYARD 2	4,444

PRIVATE O.S.		
Unit	DECK AREA	TOT. AREA
S1	51	1,173
S2	45	180
A1	67	1,608
A1A	67	268
A1B	92	368
A1C	0	0
A2	54	1,674
A2A	51	204
A3	53	1,166
A4	66	2,442
A5	90	540
B1	73	1,168
B1A	0	0
B1B	73	292
B1C	59	177
B2	54	1,242
B2A	54	432
B3	65	780
B4	53	530
B5	74	296
TOTAL		**14,540**

OPEN SPACE SUMMARY					
TYPE		REQUIRED %	REQUIRED SF	PROVIDED SF	PROVIDED TOTAL
COMMON OPEN SPACE	COURTYARDS	10% MIN	18,188	16,188	31,839
	DOG PARK			1,111	
	PRIVATE OPEN SPACE			14,540	
LANDSCAPE COVERAGE	LANDSCAPE 1	15% MIN	27,283	35,709	37,462
	LANDSCAPE 2			1,753	
COMBINED COMMON AND LANDSCAPE COVERAGE		25% MIN	45,471		69,301



24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

Open Space - Podium Level

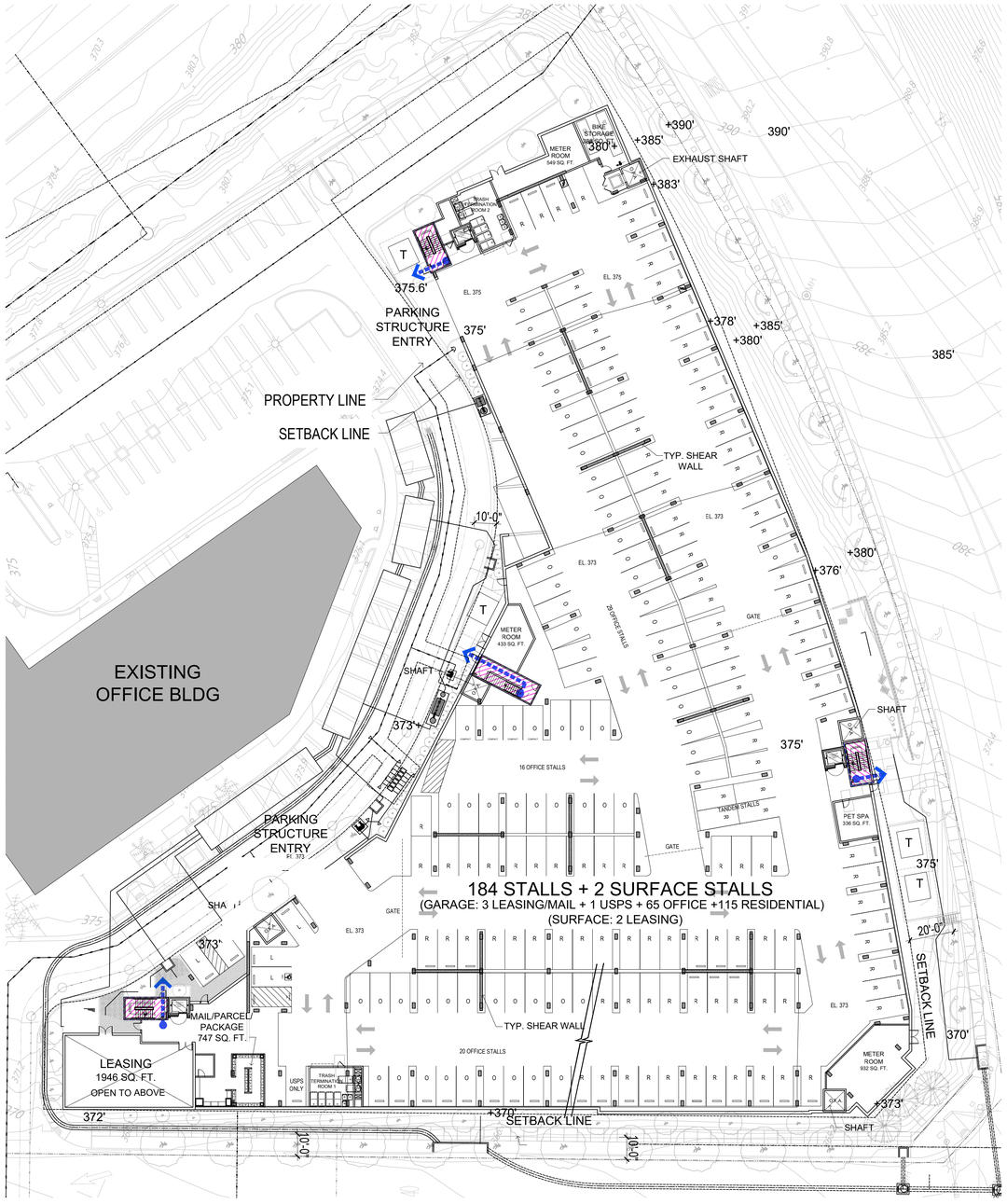
Architecture. Design. Relationships.

A1.3

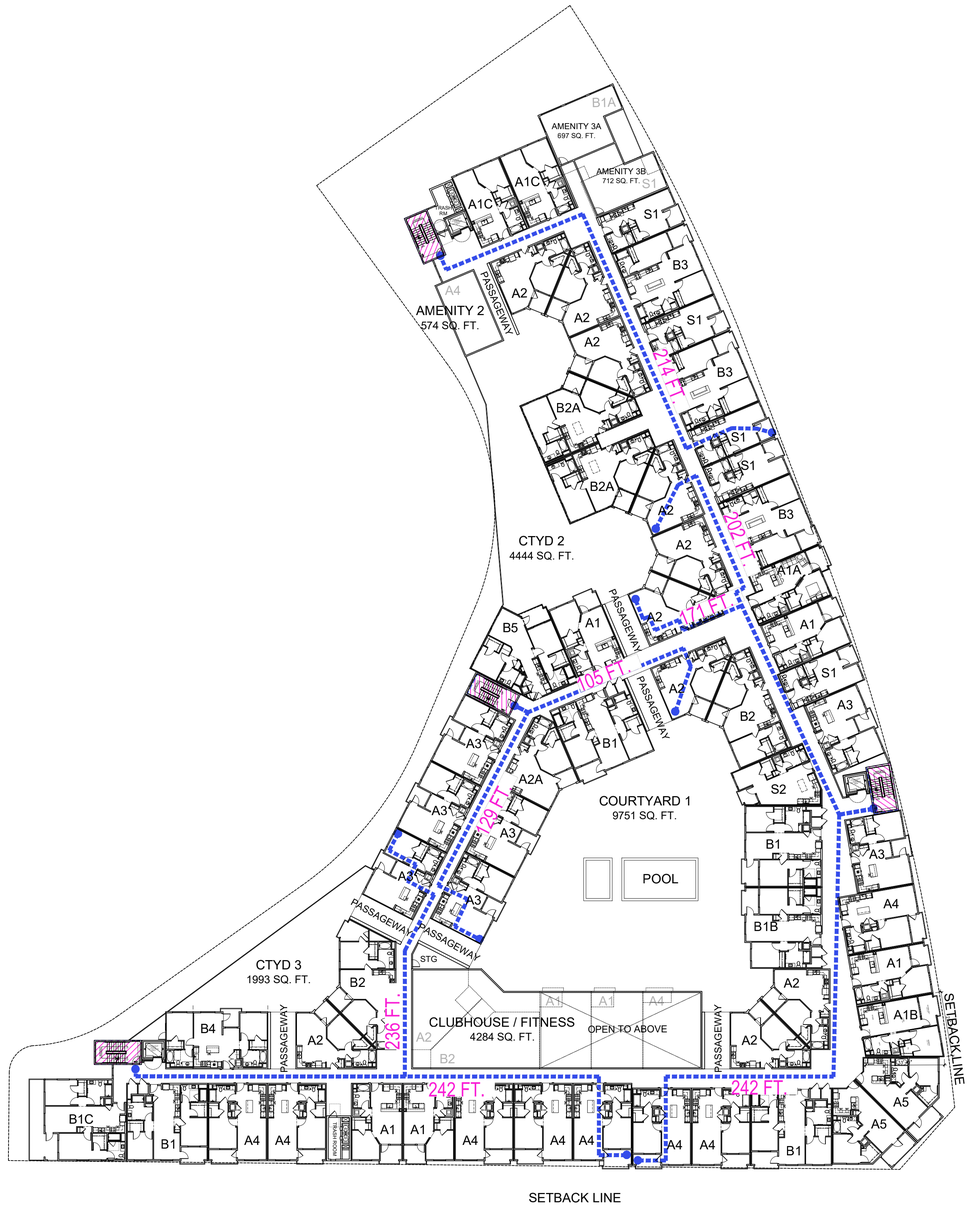
Scale

Job No. 2022-834

Date 08-20-2025



BUILDING PARKING (GROUND) LEVEL P1



BUILDING LEVEL 3
PODIUM (1ST RESIDENTIAL LEVEL)

GENERAL NOTES

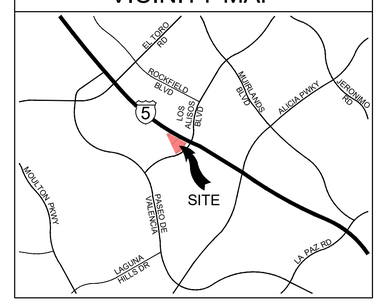
1. EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
2. THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:
   A: 250 FEET (WITH SPRINKLER SYSTEM)
   B: 300 FEET (WITH SPRINKLER SYSTEM)
   R: 250 FEET (WITH SPRINKLER SYSTEM)
   S-2: 400 FEET (WITH SPRINKLER SYSTEM)
3. EGRESS THROUGH AN INTERVENING SPACE SHALL COMPLY WITH SECTION 1014.2
4. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE FOLLOWING DISTANCES PER SECTIONS 1014.3 AND 1028.8:
   A: 75 FEET*
   B: 100 FEET*
   R-2: 125 FEET*
   S-2: 100 FEET*
   (* = PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2)
5. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS.
6. EXIT ACCESS (SECTION 1002): THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. SECTION 1006.2
8. THE MEAN OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN AUTOMATIC EMERGENCY ELECTRICAL SYSTEM SHALL BE PROVIDED PER SECTION 1006.3.
9. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1011.5 AND 1011.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION.
10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

LEGEND

- 2-HOUR VERTICAL EXIT ENCLOSURE
- 2-HOUR EXIT PASSAGEWAY
- EXIT PATH

NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL NOT EXCEED 250 FEET.

VICINITY MAP



24422 AVENIDA DE LA CARLOTA
LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Egress plan

A1.4

Scale
Job No. 2022-834
Date 08-20-2025

SETBACK LINE

BUILDING LEVEL 5
(2ND RESIDENTIAL LEVEL)
(SIMILAR TO BLDG LEVEL 6)

SETBACK LINE

BUILDING LEVEL 7
(4TH RESIDENTIAL LEVEL)

GENERAL NOTES

1. EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
2. THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:
   A: 250 FEET (WITH SPRINKLER SYSTEM)
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   R: 250 FEET (WITH SPRINKLER SYSTEM)
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   B: 100 FEET*
   R-2: 125 FEET*
   S-2: 100 FEET*
   (* = PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2)
5. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS.
6. EXIT ACCESS (SECTION 1002): THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. SECTION 1006.2
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10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

LEGEND

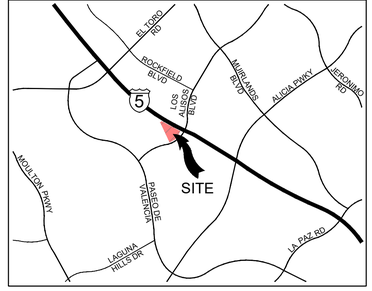
2-HOUR VERTICAL EXIT ENCLOSURE

2-HOUR EXIT PASSAGEWAY

EXIT PATH

NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL NOT EXCEED 250 FEET.

VICINITY MAP



24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Egress plan

A1.4A

Scale
Job No. 2022-834
Date 08-20-2025

NARRATIVE

THE WRITTEN SOLID WASTE DISPOSAL AND RECYCLING MANAGEMENT PLAN FOR THE RESIDENTIAL BUILDING IS EXPLAINED AS FOLLOWS:

TRASH TRUCK ROUTING
TRUCKS WILL APPROACH THE PROJECT FROM AVENIDA DE LA CARLOTA, TURN EAST INTO THE PROPERTY, TURN RIGHT AND PARK ADJACENT TO THE TRASH STAGING AREAS AND COMMENCE OPERATIONS. AFTER COMPLETING PICK-UP, TRUCKS WILL CONTINUE ALONG THE PROPERTY PARKING LOT, AND TURN TO THE SECOND LEFT OF THE PROPERTY PARKING LOT, THEN WILL CONTINUE STRAIGHT UNTIL REACHING AVENIDA DE LA CARLOTA.

TRASH ROOMS
SOLID WASTE: A MIN. TOTAL OF (4) 2-CUBIC YARD TRASH BINS ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (2) 2-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (2) 2-CUBIC YARD TRASH BINS;
RECYCLABLE: A MIN. TOTAL OF (8) 4-CUBIC YARD RECYCLE BINS ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE:
TRASH ROOM #1 WILL HAVE (4) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (4) 4-CUBIC YARD TRASH BINS;
ORGANICS: A MIN. TOTAL OF (6) 64-GALLON ORGANIC CART ARE TO BE ON SITE AT ALL TIMES FOR TWO TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (3) 64-GALLON CART;
TRASH ROOM #2 WILL HAVE (3) 64-GALLON CART;

DIMENSIONS FOR TRASH ROOM #1 ARE +/- 18'-0" X 24'-0" (432 S.F.);
DIMENSIONS FOR TRASH ROOM #2 ARE +/- 22"-0" X 33'-0" (726 S.F.).

COLLECTION WILL BE VIA RECYCLABLE AND COMPACTED SOLID WASTE TRASH CHUTES LOCATED WITHIN TWO SEPARATE ENCLOSURES IN THE BUILDING AT EACH LEVEL. THE TWO TRASH TERMINATION ROOMS WILL PROVIDE FOR SOLID WASTE TRASH BINS AT EACH TRASH ROOM FOR TWO TIMES A WEEK PICK UP.
TENANTS WILL NOT ACCESS THE TRASH TERMINATION ROOMS DIRECTLY, BUT THROUGH TRASH-CHUTE ROOMS LOCATED AT EVERY LEVEL OF THE BUILDING OFF THE RESIDENTIAL CORRIDORS.
THE TRASH CHUTES WILL CONTAIN A MECHANISM THAT WILL ALLOW COMPLETE SHUT-OFF IN ORDER TO REMOVE / REPLACE THE BINS AS THEY REQUIRE EMPTYING AND LIMIT ACCESS TO ALL OTHER FLOORS WHEN ANY ONE CHUTE DOOR IS OPENED. A PORTER WILL BE REQUIRED TO MONITOR THE TRASH LEVELS THROUGHOUT THE DAY AS A PART OF DAILY DUTIES. A VEHICLE APPROPRIATE FOR TOWING TRASH BINS WILL BE PART OF CONTRACTING WITH THE SERVICE PROVIDER.

STAGING AREA
THE STAGING AREA OUTSIDE IS FOR THE COLLECTION OF ALL BINS IN CLOSE PROXIMITY TO WHERE THE HAULER (TRASH TRUCK) WILL PICK-UP THE BINS.

MAINTENANCE OF TRASH ROOMS
THE MAINTENANCE OF THE TRASH ROOMS WILL BE MONITORED AND MANAGED BY PROPERTY MANAGEMENT.

ROLL OUT SERVICE AND PICK-UP
TRASH COLLECTION BINS WILL BE MOVED FROM THE TWO TRASH ROOMS AT LEVEL 1 (PARKING STRUCTURE) WITH AN APPROPRIATE RETRIEVAL VEHICLE (STINGER-TRUCK). THE PROPERTY OWNER WILL CONTRACT FOR THE PROPERTY MANAGEMENT COMPANY TO PROVIDE ON-SITE TRASH MANAGEMENT TO ENSURE THAT FULL BINS ARE REPLACED WITH EMPTY ONES. A SERVICE PROVIDER WILL BE CONTRACTED BY THE PROPERTY OWNER TO EMPTY THE BINS AS NECESSARY PER SCHEDULE.

THE RENTAL / OWNERSHIP OF THE BINS AND THE TRASH SERVICE FOR THE TENANTS WILL BE PAID FOR BY THE BUILDING OWNER.
THE SERVICE PROVIDER WILL BE CONTRACTED TO PROVIDE STINGER-TRUCK SERVICE FOR CONVEYANCE OF BINS TO THE STAGING AREA AND COLLECTION OF BINS FROM THE STAGING AREA.

LEGEND

- STAGED TRASH BINS
- TRASH TRUCK WITH BIN
- STRINGER TRUCK ROUTE
- TRASH TRUCK ROUTE
- TRASH TERMINATION ROOM

GENERAL NOTES

1. TRASH ENCLOSURE AREAS ARE FULLY ROOFED AND CONTAINED WITHIN THE PARKING STRUCTURE.
2. TWO TRASH PICKUPS A WEEK IS THE MAXIMUM ALLOWED BASED ON 0.5 CUBIC YARDS OF TRASH GENERATED PER RESIDENTIAL UNIT. SEE TRASH SUMMARY TABLE.
3. 14'x35' WIDE STAGING AREA AVAILABLE ON DAYS OF SERVICE FROM 6am to 6pm.
4. MINIMUM VERTICAL CLEARANCE OF 25' AT STAGING AREA FOR BIN CLEARANCE.
5. MINIMUM 13'-0" VERTICAL CLEARANCE FOR STINGER TRUCK.
6. ALL DRIVEWAYS & STAGING AREAS MUST BE ABLE TO CARRY MIN. 60,000 POUND GROSS VEHICLE WEIGHT
7. MAXIMUM BIN SIZE 4 CU. YD.

RESIDENTIAL BUILDING TRASH SUMMARY

SOLID WASTE CALCUALTIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 2 C.Y. BINS REQ'D	No. of PICK UPS PER WEEK	**No. of 4 C.Y. BINS REQ'D**
250	0.5	62.5	4 : 1	16	8	2	**4**

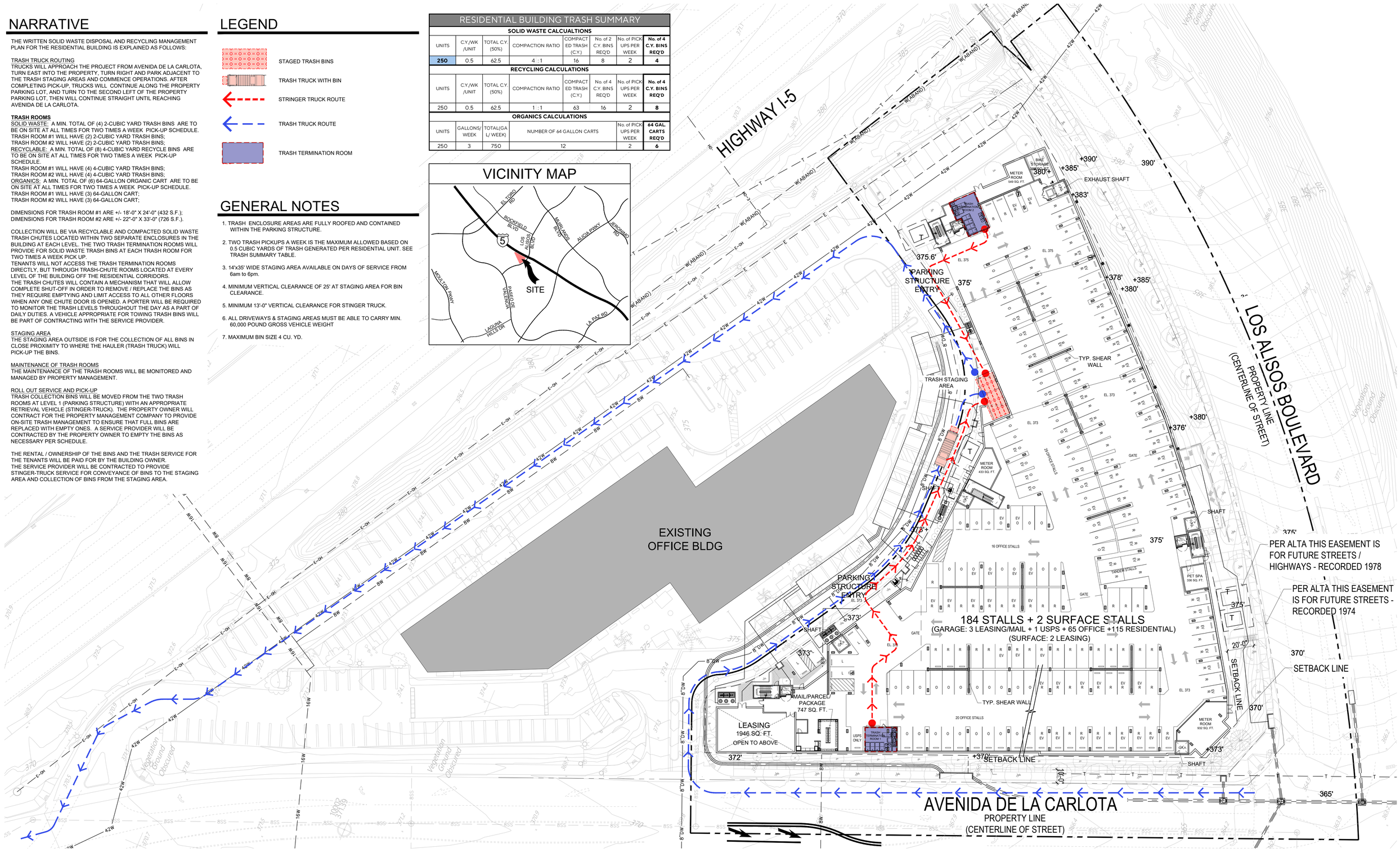
RECYCLING CALCULATIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of PICK UPS PER WEEK	**No. of 4 C.Y. BINS REQ'D**
250	0.5	62.5	1 : 1	63	16	2	**8**

ORGANICS CALCULATIONS

UNITS	GALLONS/ WEEK	TOTAL(GAL/ WEEK)	NUMBER OF 64 GALLON CARTS	No. of PICK UPS PER WEEK	**64 GAL. CARTS REQ'D**
250	3	750	12	2	**6**

VICINITY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING
Waste Management Plan

Architecture. Design. Relationships.

A1.5

Scale
Job No. 2022-834
Date 08-20-2025

2022 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA - TYPE V-A CONSTRUCTION																
Building Use	Occup. Group	Const. Type	Sprinklers (903.3.1.1)	Allowable Ht / Stories	Height Provided	Allowable Building Area									Max Bldg Area per Bldg Section	Avg. Bldg Area per Story (4-St)
						Tab. 506.2		Nonsprinklered (Sec. 506.2.3)		Frontage Increase (Sec. 506.3)			Sec 506.2.3			
Parking Structure	S-2	I-A	NFPA 13	UL	6 St.	UL				-			-		UL	-
Leasing Office	B	V-A	NFPA 13	70' / 4 St.	1 St.	54,000				-			-		54,000	-
Recreation/Fitness	A-3	V-A	NFPA 13	70' / 3 St.	1 St.	34,500				-			-		34,500	-
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	45' / 4 St.	[36,000	+ (	36,000	x	0	)] x	2			72,000	18,000
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	45' / 4 St.	[36,000	+ (	36,000	x	0.25	)] x	2			90,000	22,500
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	45' / 4 St.	[36,000	+ (	36,000	x	0.50	)] x	2			108,000	27,000

NOTES:

- Approved sprinklers (NFPA 13) used for Height and Story increase
- Frontage Increase *If=[F/P-0.25]W/30:* (0-1 side = 0 sf increase; 2 sides = 18,000 sf increase; 3 sides = 36,000 sf increase) (Generally, per Building Section)
- 2022 CBC Section 510.2 & 510.4 allows multiple stories below a horizontal assembly (podium)
- Highest occupiable floor level is less than 75' above lowest floor level having building access and therefore building is not considered a High-rise per Section 202
- Building corridors shall comply with the requirements of CBC Section 1020
- Building Exit Passageways shall comply with the requirements of CBC Section 1024
- Where an exit enclosure is extended to an exit discharge or a public way by an exit passageway, the exit enclosure shall be separated from the exit passageway by a fire barrier constructed in accordance with CBC Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.
- 50' max. dead-end corridor where the building is equipped with an approved automatic fire sprinkler system (NFPA 13) per CBC Section 1020.5

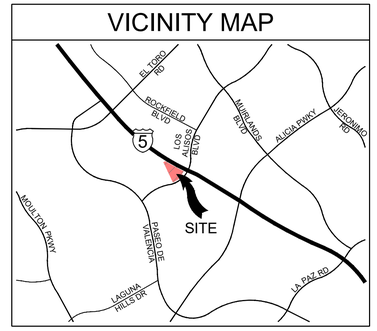
LEGEND

FIRE AREA SEPARATION

GENERAL NOTES

1. REFER TO SHEET A1.8 FOR CALCULATIONS ASSOCIATED WITH FRONTAGE AND ALLOWABLE AREAS AS WELL AS FURTHER DESIGN OPTION INFORMATION.

VICINITY MAP



RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A 4 STORY
OVER TYPE I-A 2 STORY
1 *15633 SQ. FT.* PER STORY
62,532 SQ. FT. TOTAL
(INCLUDES COVERED BALCONIES)

RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A 4 STORY
OVER TYPE I-A 2 STORY
2 *16563 SQ. FT.* PER STORY
66,252 SQ. FT. TOTAL
(INCLUDES COVERED BALCONIES)

RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A 4 STORY
OVER TYPE I-A 2 STORY
3 *17284 SQ. FT.* PER STORY
69,136 SQ. FT. TOTAL
(INCLUDES COVERED BALCONIES)

RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A 4 STORY
OVER TYPE I-A 2 STORY
4 *16727 SQ. FT.* PER STORY
66,908 SQ. FT. TOTAL
(INCLUDES COVERED BALCONIES)

EXISTING
OFFICE BLDG

AMENITY 2
574 SQ. FT.

AMENITY 3A
697 SQ. FT.

AMENITY 3B
712 SQ. FT.

CTYD 2
4444 SQ. FT.

COURTYARD 1
9751 SQ. FT.

POOL

CTYD 3
1993 SQ. FT.

CLUBHOUSE / FITNESS
4284 SQ. FT.
OPEN TO ABOVE

LOS ALISOS BOULEVARD
PROPERTY LINE
(CENTERLINE OF STREET)

AVENIDA DE LA CARLOTA
PROPERTY LINE
(CENTERLINE OF STREET)

PER ALTA THIS EASEMENT IS
FOR FUTURE STREETS /
HIGHWAYS - RECORDED 1978

PER ALTA THIS EASEMENT
IS FOR FUTURE STREETS -
RECORDED 1974

SETBACK LINE

SETBACK LINE

SETBACK LINE

SIDE FOR FRONTAGE AREA INCREASE

PASSAGEWAY

NORTH

1"=30'-0" 0 15' 30' 60' 90'

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Fire Area Plan - Podium Level

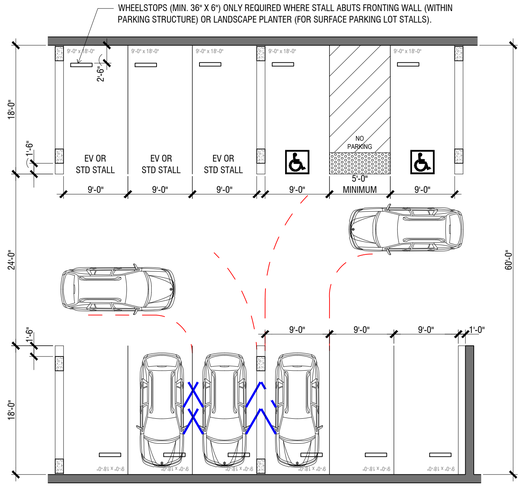
Architecture. Design. Relationships.

A1.6

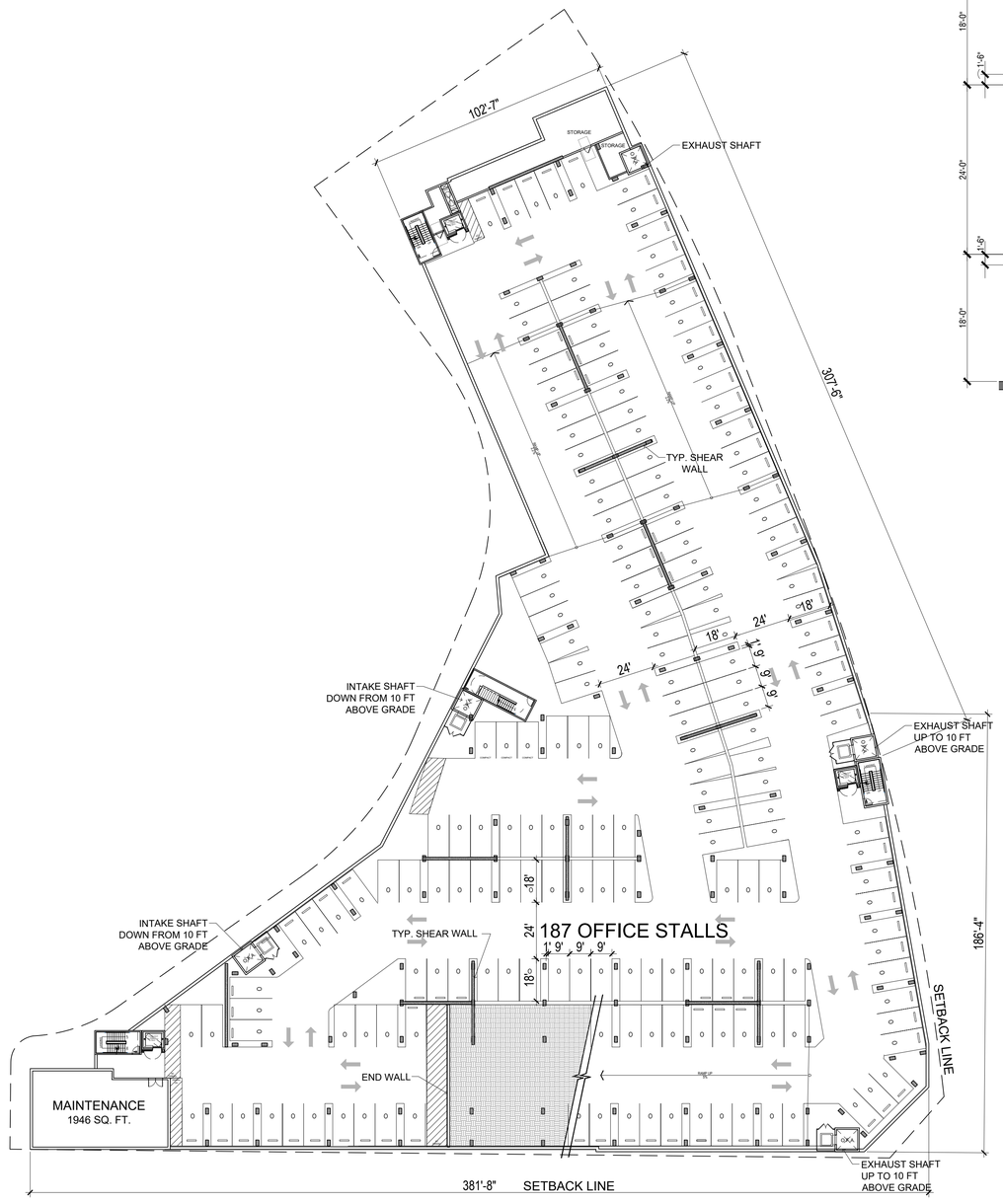
Scale
Job No. 2022-834
Date 08-20-2025

PARKING STALL VIGNETTES

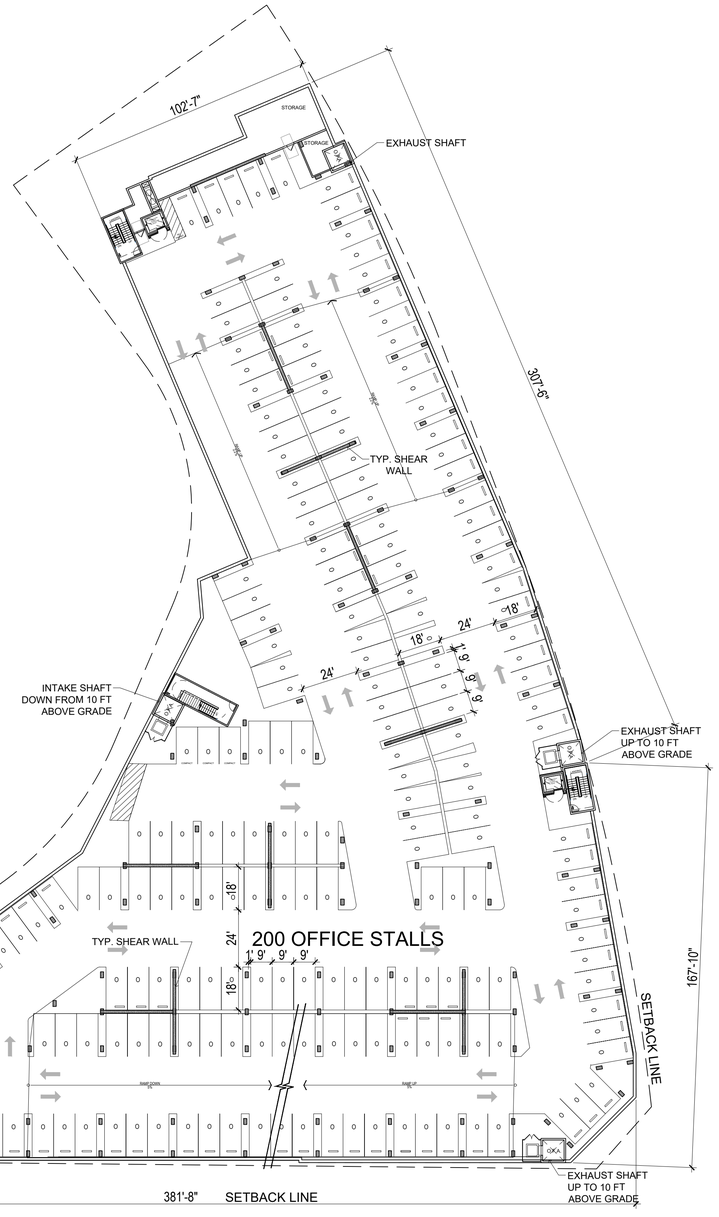
N.T.S.



NOTE: GRAPHICS SHOWN ARE SIMPLIFIED FOR CONVEYING DIMENSIONAL REQUIREMENTS. STRIPING SHALL BE PER LHMC SECTION 9-44.060.K



BUILDING SUB LEVEL B2



BUILDING PARKING LEVEL B1

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

Building Floor Plan - Parking Level B2 & B1

A2.0

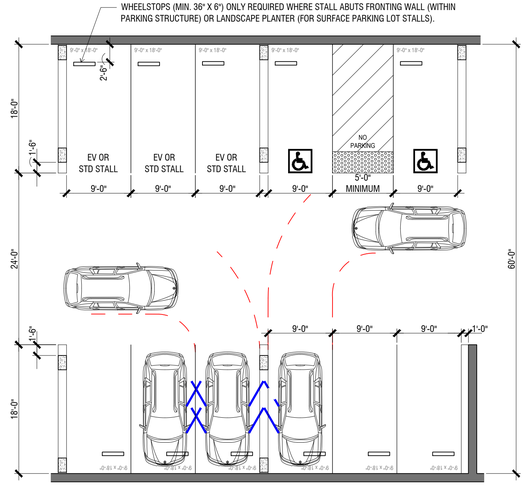
Scale

Job No. 2022-834

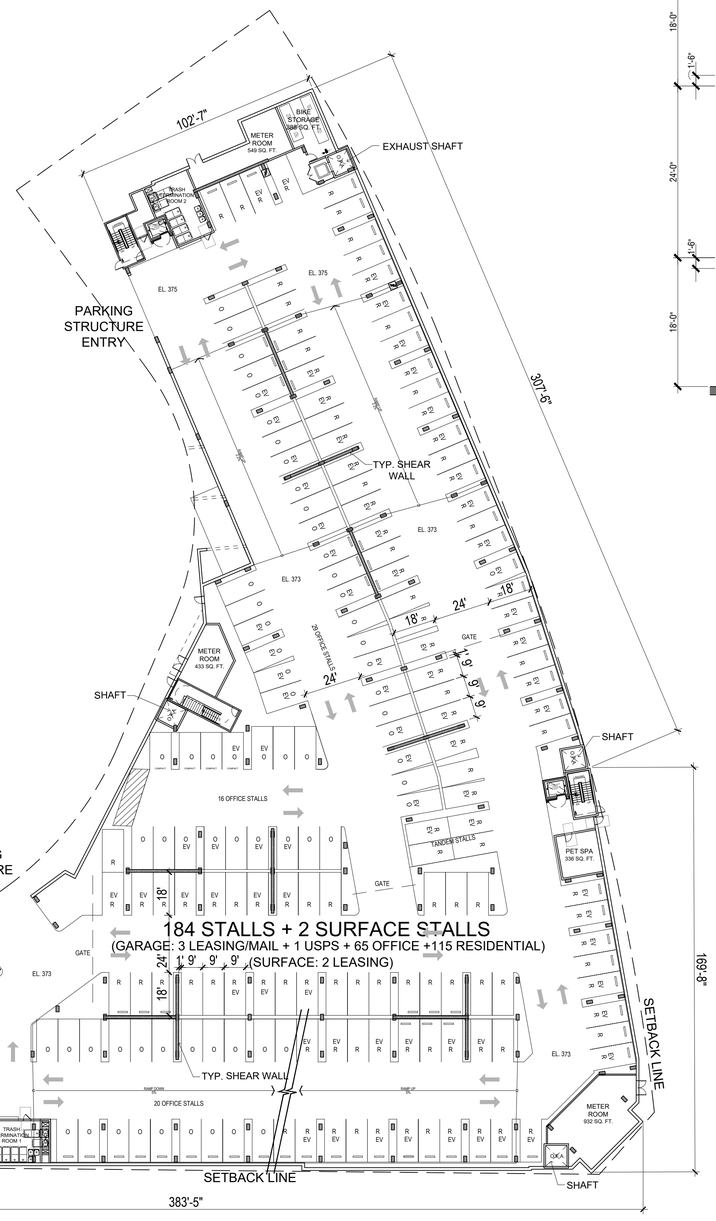
Date 08-20-2025

PARKING STALL VIGNETTES

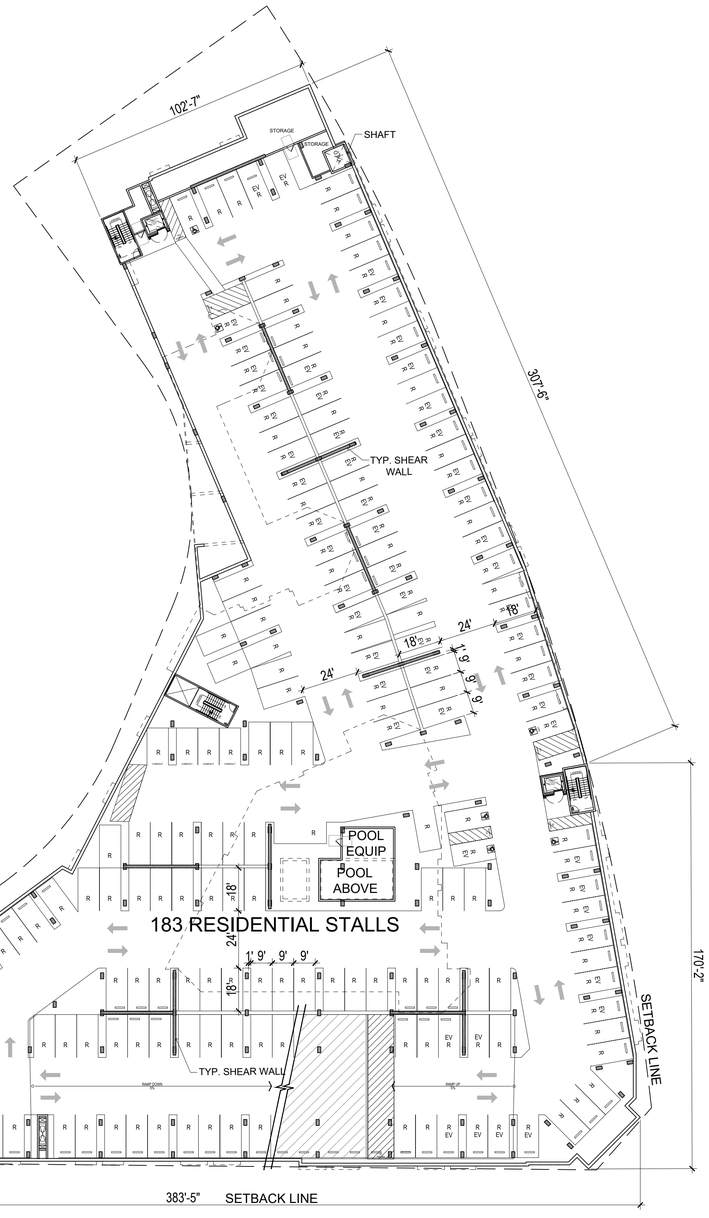
N.T.S.



NOTE: GRAPHICS SHOWN ARE SIMPLIFIED FOR CONVEYING DIMENSIONAL REQUIREMENTS. STRIPING SHALL BE PER LHMC SECTION 9-44.060.K



BUILDING PAKRING LEVEL P1



BUILDING PARKING LEVEL P2

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

NORTH

1"=30'-0" 0 15' 30' 60' 90'

RESIDENTIAL BUILDING

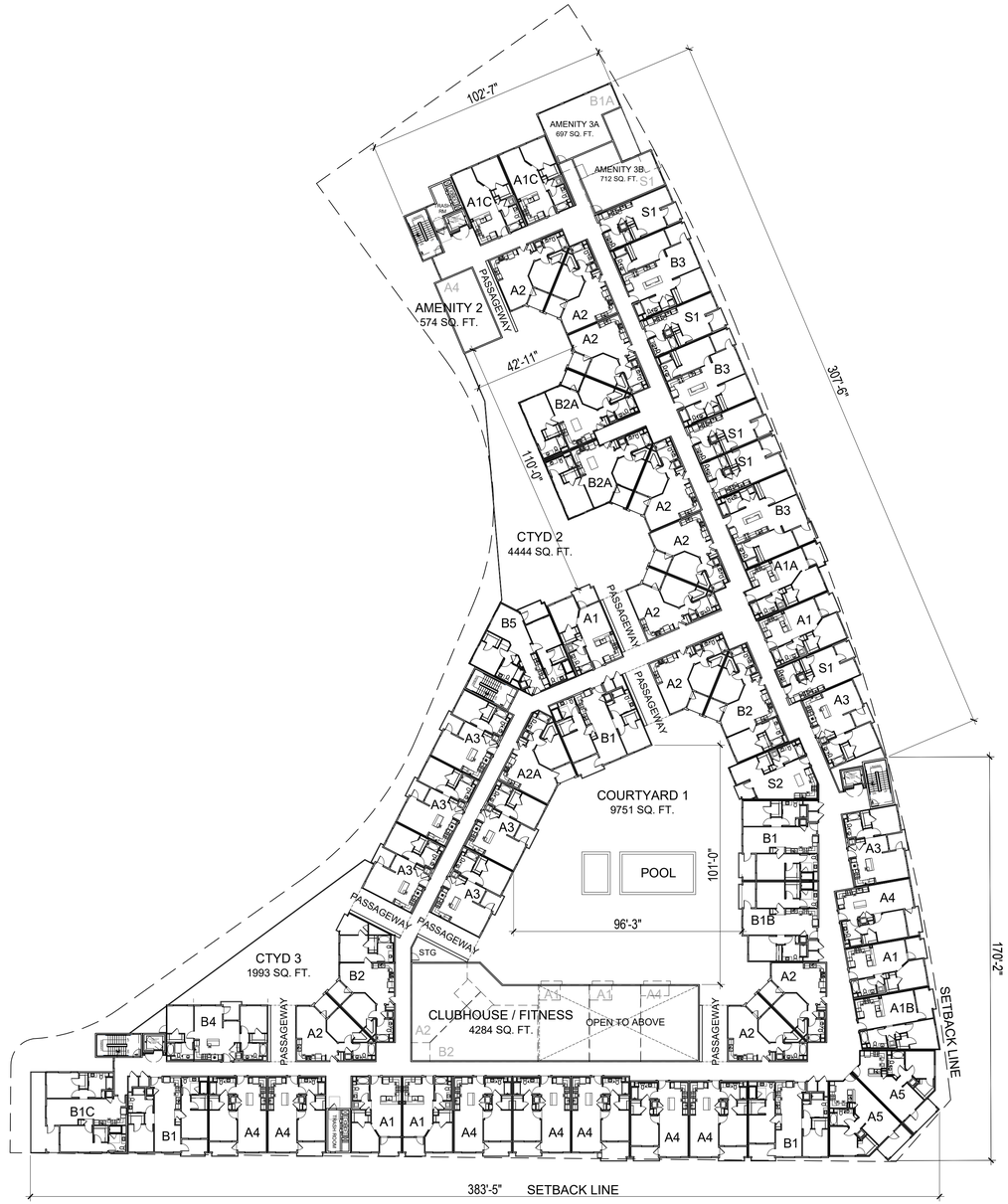
Building Floor Plan - Parking Level P1 & Level P2

A2.1

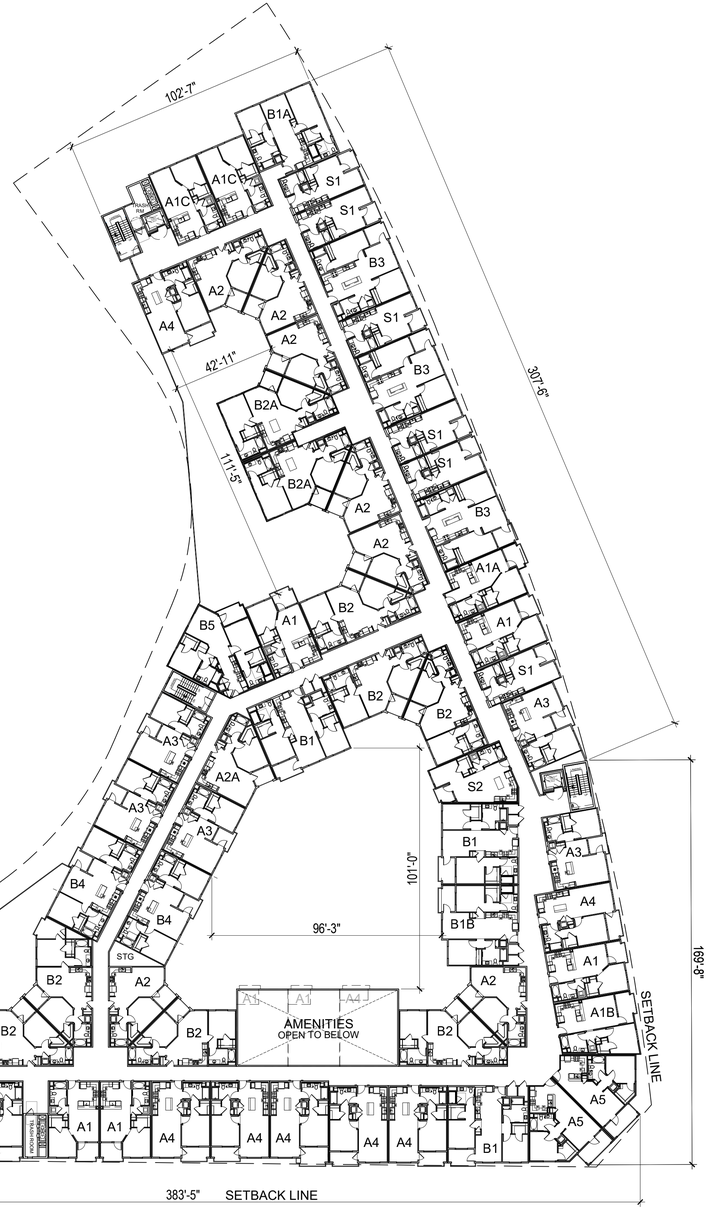
Scale

Job No. 2022-834

Date 08-20-2025



BUILDING LEVEL 3
PODIUM (1ST RESIDENTIAL LEVEL)



BUILDING LEVEL 4
(2ND RESIDENTIAL LEVEL)

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

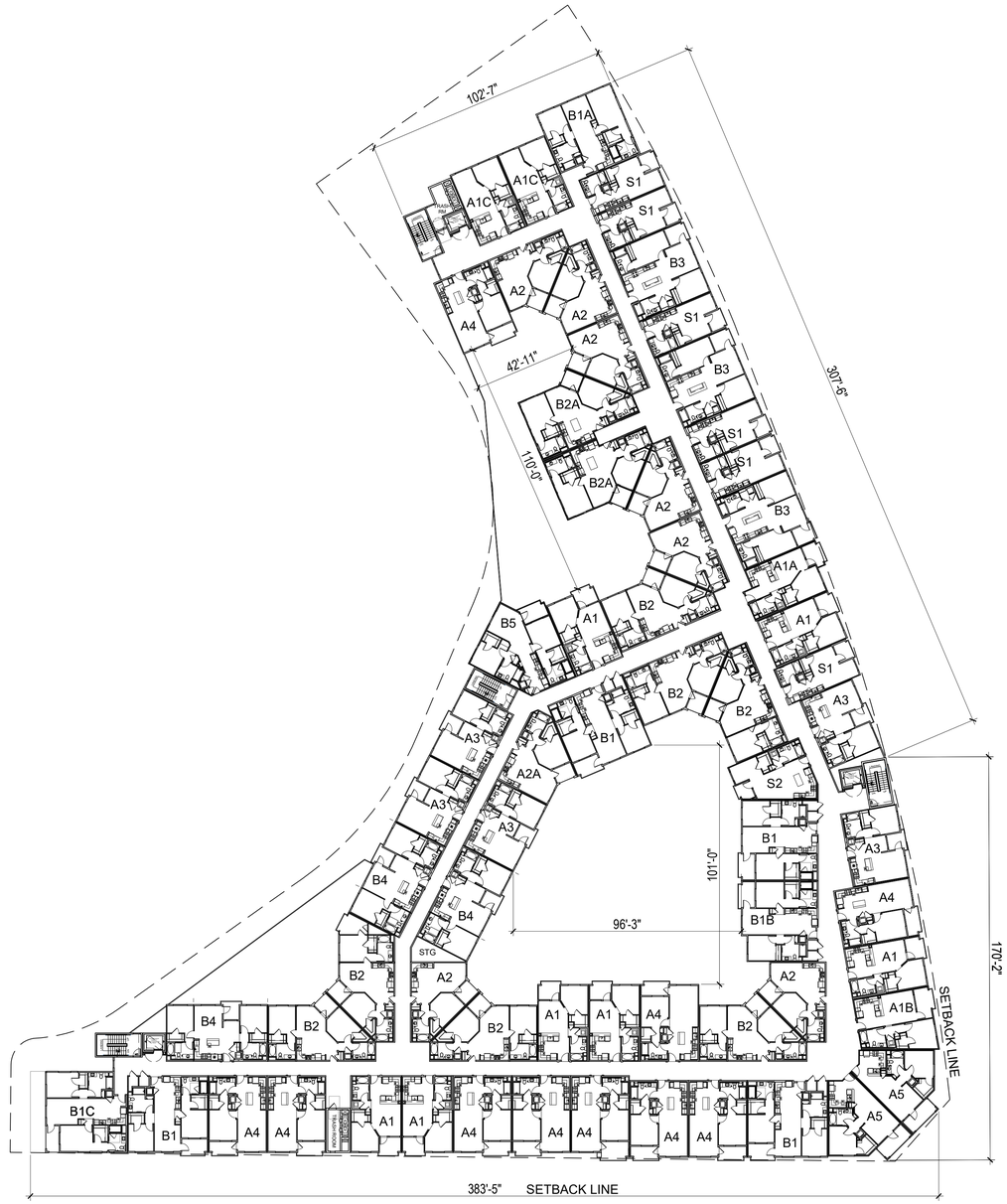
NORTH

1"=30'-0" 0 15' 30' 60' 90'

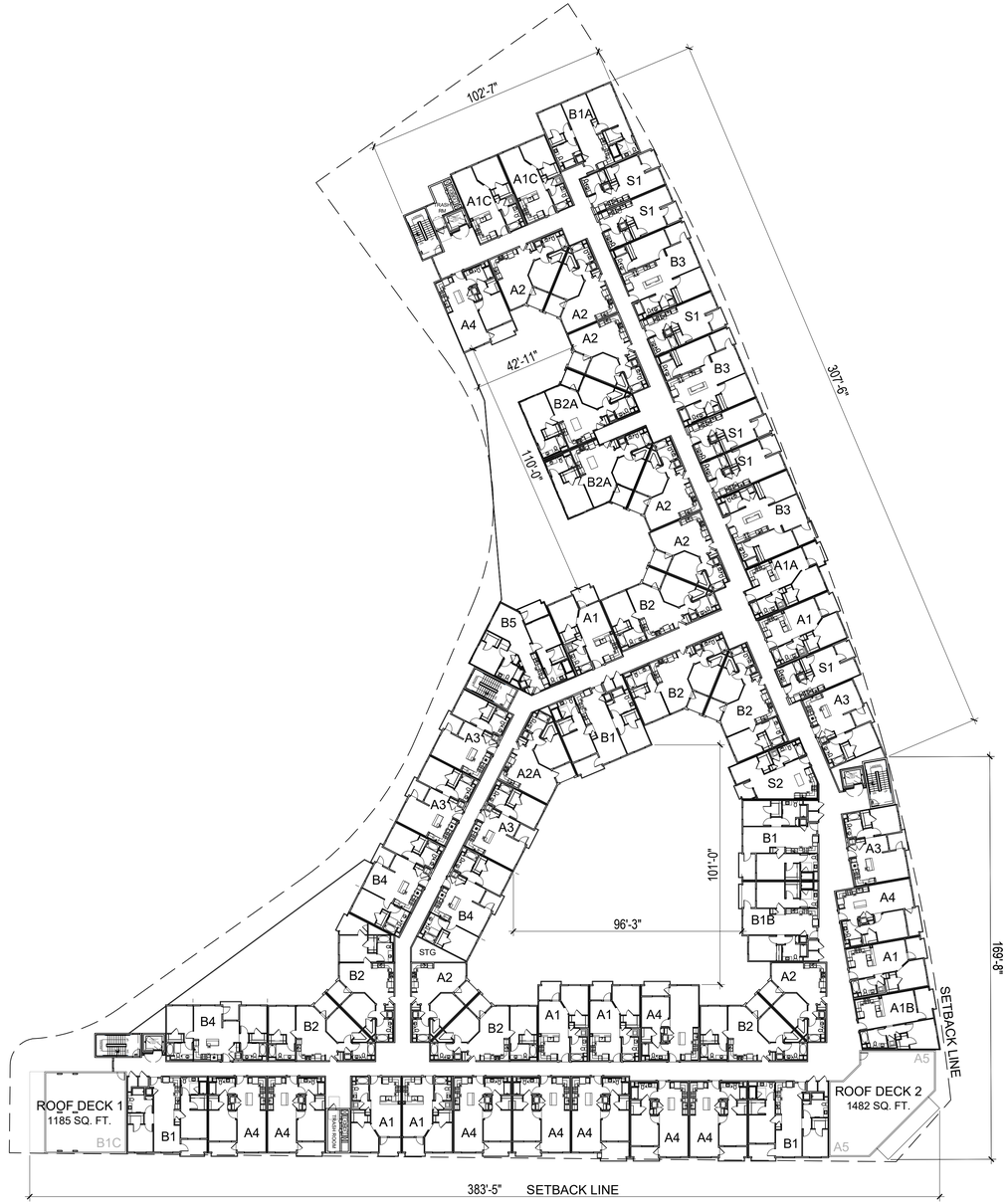
RESIDENTIAL BUILDING
Building Floor Plan - Level 3 & Level 4

A2.2

Scale
Job No. 2022-834
Date 08-20-2025



BUILDING LEVEL 5
(3RD RESIDENTIAL LEVEL)



BUILDING LEVEL 6
(4TH RESIDENTIAL LEVEL)

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

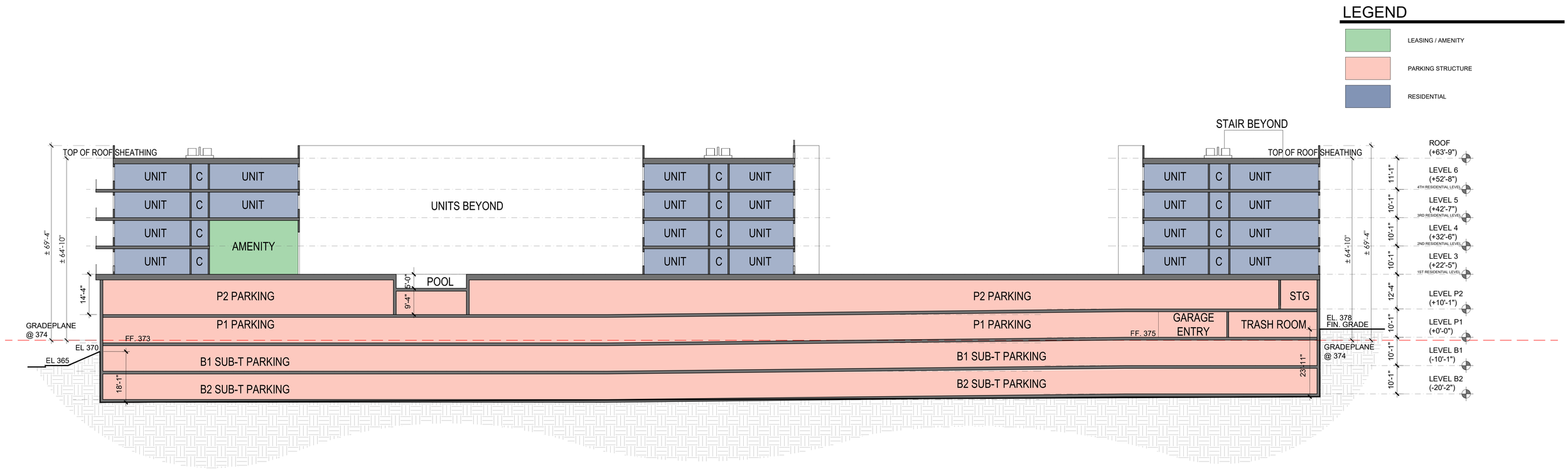
NORTH

1"=30'-0" 0 15' 30' 60' 90'

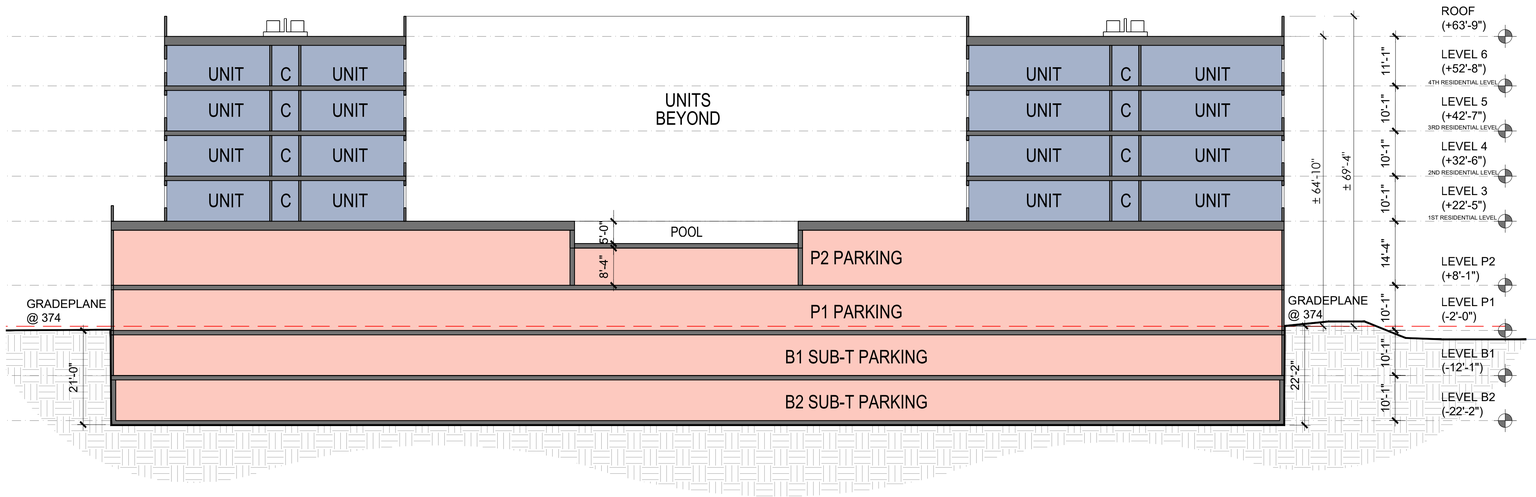
RESIDENTIAL BUILDING
Building Floor Plan - Level 5 & Level 6

A2.3

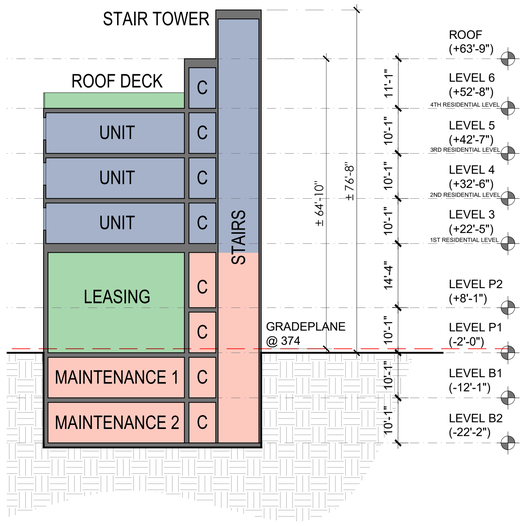
Scale
Job No. 2022-834
Date 08-20-2025



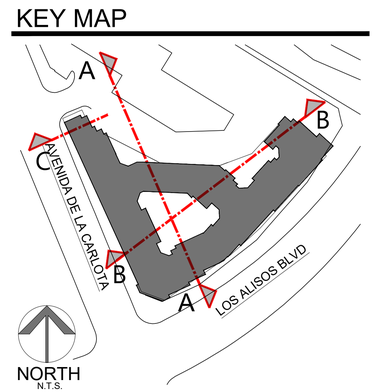
BUILDING SECTION B



BUILDING SECTION A



BUILDING SECTION C



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

1/16"=1'-0" 0 8' 16' 32' 48'

RESIDENTIAL BUILDING
Building Sections

Architecture. Design. Relationships.

A3.0

Scale
Job No. 2022-834
Date 08-20-2025

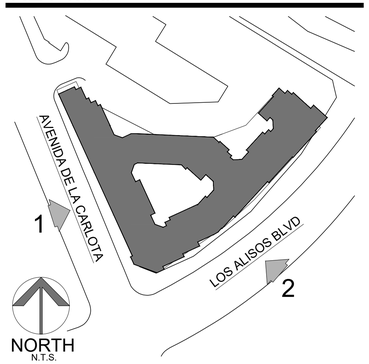
WEST ELEVATION 1

SOUTH ELEVATION 2

MATERIAL LEGEND

1	ENHANCED MATERIAL 'A'
2	ENHANCED MATERIAL 'B'
3	PAINTED STUCCO
4	CONCRETE FINISH
5	VERTICAL FINS
6	VINYL WINDOWS
7	ALUMINUM STOREFRONT SYSTEM

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

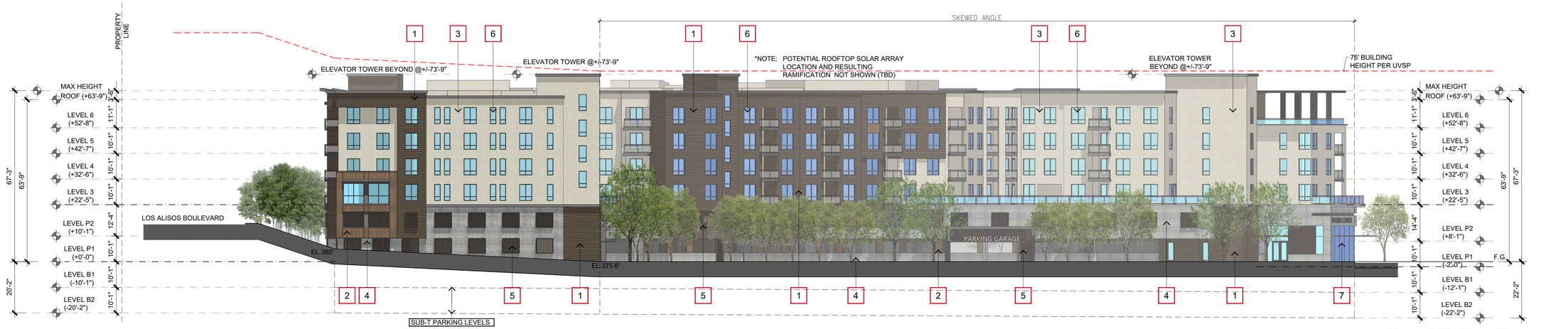
RESIDENTIAL BUILDING
Conceptual Elevations

1"=20'-0" 0 10' 20' 40' 60'

Architecture. Design. Relationships.

A4.0

Scale 1" = 20'
Job No. 2022-834
Date 08-20-2025



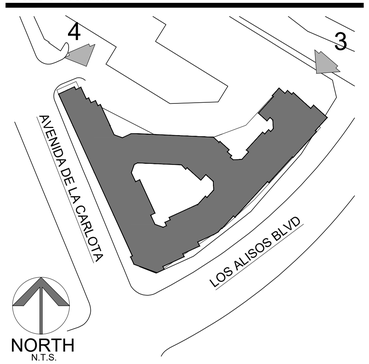
EAST ELEVATION 3

NORTH ELEVATION 4

MATERIAL LEGEND

1	ENHANCED MATERIAL 'A'
2	ENHANCED MATERIAL 'B'
3	PAINTED STUCCO
4	CONCRETE FINISH
5	VERTICAL FINS
6	VINYL WINDOWS
7	ALUMINUM STOREFRONT SYSTEM

KEY MAP



BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

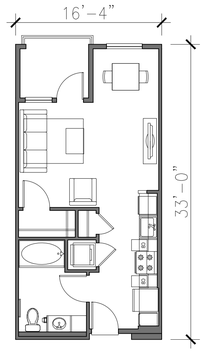
RESIDENTIAL BUILDING
Conceptual Elevations

1"=20'-0" 0 10' 20' 40' 60'

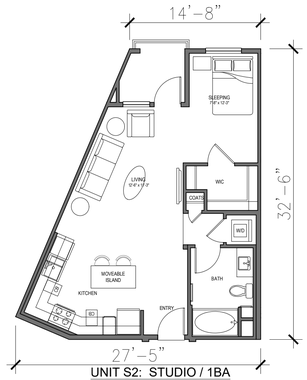
Architecture. Design. Relationships.

A4.1

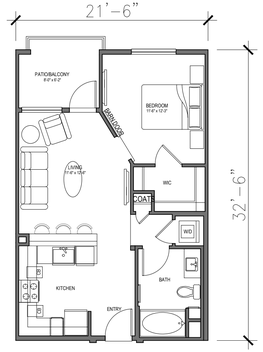
Scale 1" = 20'
Job No. 2022-834
Date 08-20-2025



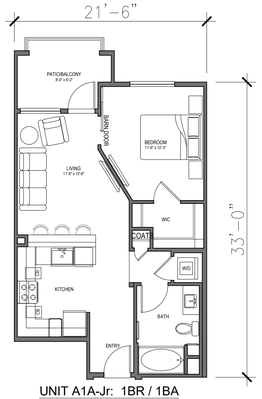
UNIT S1: STUDIO / 1BA
LIVABLE AREA: 487 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.



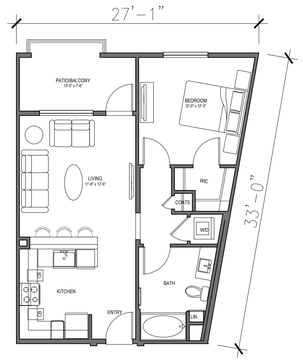
UNIT S2: STUDIO / 1BA
LIVABLE AREA: 648 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.



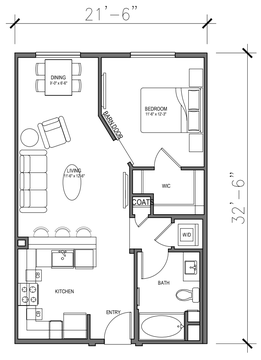
UNIT A1-Jr: 1BR / 1BA
LIVABLE AREA: 638 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.



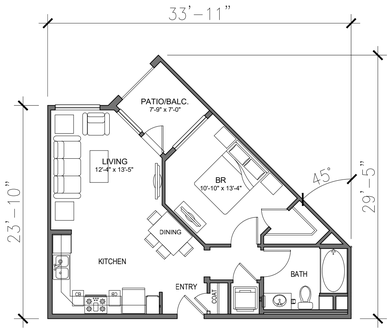
UNIT A1A-Jr: 1BR / 1BA
LIVABLE AREA: 638 SQ. FT.
PATIO/BALCONY: 67 SQ. FT.



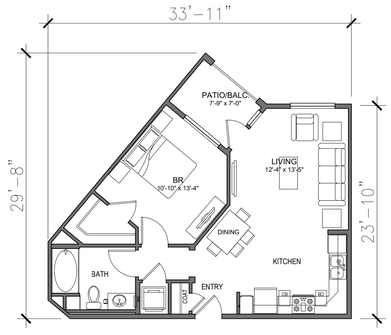
UNIT A1B: 1BR / 1BA
LIVABLE AREA: 703 SQ. FT.
PATIO/BALCONY: 92 SQ. FT.



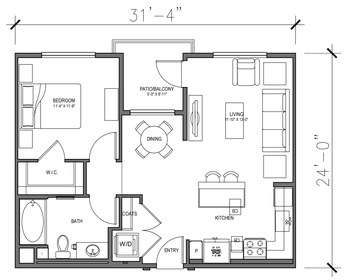
UNIT A1C: 1BR / 1BA
LIVABLE AREA: 699 SQ. FT.



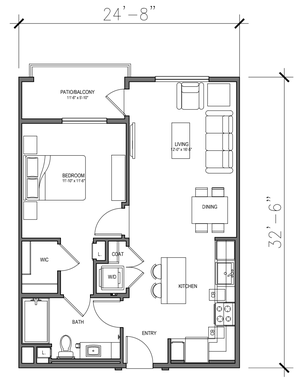
UNIT A2: 1BR / 1BA
LIVABLE AREA: 651 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



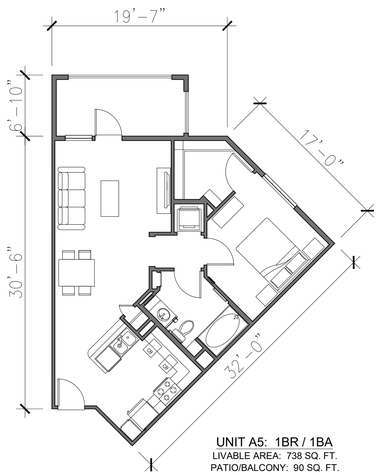
UNIT A2A: 1BR / 1BA
LIVABLE AREA: 687 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.



UNIT A3: 1BR / 1BA
LIVABLE AREA: 709 SQ. FT.
PATIO/BALCONY: 53 SQ. FT.



UNIT A4: 1BR / 1BA
LIVABLE AREA: 746 SQ. FT.
PATIO/BALCONY: 66 SQ. FT.



UNIT A5: 1BR / 1BA
LIVABLE AREA: 738 SQ. FT.
PATIO/BALCONY: 90 SQ. FT.

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

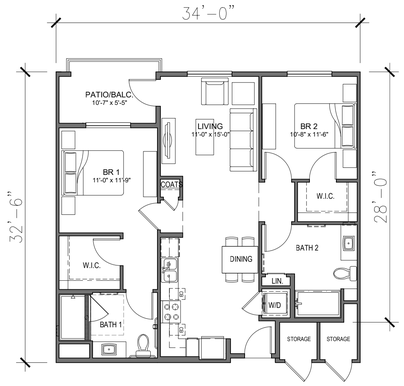
1/8"=1'-0" 0 4' 8' 16' 24'

RESIDENTIAL BUILDING
Unit Plans

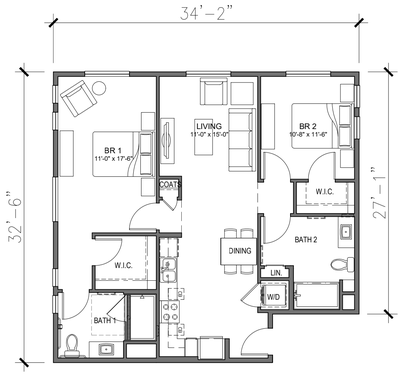
Architecture. Design. Relationships.

A5.0

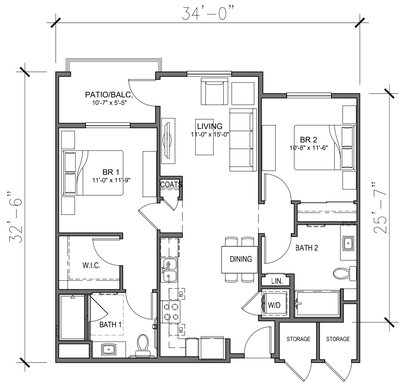
Scale
Job No. 2022-834
Date 07-10-2025



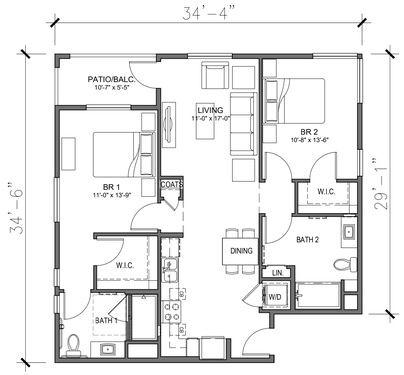
UNIT B1: 2BR / 2BA
LIVABLE AREA: 994 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.



UNIT B1A: 2BR / 2BA
LIVABLE AREA: 1054 SQ. FT.

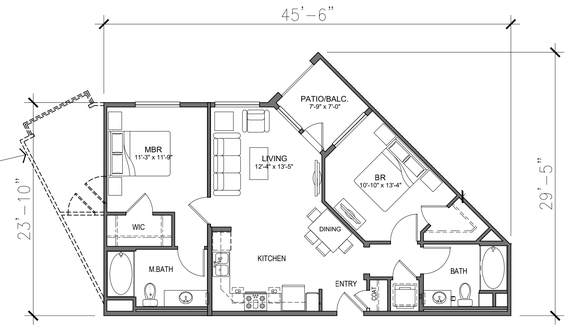


UNIT B1B: 2BR / 2BA
LIVABLE AREA: 968 SQ. FT.
PATIO/BALCONY: 73 SQ. FT.

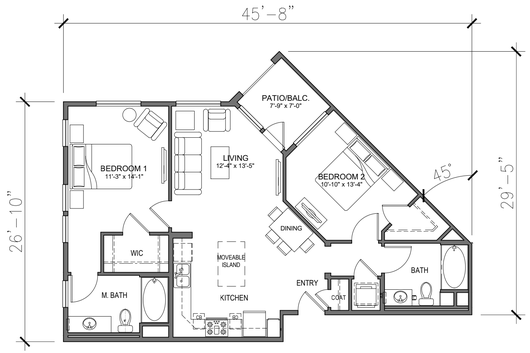


UNIT B1C: 2BR / 2BA
LIVABLE AREA: 1062 SQ. FT.
PATIO/BALCONY: 59 SQ. FT.

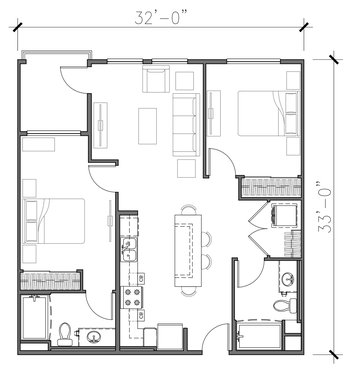
B2 VARIATION OCCURS AT COURTYARD 3 ONLY. ADDS 22 S.F. OF STORAGE AND 85 S.F. OF PRIVATE OPEN SPACE.



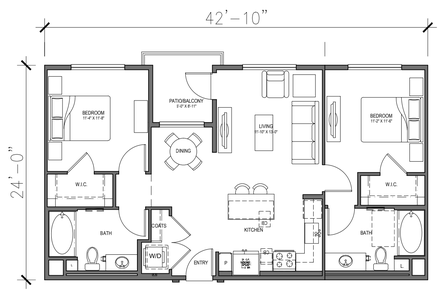
UNIT B2: 2BR / 2BA
LIVABLE AREA: 927 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



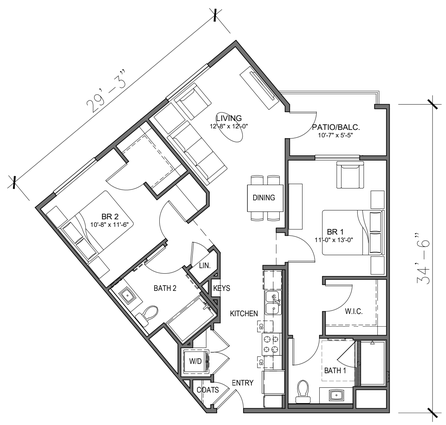
UNIT B2A: 2BR / 2BA
LIVABLE AREA: 1005 SQ. FT.
PATIO/BALCONY: 54 SQ. FT.



UNIT B3: 2 BEDROOM 2 BATH
LIVABLE AREA: 993 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



UNIT B4: 2BR / 2BA
LIVABLE AREA: 985 SQ. FT.
PATIO/BALCONY: 53 SQ. FT.



UNIT B5: 2BR / 2BA
LIVABLE AREA: 1055 SQ. FT.
PATIO/BALCONY: 74 SQ. FT.

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

1/8"=1'-0" 0 4' 8' 16' 24'

RESIDENTIAL BUILDING
Unit Plans

Architecture. Design. Relationships.

A5.1

Scale
Job No. 2022-834
Date 07-10-2025

WEST ELEVATION

MATERIAL LEGEND

1	ENHANCED MATERIAL 'A'
2	ENHANCED MATERIAL 'B'
3	PAINTED STUCCO
4	CONCRETE FINISH
5	VERTICAL FINS
6	VINYL WINDOWS
7	ALUMINUM STOREFRONT SYSTEM

PAINT COLORS

A	SW 6162 ANCIENT MARBLE
B	SW 7041 VAN DYKE BROWN
C	SW 6991 BLACK MAGIC

1. Hardie Plank Lap Siding or other enhanced material

2. Simulated Wood Porcelain Tile or other enhanced material

3. Painted Stucco

4. Concrete Finish

5. Vertical Fins

6. Vinyl Window

7. Aluminum Storefront System

A. SW 6162 Ancient Marble

C. SW 6991 Black Magic

B. SW 7041 Van Dyke Brown

BUCHANAN STREET PARTNERS, L.P.

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

RESIDENTIAL BUILDING
Color and Material Board

Architecture. Design. Relationships.

A6.0

Scale	NTS
Job No.	2022-834
Date	08-20-2025

EXISTING TREE NOTE:
All existing tree are to be removed - See Tree Evaluation Report prepared by Arborgate Consulting, Inc.on February 5, 2024

PERMEABLE PAVERS

MODULAR WETLANDS UNIT

MODULAR WETLANDS UNIT

MODULAR WETLANDS UNIT

MODULAR WETLANDS UNIT

COLORED CONCRETE at PEDESTRIAN CROSSWALKS

MODULAR WETLANDS UNIT

ROOFDECK
see L.6

ENHANCED PLANTING at PROJECT ENTRY

STREETSCAPE CONSISTENT WITH THE CITY OF LAGUNA HILLS URBAN VILLAGE SPECIFIC PLAN

DINING COURTYARD ENLARGEMENT PLAN
- see sheet L.5

DOG PARK
- gated vestibule
- moveable seating

POOL COURTYARD ENLARGEMENT PLAN
- see sheet L.4

STREETSCAPE CONSISTENT WITH THE CITY OF LAGUNA HILLS URBAN VILLAGE SPECIFIC PLAN

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

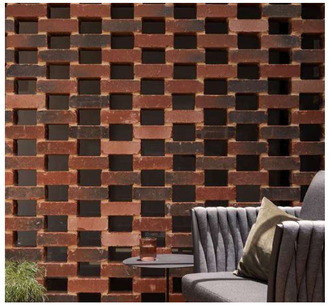
24422 AVENIDA DE LA CARLOTA

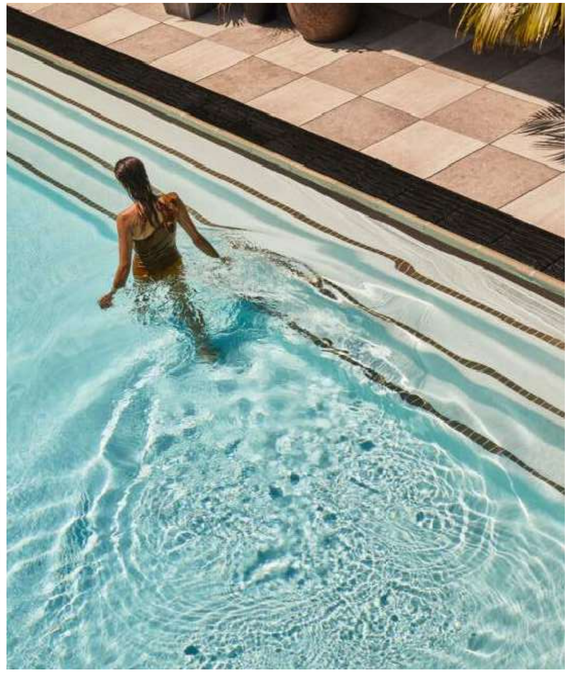
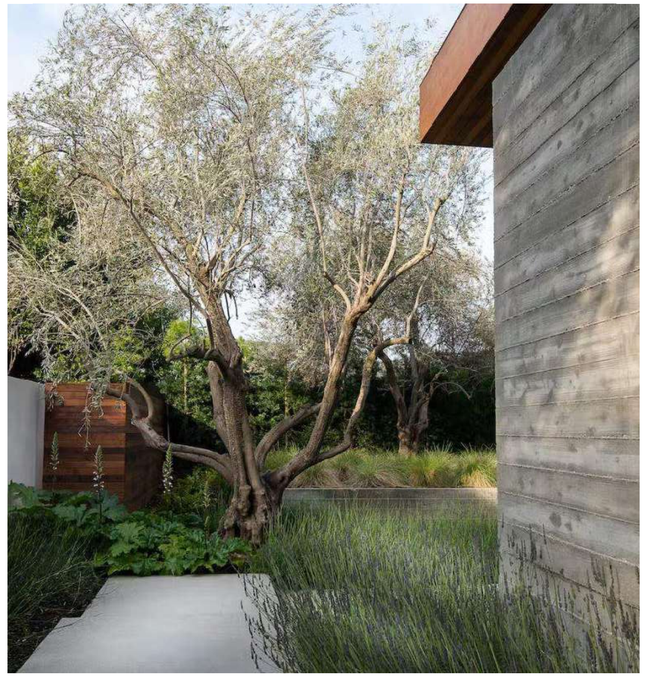
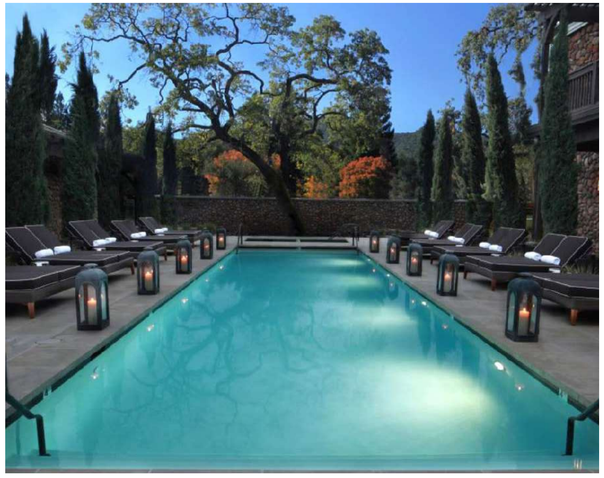
LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

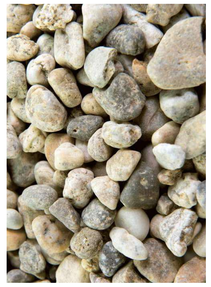
MJS LANDSCAPE ARCHITECTURE

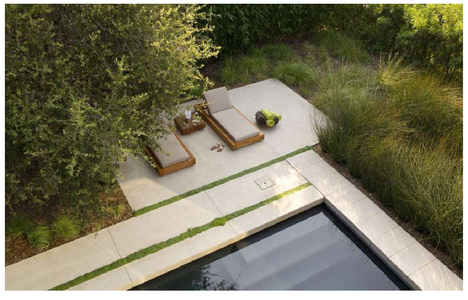
0' 15' 30' 60'

COMPOSITE LANDSCAPE PLAN -L.1







BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

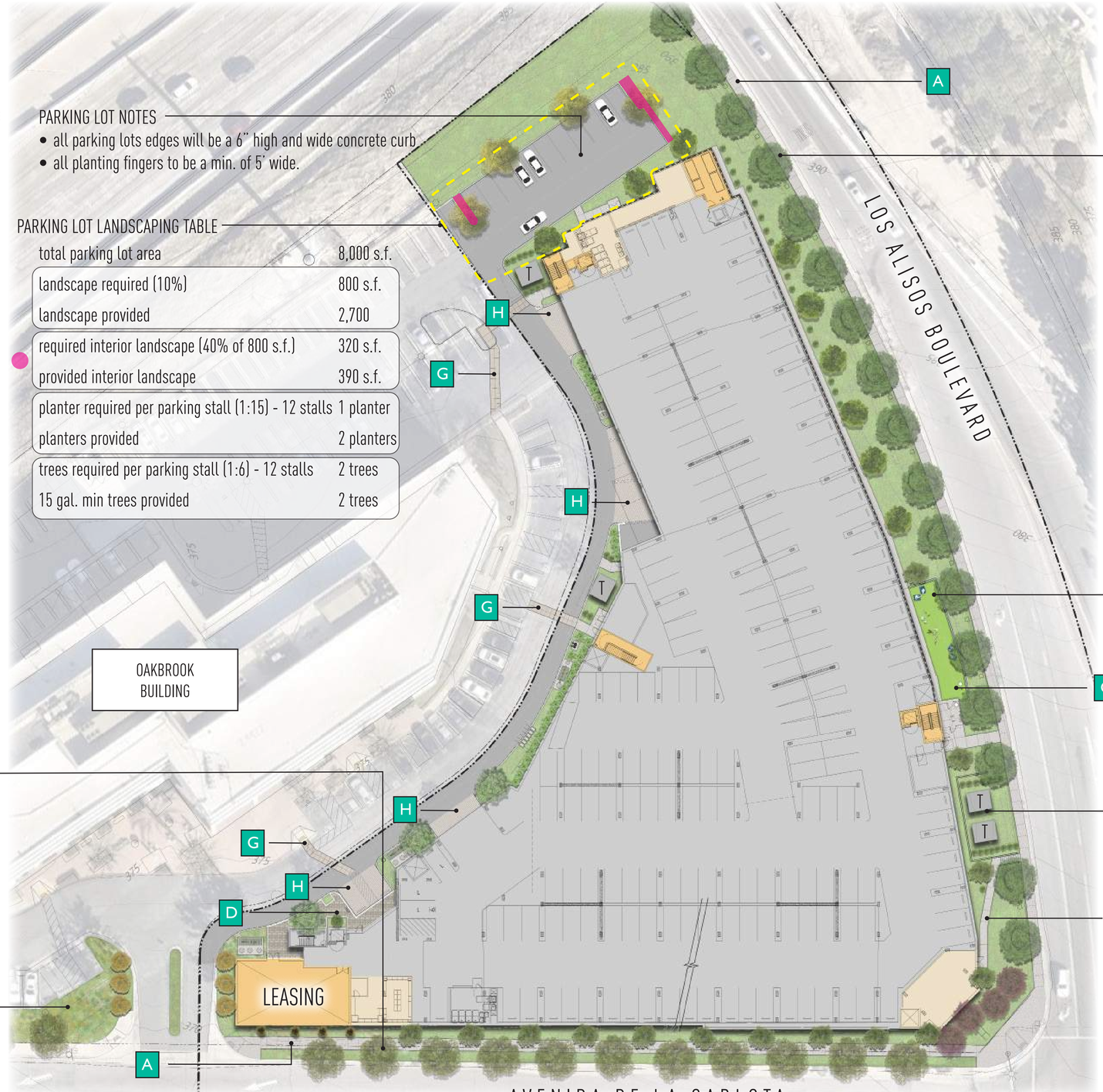
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

LIFESTYLE IMAGERY - L.2

PAVING KEY MAP

- A CITY SIDEWALKS - MATCH EXISTING
- B SCORED CONCRETE PAVING
- C SYNTHETIC TURF
- D ACCENT PAVERS
- E PORCELAIN PAVERS
- F CONCRETE PAVERS
- G COLORED CONCRETE
- H PERMEABLE PAVERS



PARKING LOT NOTES
- all parking lots edges will be a 6" high and wide concrete curb
- all planting fingers to be a min. of 5' wide.

PARKING LOT LANDSCAPING TABLE

total parking lot area	8,000 s.f.
landscape required (10%)	800 s.f.
landscape provided	2,700
required interior landscape (40% of 800 s.f.)	320 s.f.
provided interior landscape	390 s.f.
planter required per parking stall (1:15) - 12 stalls	1 planter
planters provided	2 planters
trees required per parking stall (1:6) - 12 stalls	2 trees
15 gal. min trees provided	2 trees

STREETSCAPE CONSISTENT WITH THE CITY OF LAGUNA HILLS URBAN VILLAGE SPECIFIC PLAN
- landscaped area of 8' min. behind sidewalk
- village street trees spaced at 30' on center
- stone walls curving around theme tree w/ pilasters capping the ends of the wall

DOG PARK
- gated vestibule
- moveable seating

Above Ground Utlities - TYP.
- landscape screening - all sides - front access clear per utilities requirements - 15 gal. hedge typ.

STREETSCAPE CONSISTENT WITH THE CITY OF LAGUNA HILLS URBAN VILLAGE SPECIFIC PLAN
- 6ft landscape parkway and 6ft sidewalk
- boundary trees spaced at 30ft on center

ENHANCED PLANTING at PROJECT ENTRY

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

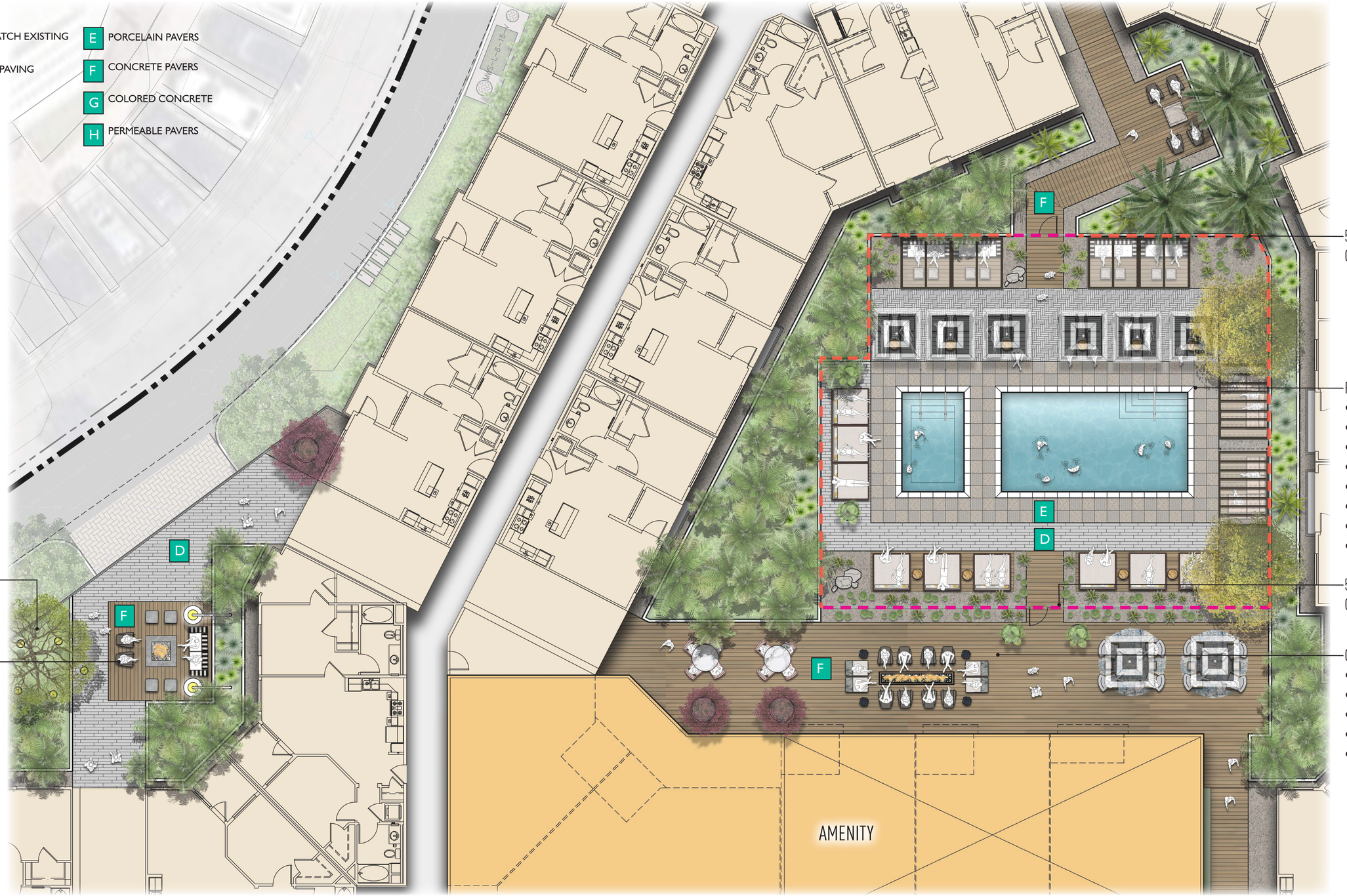
MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

GROUND LEVEL PLAN - L.3

PAVING KEY MAP

- A CITY SIDEWALKS - MATCH EXISTING
- B SCORED CONCRETE PAVING
- C SYNTHETIC TURF
- D ACCENT PAVERS
- E PORCELAIN PAVERS
- F CONCRETE PAVERS
- G COLORED CONCRETE
- H PERMEABLE PAVERS



5' HT GLASS POOL ENCLOSURE ON PLANTER WALL

POOL COURTYARD
- 30' x 16' pool
- 10' x 16' spa
- chaise lounge seating
- daybeds
- cabanas w/ soft seating
- decorative cobble w/ cacti
- landscape boulders
- pottery

5' HT GLASS POOL ENCLOSURE ON GRADE

CLUBROOM TERRACE
- linear fire pit
- lounge furnishings
- cantilever umbrellas
- dining tables
- pottery

SOUTHERN LIVE OAK
- hanging lanterns

FIRE SIDE LOUNGE
- fire pit
- lounge furnishings
- accent pendant lighting
- pottery

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 4' 8' 16'

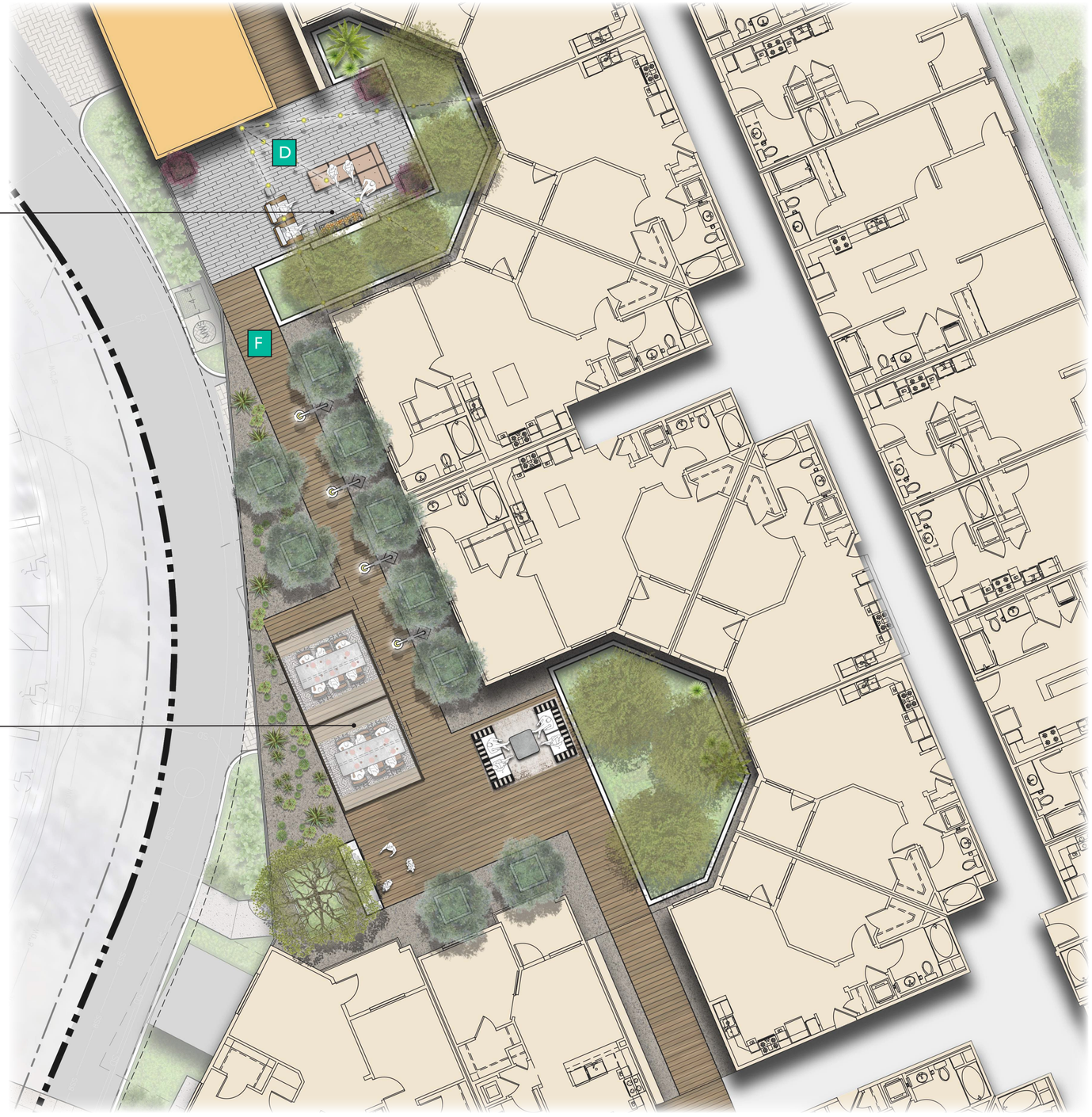
POOL COURTYARD ENLARGEMENT PLAN - L.4

PAVING KEY MAP

- A CITY SIDEWALKS - MATCH EXISTING
- B SCORED CONCRETE PAVING
- C SYNTHETIC TURF
- D ACCENT PAVERS
- E PORCELAIN PAVERS
- F CONCRETE PAVERS
- G COLORED CONCRETE
- H PERMEABLE PAVERS

FIRE SIDE LOUNGE
- linear fire pit
- lounge furnishings

OUTDOOR KITCHEN
- shade structure
- built-in bbqs (2)
- lounge furnishings
- dining tables



BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 4' 8' 16'

DINING COURTYARD ENLARGEMENT PLAN - L.5

PAVING KEY MAP

- A CITY SIDEWALKS - MATCH EXISTING
- B SCORED CONCRETE PAVING
- C SYNTHETIC TURF
- D ACCENT PAVERS
- E PORCELAIN PAVERS
- F CONCRETE PAVERS
- G COLORED CONCRETE
- H PERMEABLE PAVERS

ROOFDECK TERRACE
- bbq (1)
- dining table
- soft seating
- pottery
- accent pendant lights

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

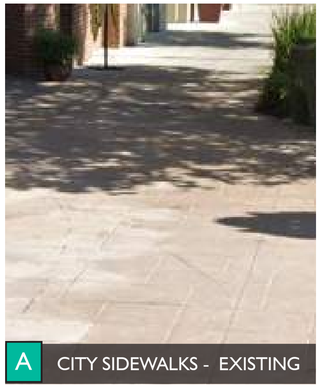
24422 AVENIDA DE LA CARLOTA

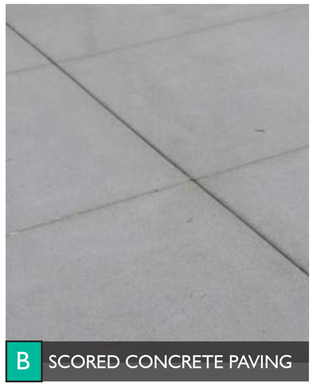
LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

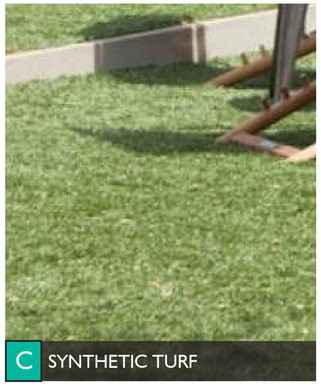
MJS LANDSCAPE ARCHITECTURE

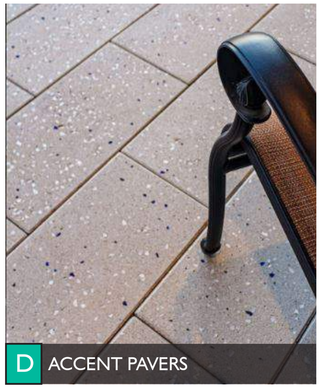
0' 2' 4' 8'

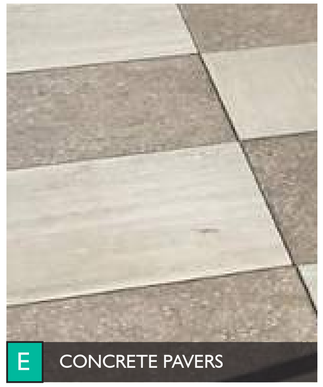
DINING COURTYARD ENLARGEMENT PLAN - L.6

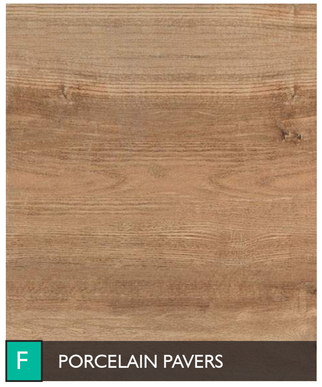

A CITY SIDEWALKS - EXISTING

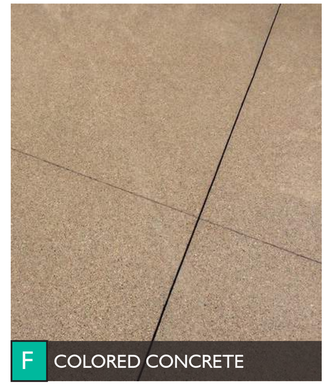

B SCORED CONCRETE PAVING


C SYNTHETIC TURF


D ACCENT PAVERS


E CONCRETE PAVERS


F PORCELAIN PAVERS

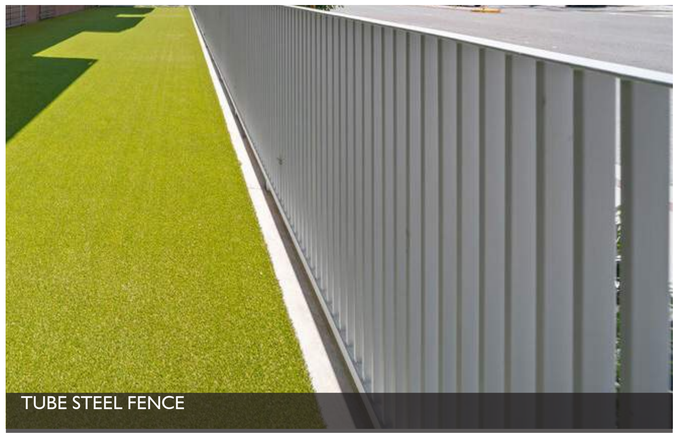

F COLORED CONCRETE

H PERMEABLE PAVER

POTTERY

DECORATIVE PEBBLE - SALT & PEPPER

BIKE RACK


TUBE STEEL FENCE

CABANAS AT POOL

RECTANGULAR FIREPIT

BUILT-IN BBQ

CANTILEVER UMBRELLA

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 8' 16' 32'

MATERIALS BOARD - L.7

EXISTING TREE NOTE:
All existing tree are to be removed - See Tree Evaluation Report prepared by Arborgate Consulting, Inc.on February 5, 2024

Existing (13) Pines along Los Alisos Boulevard to be removed due to required grading.

Existing (14) Pines to the North to remain (in front of existing office building)

Above Ground Utlities - TYP.
- landscape screening - all sides - front access clear per utilities requirements - 15 gal. hedge typ.

Existing (15) Pines along Avenida De La Carlota to be removed due to required grading and/or compromised root structure to the existing grade.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ARBUTUS X `MARINA` ARBUTUS MULTI-TRUNK	36"BOX	LOW	30
	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM MULTI-TRUNK	36"BOX	LOW	6
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	10
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	36"BOX	LOW	13
	HOWEA FORSTERIANA KENTIA PALM	24"BOX	LOW	9
	LAURUS NOBILIS SWEET BAY - COLUMN	24"BOX	LOW	64
	MAGNOLIA GRANDIFLORA `LITTLE GEM` LITTLE GEM DWARF SOUTHERN MAGNOLIA	36"BOX	MODERATE	7
	MELALEUCA LINARIIFOLIA FLAXLEAF PAPERBARK	24"BOX	LOW	17
	OLEA EUROPAEA `WILSONII` WILSON OLIVE	48"BOX	LOW	7
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36"BOX	VERY LOW	1
	TABEBUIA IMPETIGINOSA PINK TRUMPET TREE	24"BOX	MODERATE	4
	TRISTANIA CONFERTA BRISBANE BOX	36"BOX	MODERATE	9
	ULMUS PARVIFOLIA `TRUE GREEN` TRUE GREEN ELM	24"BOX	MODERATE	4

SHRUB SCHEDULE

BOTANICAL/COMMON NAME	SIZE	WUCOLS	WD x HT
SCREEN HEDGE			
LAURUS NOBLIS ' LITTLE RAGU LITTLE RAGU DWARF BAY	15 GAL	LOW	5' x 5'
HEDGE AT BACKFLOW PREVENTOR			
ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 GAL	LOW	6' x 5'
SHRUBS (MIN 36" O.C.)			
GREVILLEA X `PEACHES AND CREAM` GREVILLEA	5 GAL	LOW	6' x 6'
LEUCADENDRON DISCOLOR `POM POM` POM POM LEUCADENDRON	5 GAL	LOW	5' x 7'
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT` GIANT ORANGE NODDING PINCUSHION	5 GAL	LOW	5' x 7'
LEUCOPHYLLUM F. `LOS ALAMITOS` TEXAS SAGE	5 GAL	LOW	8' x 8'
OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLOE DWARF OLIVE	5 GAL	LOW	5' x 5'
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' ROSEMARY	5 GAL	LOW	3' x 4'
ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 GAL	LOW	4' x 2'
SALVIA x 'ALLEN CHICKERING' CLEVELAND SAGE	5 GAL	LOW	4' x 4'
WESTRINGIA F. `WYNABBIE GEM` WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW	3' x 3'
ACCENTS/SUCCULENTS (36" O.C.)			
AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	LOW	5' x 4'
AGAVE ATTENUATA `RAY OF LIGHT` FOXTAIL AGAVE	5 GAL	LOW	5' x 4'
AGAVE ATTENUATA 'NOVA' CENTURY PLANT	5 GAL	LOW	5' x 5'
AGAVE X `BLUE FLAME` BLUE FLAME AGAVE	5 GAL	LOW	3' x 3'
ALOE STRIATA CORAL ALOE	5 GAL	LOW	3' x 3'
CRASSULA A. 'BLUE WAVES' JADE PLANT	5 GAL	LOW	3' x 2'
FURCRA FOETIDA 'MEDIOPICTA' MAURITUS HEMP	5 GAL	LOW	6' x 6'
MEDIUM GRASSES - 36" HEIGHT (36" O.C.)			
CHONDROPETALUM TECTORUM CAPE RUSH	5 GAL	LOW	3' x 3'
DIANELLA TASMANICA `VARIEGATA` FLAX LILY	5 GAL	LOW	3' x 4'
LEYMUS C. `CANYON PRINCE` CANYON PRINCE GIANT WILD RYE	5 GAL	LOW	4' x 5'
LOMANDRA L. PLATINUM BEAUTY PLATINUM BEAUTY	5 GAL	LOW	2' x 3'
CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5 GAL	LOW	3' x 4'
LOW GRASSES - 24" HEIGHT (24" O.C.)			
DIANELLA REVOLUTA `LITTLE REV` LITTLE REV FLAX LILY	5 GAL	LOW	2' x 2'
LOMANDRA LONGIFOLIA `BREEZE` MAT RUSH	5 GAL	LOW	2' x 3'
JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW	2' x 2'
SESLERIA X `CAMPO AZUL` CAMPO AZUL MOOR GRASS	1 GAL	LOW	3' x 4'
CAREX PANSA CALIFORNIA MEADOW SEDGE	1 GAL	LOW	2' x 2'

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA
BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

TREE PLAN - L.8

PLANT SCHEDULE

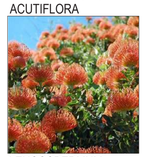
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS			
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	15
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL	19
	CRASSULA ARBORESCENS 'BLUE WAVES' BLUE WAVES JADE	5 GAL	116
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL	82
	LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT' FLAME GIANT PINCUSHION	5 GAL	18
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL	24

AGAVE ATTENUATA

CALAMAGROSTIS X ACUTIFLORA

CRASSULA ARBORESCENS 'BLUE WAVES'

DIANELLA REVOLUTA 'LITTLE REV'


LEUCOSPERMUM CORDIFOLIUM

OLEA EUROPAEA 'MONTRA'

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

PROJECT ENTRY PLANTING ENLARGEMENT - L.9

WATER CONSERVATION FEATURES

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. IRRIGATION PLANS TO BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF LAGUNA HILLS MUNICIPAL CODE - WATER EFFICIENT LANDSCAPING
2. INSTALLATION OF AUTOMATIC 'SMART' IRRIGATION CONTROLLER WITH RAIN-SENSOR.
3. THE USE OF LOW PRECIPITATION/LOW ANGLE IRRIGATION SPRAY HEADS.
4. THE USE OF LOW WATER CONSUMING PLANTS.
5. SOIL AMENDMENT TO ACHIEVE GOOD SOIL MOISTURE RETENTION.
6. MULCHING TO REDUCE EVAPOTRANSPORATION FROM THE ROOT ZONE.
7. INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM TO PROVIDE DEEP-ROOT WATERING TO TREES IS REQUIRED.

WATER USE CLASSIFICATION of LANDSCAPE SPECIES (WUCOLS):

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

CROP FACTOR	PERCENT OF ETo
H - HIGH	70% - 90%
M - MEDIUM	40% - 60%
L - LOW	10% - 30%
VL - VERY LOW	< 10%

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 50.33 **ETAF for MAWA** 0.55 (Residential)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Hydrozone 1 - Eastern Sun Exposure	0.30	drip	0.81	0.37	5,015	1,857	57,960
Hydrozone 2 - Southern Sun Exposure	0.30	drip	0.81	0.37	17,205	6,372	198,843
Hydrozone 3 - Western Sun Exposure	0.30	drip	0.81	0.37	2,021	749	23,357
Hydrozone 4 - Northern Sun Exposure	0.30	drip	0.81	0.37	4,700	1,741	54,319
Hydrozone 5 - Full Sun (Pool & Spa)	1.00	direct	1	1.00	640	640	19,971
				Totals	29,581	11,359	354,450
Special Landscape Areas							
				Totals			
						ETWU Total	354,450
						Maximum Allowed Water Allowance (MAWA)[e]	507,685

[a]Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]Irrigation Method
overhead spray
or drip

[c]Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d]ETWU **(Annual Gallons Required)**
= Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	11,359
Total Area	29,581
Average ETAF	**0.38**

All Landscape Areas

Total ETAF x Area	11,359
Total Area	29,581
Sitewide ETAF	**0.38**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Eto data for Irvine
from MWELO Appendix A 7/3/2025

IRRIGATION HYDROZONES

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	5,015 S.F.	LOW	0.30
	HYDRO-ZONE - 2 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	17,205 S.F.	LOW	0.30
	HYDRO-ZONE - 3 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	2,021 S.F.	LOW	0.30
	HYDRO-ZONE - 4 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	4,700 S.F.	LOW	0.30
	HYDRO-ZONE - 5 FULL SUN WATER FEATURES POOL/SPAS	640 S.F.	HIGH	1.0
	LANDSCAPE AREA	28,941 S.F.		
	POOL/SPA	640 S.F.		
	TOTAL HYDROZONE	29,581 S.F.		

WATER CONSERVATION STATEMENT

1. PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.

2. THE IRRIGATION SYSTEM FOR EACH HYDROZONE WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME DRIP EMITTERS, BUBBLERS AND HIGH EFFICIENCY LOW ANGLE SPRAY HEADS AT TURF ONLY. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEPARATED TO ALLOW FOR THE SYSTEMS OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.

3. PLANTING WILL BE DESIGNED TO ENHANCE THE VISUAL CHARACTER OF THE SITE AND THE ARCHITECTURAL ELEMENTS. PLANTS SHALL BE GROUPED WITH SIMILAR WATER, CLIMATIC AND SOIL REQUIREMENTS TO CONSERVE WATER AND CREATE A DROUGHT RESPONSIVE LANDSCAPE.

4. EACH HYDROZONE CONSISTS OF MODERATE TO LOW WATER CONSUMING PLANTS. IN AREAS OF MODERATE WATER CONSUMING PLANTS THEY SHALL BE PROPERLY AMENDED TO RETAIN MOISTURE FOR HEALTHY GROWTH AND TO CONSERVE WATER.

5. PLANT MATERIAL WITHIN EACH HYDROZONE SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.

6. SOIL SHALL BE PREPARED AND EMENDED TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTED BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPORATION.

7. TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

HYDROZONE PLAN -..10

POLE LIGHT

BOLLARD

OVERHEAD FESTIVAL LIGHTING

DOWNLIGHT

TREE UPLIGHT

WALL SCONCE

PENDENT LIGHT 1

PENDENT LIGHT 2

WALL LOUVER LIGHT

EXTERIOR LIGHTING LEGEND COLOR/ FINISH: ALL FIXTURES TO BE BLACK

SYMBOL	TYPE/TECHNIQUE:	MANUF. / MODEL / WATTS:	LUMENS:	LOCATION:
	POLE LIGHT MAX 14' HT.	BEGA 99407 23.6 WATTS LED	3117 LUMENS (3000K)	SITEWIDE
	BOLLARD - 36" HT.	BEGA 77221 / 10 WATTS LED	643 LUMENS (3000K)	PEDESTRIAN PATHWAYS
	OVERHEAD FESTIVAL LIGHTING	TOKISTAR EXHIBITOR .48 WATTS LED	12.5 LUMENS	DOG PARK
	DOWNLIGHT	BEGA 66973 5 WATT LED	553 LUMENS (3000K)	TRELLIS
	TREE UPLIGHT	FX LUMINAIRE PE 3 WATTS LED	235 LUMENS	ACCENT TREE
	WALL SCONCE	HINKLEY MAX MEDIUM 12 WATTS LED	2700 K	AMENITY SPACES AND ENTRYS
	PENDENT LIGHT 1	BOVER FORA PF 20 WATTS LED	2700 K	CABANAS AND TRELLIS
	PENDENT LIGHT 2	BOVER FORA S 20 WATTS LED	2700 K	ARM LIGHTS
	WALL LOUVER LIGHT	FXLUMINAIRE A-NK4-UV-LO7-K30-FR-FB -MKNK4 / 9.8 WATTS LED	389 LUMENS (3000K)	PLANTER WALLS

LIGHTING CONCEPT:

- THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.
- WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE.
- LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.
- ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.
- STREET LIGHTING AND ORNAMENTAL PEDESTRIAN LIGHTING WILL BE INCLUDED IN STREET IMPROVEMENTS

PHOTOMETRICS PROVIDED BY CANDELA ELECTRICAL CONSULTANT. FINAL ELECTRICAL FIXTURES MAY BE "APPROVED EQUAL" BASED ON FIXTURES PERFORMANCE AND AVAILABILITY AT TIME OF INSTALLATION.

BUCHANAN STREET PARTNERS, L.P.

JULY 11, 2025

24422 AVENIDA DE LA CARLOTA

LAGUNA HILLS, CA

BUCHANAN STREET PARTNERS

MJS LANDSCAPE ARCHITECTURE

0' 15' 30' 60'

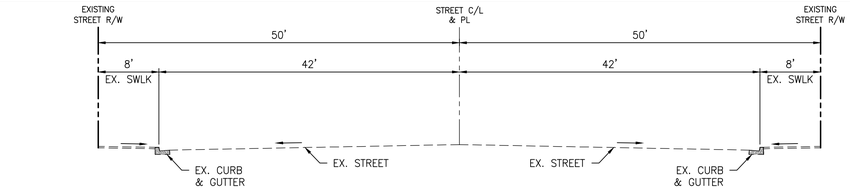
LIGHTING PLAN - L.11

VESTING TENTATIVE PARCEL MAP NO. 2023-147

IN THE CITY OF LAGUNA HILLS, COUNTY OF ORANGE, STATE OF CALIFORNIA

24422 AVENIDA DE LA CARLOTA

I-5
SITE
Avenida De La Carlota
Laguna Hills Drive
Laguna Canyon Rd
Burn Dr
Branch View
Slum Ave
Rue Publique
Cow Camp Rd
Cow Camp Rd
Cow Camp Rd

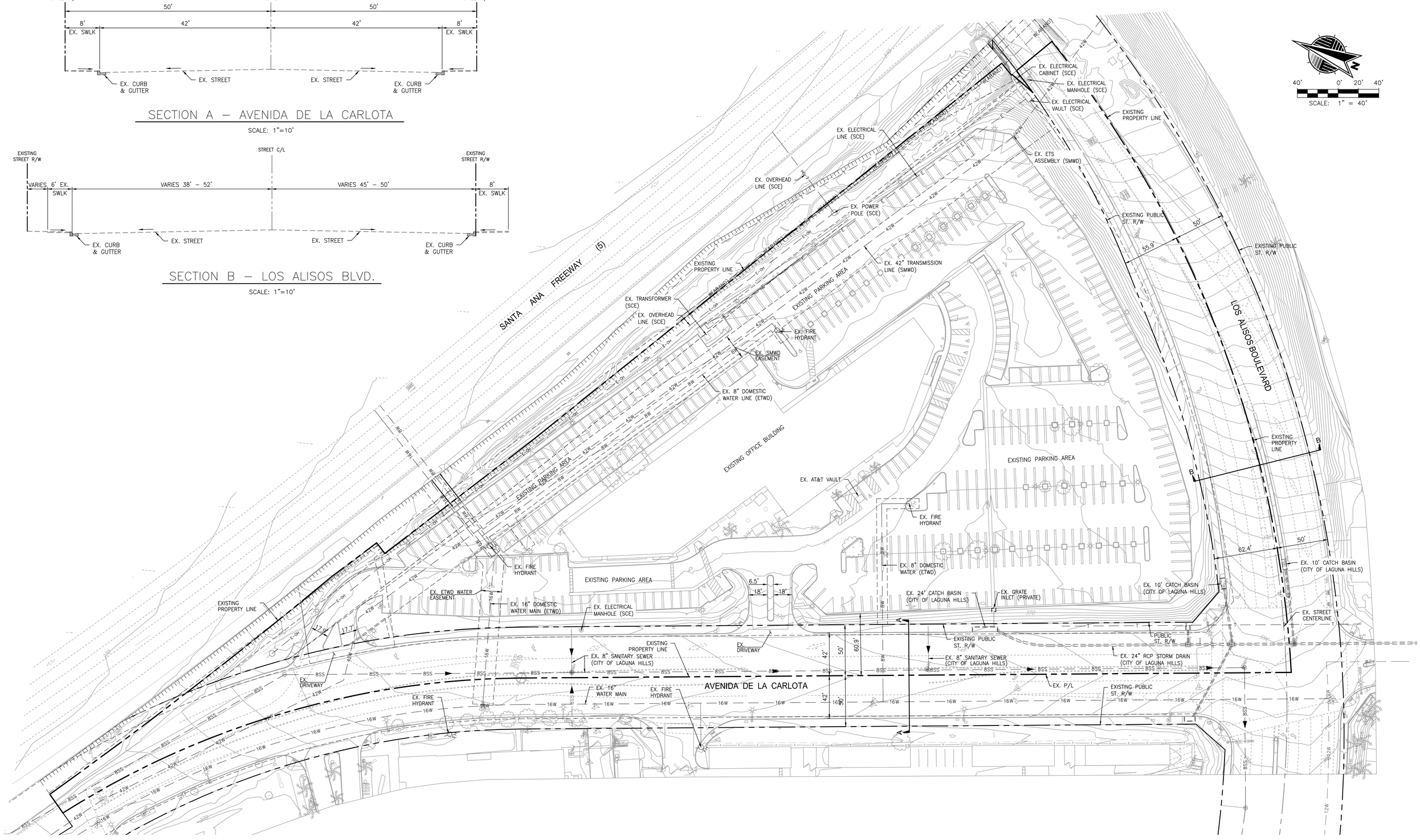


SECTION A – AVENIDA DE LA CARLOTA

SCALE: 1"=10'

SECTION B – LOS ALISOS BLVD.

SCALE: 1"=10'



NO.	DATE	REVISIONS	APPROVED

OCTOBER 2024

DRAWN BY:	AT
DESIGNED BY:	SS
CHECKED BY:	SS

PREPARED UNDER THE SUPERVISION OF:

VICTOR PHAM RCE 88093

REGISTERED PROFESSIONAL ENGINEER VICTOR V. PHAM No.88093 CIVIL STATE OF CALIFORNIA

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

EXISTING SITE PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

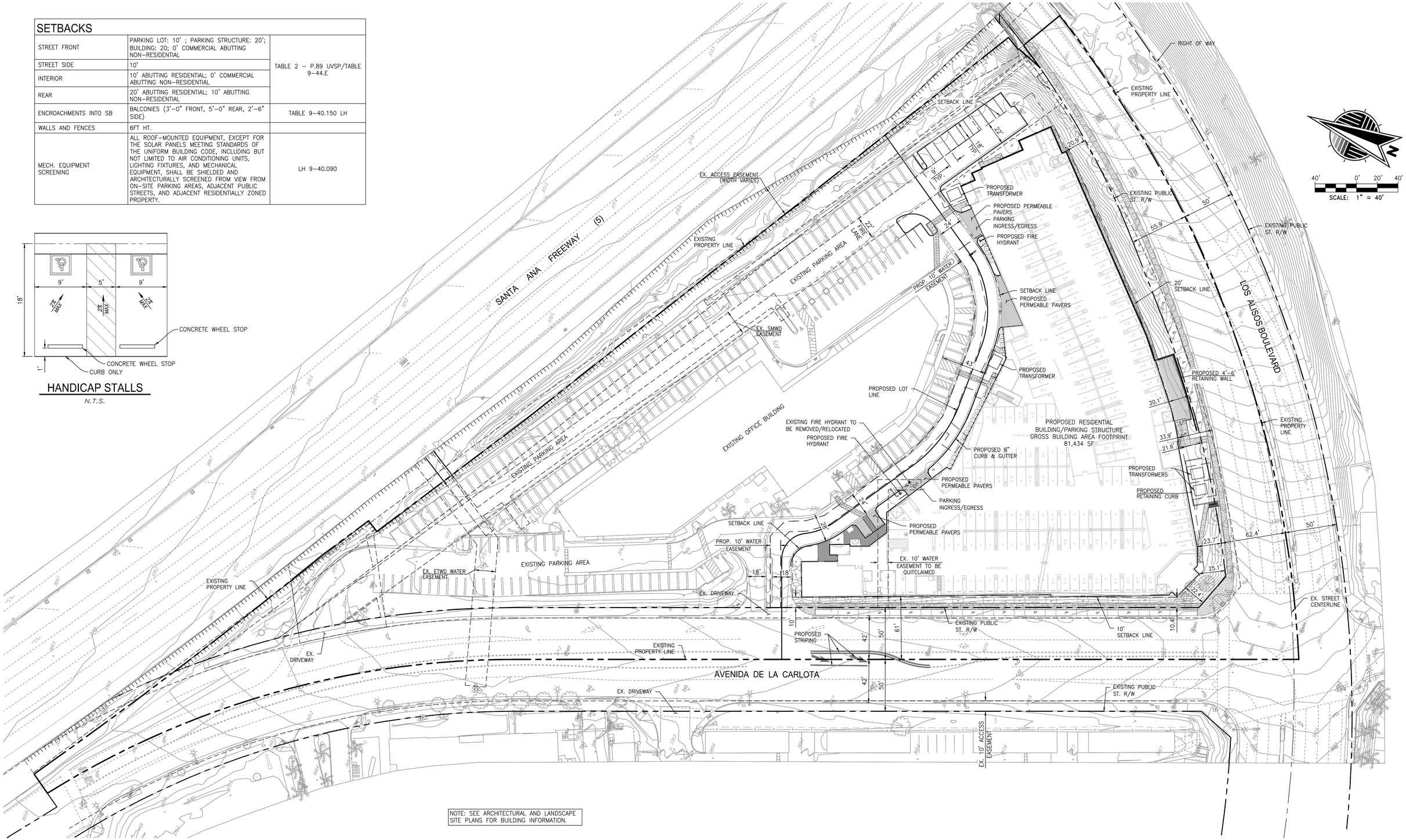
SHEET C-2 OF C-5

\\FUSCOE-CORP\IRV\PANZURA\PROJECTS\1363\005\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1363-005ENTC2.DWG (07-10-25 8:24:49AM) Plotted by: JLu

SETBACKS		
STREET FRONT	PARKING LOT: 10' ; PARKING STRUCTURE: 20'; BUILDING: 20; 0' COMMERCIAL ABUTTING NON-RESIDENTIAL	TABLE 2 – P.89 UVSP/TABLE 9-44.E
STREET SIDE	10'	
INTERIOR	10' ABUTTING RESIDENTIAL; 0' COMMERCIAL ABUTTING NON-RESIDENTIAL	
REAR	20' ABUTTING RESIDENTIAL; 10' ABUTTING NON-RESIDENTIAL	
ENCROACHMENTS INTO SB	BALCONIES (3'-0" FRONT, 5'-0" REAR, 2'-6" SIDE)	TABLE 9-40.150 LH
WALLS AND FENCES	6FT HT.	
MECH. EQUIPMENT SCREENING	ALL ROOF-MOUNTED EQUIPMENT, EXCEPT FOR THE SOLAR PANELS MEETING STANDARDS OF THE UNIFORM BUILDING CODE, INCLUDING BUT NOT LIMITED TO AIR CONDITIONING UNITS, LIGHTING FIXTURES, AND MECHANICAL EQUIPMENT, SHALL BE SHIELDED AND ARCHITECTURALLY SCREENED FROM VIEW FROM ON-SITE PARKING AREAS, ADJACENT PUBLIC STREETS, AND ADJACENT RESIDENTIALLY ZONED PROPERTY.	LH 9-40.090

HANDICAP STALLS

N.T.S.



NOTE: SEE ARCHITECTURAL AND LANDSCAPE SITE PLANS FOR BUILDING INFORMATION.

NO.	DATE	REVISIONS	APPROVED

OCTOBER 2024

DRAWN BY:	AT
DESIGNED BY:	SS
CHECKED BY:	SS

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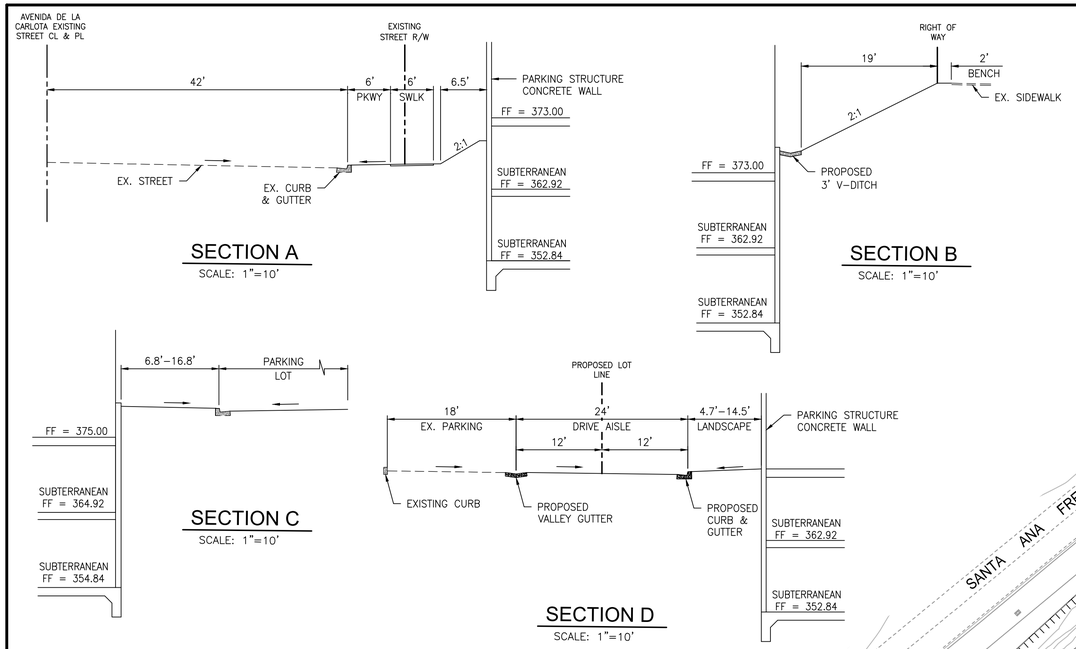
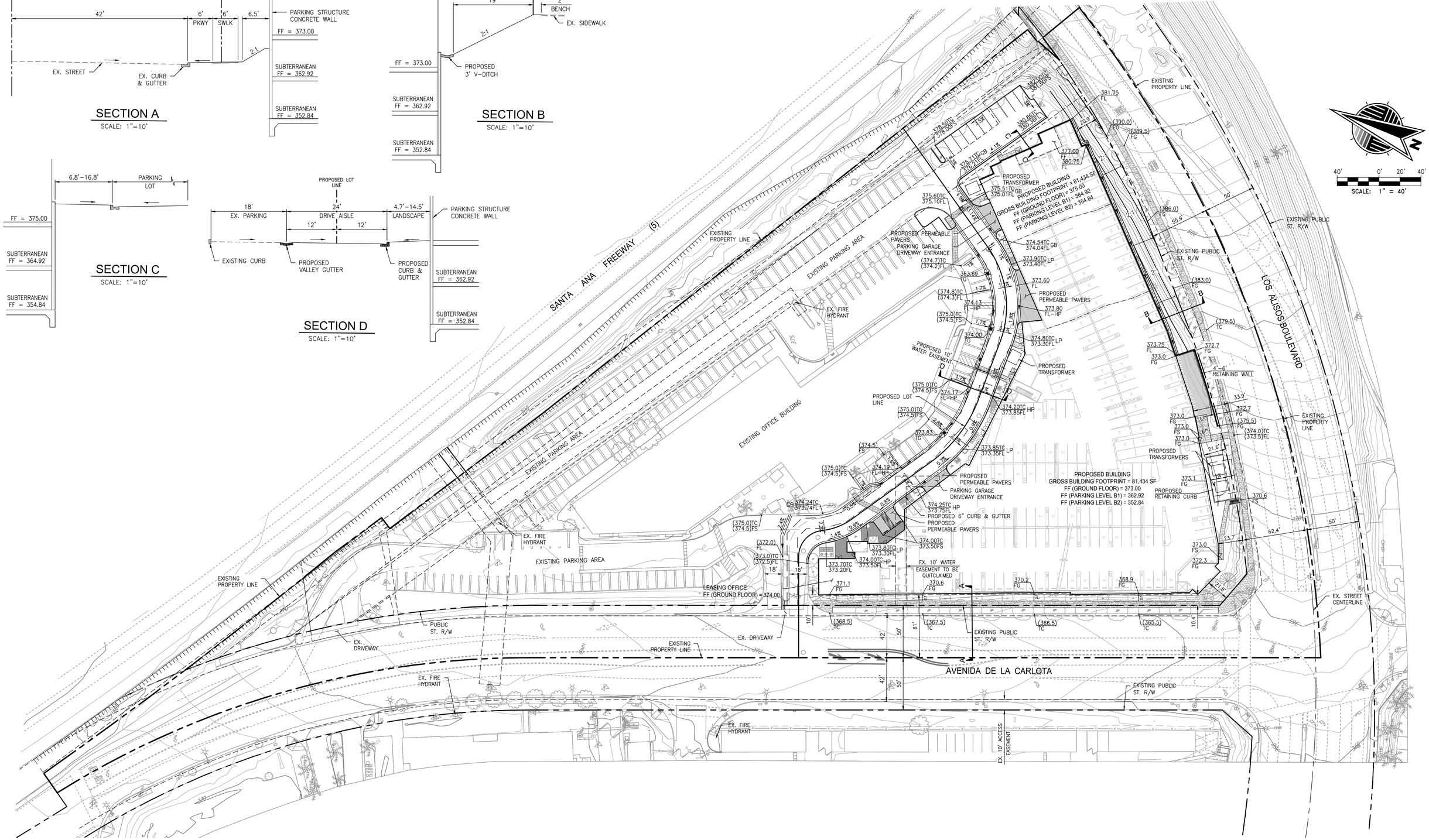
TECHNICAL SITE PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-3 OF C-5

\\FUSCOE.CORP\IRV\PANZURA\PROJECTS\1363\005\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1363-005ENTC3.DWG (07-10-25 8:25:13AM) Plotted by: JLu





NO.	DATE	REVISIONS	APPROVED

OCTOBER 2024

DRAWN BY:	AT
DESIGNED BY:	SS
CHECKED BY:	SS

PREPARED UNDER THE SUPERVISION OF:

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CONCEPTUAL GRADING PLAN

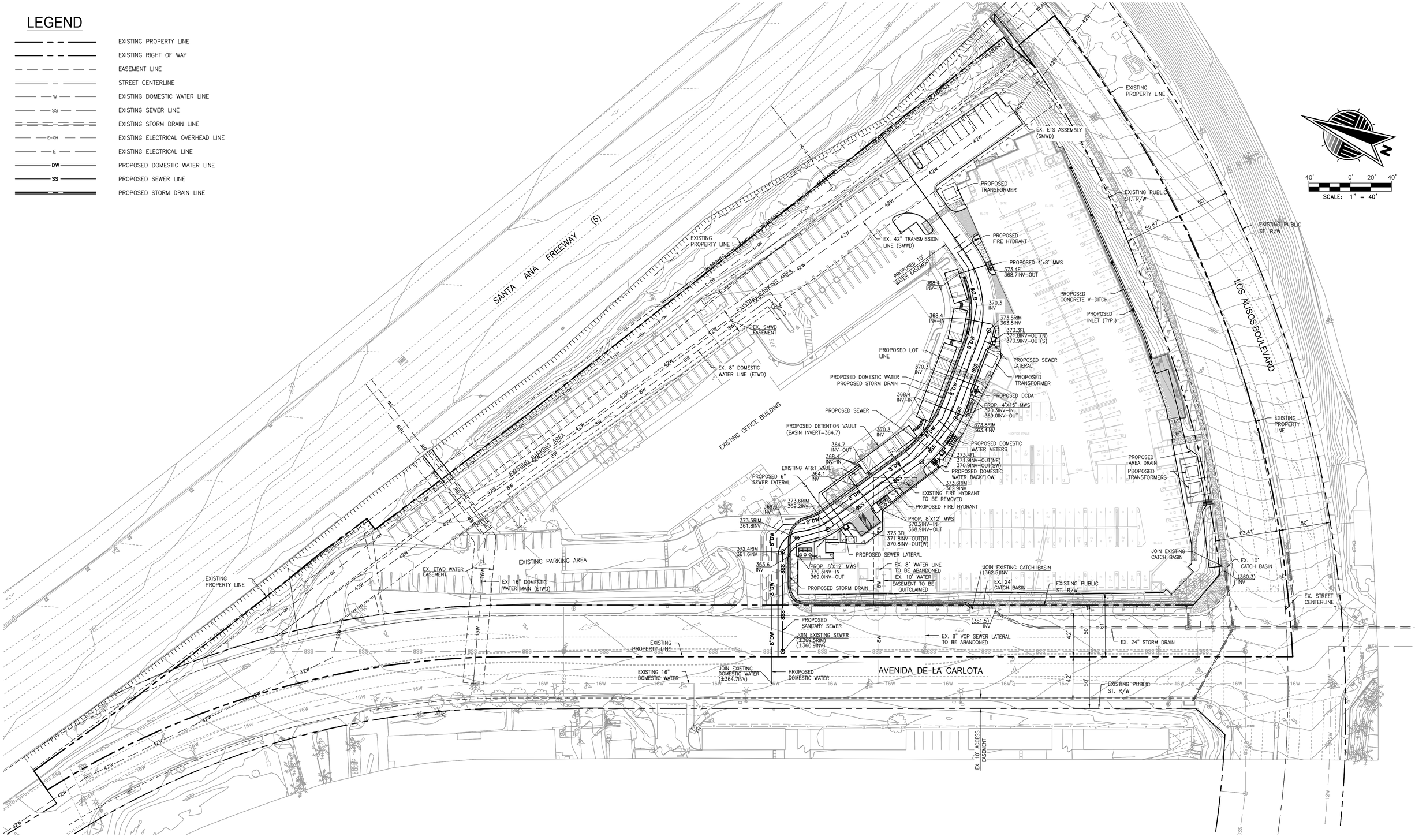
24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-4 OF C-5

\\FUSCOE.CORP\IRV\PANZURA\PROJECTS\1363\005\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1363-005ENTC4.DWG (07-10-25 8:25:42AM) Plotted by: JLu

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EASEMENT LINE
- STREET CENTERLINE
- EXISTING DOMESTIC WATER LINE (W)
- EXISTING SEWER LINE (SS)
- EXISTING STORM DRAIN LINE
- EXISTING ELECTRICAL OVERHEAD LINE (E–OH)
- EXISTING ELECTRICAL LINE (E)
- PROPOSED DOMESTIC WATER LINE (DW)
- PROPOSED SEWER LINE (SS)
- PROPOSED STORM DRAIN LINE



NO.	DATE	REVISIONS	APPROVED

OCTOBER 2024

DRAWN BY:	AT
DESIGNED BY:	SS
CHECKED BY:	SS

PREPARED UNDER THE SUPERVISION OF:

VICTOR PHAM RCE 88093

REGISTERED PROFESSIONAL ENGINEER — VICTOR V. PHAM — No.88093 CIVIL — STATE OF CALIFORNIA

FUSCOE ENGINEERING
15535 Sand Canyon Ave, Suite 100
Irvine, California 92618
949.474.1960 fuscoe.com

CONCEPTUAL UTILITY PLAN

24422 Avenida De La Carlota
LAGUNA HILLS , CALIFORNIA

SHEET C-5 OF C-5

\\FUSCOE.COM\IRV\PANZURA\PROJECTS\1363\005\PLANS\ENTITLEMENTS\CONCEPTUAL GRADING PLAN\1363-005ENTC5.DWG (07-10-25 8:26:12AM) Plotted by: JLu

CEQA INFILL HOUSING EXEMPTION CHECKLIST

Project Name: Oakbrook Plaza Senior Living Project

Project Address: 24422 Avenida de la Carlota, Laguna Hills, CA

Applicant: Buchanan Street Partners, L.P.

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 250-unit age-restricted apartment building. This is supported by the application submitted by the developer that was deemed complete on April 11, 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 4.18 acres in size. The project site size is supported by the application materials (site plan) submitted by the developer that was deemed complete on April 11, 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 parking lot that supports an existing office building, as seen on aerial imagery.

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 (CCC 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 2025). According to the City of Laguna Hills General Plan, 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 with no riparian habitat present. No permanent or ephemeral natural drainages or watercourses, water bodies, or other resources associated with wetland and non-wetland waters are located on the project site. Aliso Creek is approximately 0.1 miles south of the project site.. However, there is no direct connection to this waterway as the project site is isolated by the Interstate I-5 Freeway, Los Alisos Boulevard, and Avenida De la Carlota. 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 2025; USGS 2025).

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 2023).

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:

A Phase I Environmental Site Assessment (Phase I) was completed for the project site (attached). The Phase I, which included a review of databases on the Cortese Knox List, did not identify any recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions. The Phase 1 does not recommend any measures or further investigation 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:

The project site and the general Southern California region are located within an area of high seismic activity. Fault rupture hazards are considered primarily to occur in Holocene-active faults, which are faults that have moved during the past approximate 11,700 years, in accordance with the Alquist-Priolo Earthquake Fault Zoning Act of 1972, which regulates construction of buildings to be used for human occupancy. The project site is not located within or near an Alquist-Priolo Fault Zone, and no known Holocene-active faults intersect any of the proposed project elements. The closest Holocene-active fault to the project area is the Whittier-Elsinore Fault, which is approximately 8 miles to the northeast. In addition, construction and operation of

the project would not increase the potential for earthquakes or fault movement to occur. The proposed project would not directly or indirectly cause potential substantial adverse effects, including rupture of a known earthquake fault.

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 Laguna Beach, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map in which the project site is located, and the surrounding seven

quadrangles (Santiago Peak, Tustin, El Toro, San Clemente, Canada Gobernadora, Dana Point, San Juan Capistrano), to compile a list of special-status plants and wildlife with a potential to occur on the project site (CDFW 2025a, 2025b; CNPS 2024).

Based on a review of these databases, a total of 80 special-status plants and 65 special-status wildlife species are known to occur in the vicinity of the project site (attached). The vegetation observed on the project site consists entirely of non-native landscaped vegetation that is regularly maintained, with developed areas consisting of asphalt and permanent structures that do not provide native/natural habitat for special-status species. Additionally, the soils within the project site have been entirely altered and compacted from their natural composition due to previous grading and construction of the existing development. Therefore, 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. Additionally, 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.

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

Key Points:

- 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.

Supporting Documentation & Notes:

The project is consistent with the General Plan land use designation and zoning for the project site. The General Plan land use designation of the project site is Village Commercial (VC), which is a master planned area under the Urban Village Specific Plan (UVSP). The project is consistent with the allowable uses for the VC designation and the UVSP, and would not require a General Plan amendment.

At the time that the General Plan Update was adopted in July 2009, it was determined that the UVSP area could accommodate 1,243 additional AM peak-hour trips and 2,272 additional PM peak-hour trips. This trip budget was set to ensure that the maximum buildout trip levels were evaluated in the 2009 Program EIR. The fourth-cycle Housing Element update (2008-2014) required that the UVSP be amended to have a minimum density of 30 units per acre and a

maximum density of 50 units per acre in order to promote new, high-density housing. The City incorporated these requirements into the UVSP in 2011 (City of Laguna Hills 2024). Pursuant to Section 65915 of the Government Code, the City also allows a 20% density bonus as well as unlimited waivers of physically-preclusive development standards, one incentive, and reduced parking ratio requirements for senior citizen housing development projects. The project meets the definition of a senior citizen housing development and is therefore allowed unlimited waivers of physically-preclusive development standards. The project would also utilize the 20% density bonus allowed for senior citizen housing developments. The density of the project would be 59.8 DU/acre.

CRITERION 16: DENSITY REQUIREMENT

☒ **Project achieves at least 15 dwelling units per acre**

Calculation:

- Total Site Area: 4.18 acres
- Total Dwelling Units: 250
- Density: 59.8 units per acre

Supporting Documentation & Notes:

The project's proposed density is 59.8 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:

The project site is currently developed with a parking lot and does not contain any structures. No historical resources were identified within the project area based on the analysis of 33 historic aerial photographs (1938-2022), 12 historic topographic maps (1949-2022), or archival background research (NETR 2025). Additionally, a review of historic topographic maps shows little change in the land use of the project area as depicted in the historic topographic maps to the most recent available topographic map from 2022. Based on a review of the historical maps, there are no historic age structures located within the project area.

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 would place housing within 500 feet of Interstate 5. The project has been designed to meet all requirements listed under this criterion. These requirements will be included as conditions of approval as part of the City's plan check process.

COMPLIANCE SUMMARY

Exemption Status: ☒ **QUALIFIED** - All 19 criteria satisfied
☐ **NOT QUALIFIED** - One or more criteria not satisfied

Criteria Not Met (if any):

_____

_____

_____

ATTACHMENT CHECKLIST

☒ Site plan
☒ Other: Phase I Environmental Site Assessment; California Native Plant Society Database Search Results; California Department of Fish and Wildlife Database Search Results; Tribal Consultation Summary.

REFERENCES

CCC (California Coastal Commission. 2025). Coastal Zone Boundary Map. https://coastal.ca.gov/maps/czb/. Accessed August 14, 2025.

CDOC (California Department of Conservation). 2025. California Important Farmland Finder. Accessed May 20, 2025. https://maps.conservation.ca.gov/DLRP/CIFF/.

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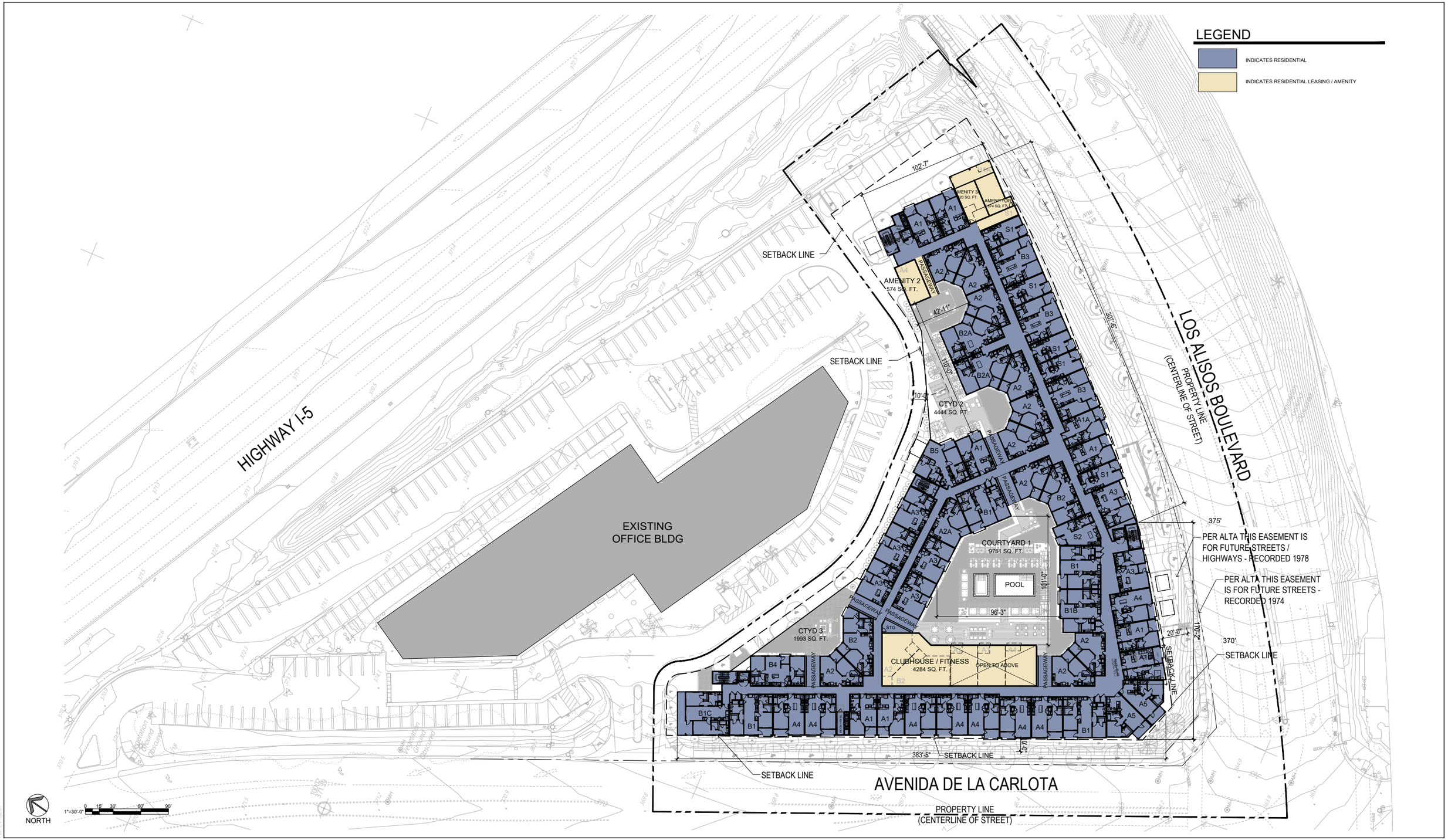
SITE PLAN



SOURCE: Buchanan Street Partner LP

FIGURE 2

Site Plan

Oakbrook Plaza Senior Living Project

DUDEK

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PARTNER
Engineering and Science, Inc.®

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Oakbrook
24422 Avenida De La Carlota
Laguna Hills, California 92653

Report Date: September 9, 2022
Partner Project No. 22-383510.1

Prepared for:

Buchanan Street Partners
3501 Jamboree Road, Suite 4200
Newport Beach, California 92660

PARTNER
Engineering and Science, Inc.

September 9, 2022

Mr. Matthew Haugen
Buchanan Street Partners
3501 Jamboree Road, Suite 4200
Newport Beach, California 92660

Subject: Phase I Environmental Site Assessment
Oakbrook
24422 Avenida De La Carlota
Laguna Hills, California 92653
Partner Project No. 22-383510.1

Dear Mr. Haugen:

Partner Engineering and Science, Inc. (Partner) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 and E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500.

Sincerely,

Jenny Redlin
Relationship Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM E1527-13 and E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by Buchanan Street Partners for the property located at 24422 Avenida De La Carlota in Laguna Hills, Orange County, California (the "subject property").

Property Description

The subject property is located on the northeast side of the Avenida De La Carlota and Los Alisos Boulevard intersection within a residential and commercial area of Orange County. Please refer to the table below for further description of the subject property:

Subject Property Data	
Address:	24422 Avenida De La Carlota, Laguna Hills, California
Property Use:	Office
Land Acreage (Ac):	6.9 Ac
Number of Buildings:	One
Number of Floors:	Four-story
Gross Building Area (SF):	132,202 SF
Date of Construction:	1983 renovated in 2015 & 2018
Assessor's Parcel Number (APN):	620-492-01
Type of Construction:	Wood-Framed
Current Tenants:	Oakbrook Office Building, including Pacific Pro Physi, Rehab Care Group East Inc Cal Therapy, Hands on Hands Rehabilitation Center, OC Eye Institute, OC Orthodontics, Jungle of Smiles, AT&T Wireless, Woodard & Curran, Inc, Sensible Care LLC, Keyence Corporation of America, DDCM Incorporated, Krone Hearing Aid Center LLC, Ernie M Ellsworth, Edward D Jones & Co, Lance, Soll and Lunghard, LLP, The FHL Financial Group, Roehl & Glowacki, P.C, Abracon, LLC, Coastal Kids, Van Cline & Associates Insurance, Schneyer Financial Services, Stix Holdings, LLC, Karen Cheng & Corbett Williams, South OC Endocrinology, Harvest Small Business Finance, Vintage Real Estate Group, Inc, Verizon Wireless, Royal St Communications LLC, and Dish Wireless, LLC. for multi-tenant commercial office use.
Site Assessment Performed By:	Brooklynn Marcus of Partner
Site Assessment Conducted On:	August 29, 2022
Regulatory Radius Report Date:	August 26, 2022
Report Date:	September 9, 2022
FOIAs Date:	August 2022

The subject property is currently occupied by a multi-tenant office building. Onsite operations consist of general mixed-use office activities including physical therapy, optometrist, orthodontics, and dental offices, and general maintenance activities. In addition to the current structures, the subject property is also improved with asphalt-paved parking areas, associated landscaping, and drainage features.

According to available historical sources, the subject property was formerly undeveloped as early as 1939; developed with a residential structure between 1963 and circa 1972 and developed with the current structure in 1983. Tenants on the subject property have included multi-tenant office occupants further discussed in detail in Section 3.3.

The adjoining properties are tabulated below:

Immediately Surrounding Properties	
Direction	**Adjoining Property**
North:	5 San Diego Freeway beyond which is El Toro Water District (24251 Los Alisos Boulevard); Residential Developments (24621, 24601, 24591 Bridger Road)
Northeast:	5 San Diego Freeway beyond which is Residential Developments (24371, 24381 Ford vie Street)
South:	Los Alisos Boulevard beyond which is Single Family Residential Developments (24675 Creekview Drive, 24521 Christina Court)
Southwest:	Avenida De La Carlota beyond which is Multi-Tenant Residential Development (24407 Los Alisos Boulevard) Reata Oakbrook Village, Phenix Salon Suites, Soba Izakayo Minami (243911 Avenida De La Carlota)
West:	Avenida De La Carlota beyond which is Kitchen Floor and Bath, Trader Joes, Amazing Hearing, Not Just Hair, Laguna Hills Pharmacy, Marshall's, Raffi's Fine Jewelry, Road Runner Sports, Ma's House, Scratch Bakery Café, Woody's Diner (24311-24291 Avenida De La Carlota)

According to a previous subsurface investigation conducted on a nearby property and a previous subsurface investigation conducted on a nearby property at 23991 El Toro Road (RB Case RB Case #: 083000580T), the physical setting features of the subject property identify the terrain as sloping to the west-southwest with the depth to groundwater in the vicinity of the subject property inferred to be approximately 10-30 feet below ground surface (bgs) and groundwater flow inferred to be toward the west-southwest.

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Partner did not identify any BERs during the course of this assessment.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-13 and E1527-21 of 24422 Avenida De La Carlota in Laguna Hills, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, HRECs, or BERs in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM E1527-13 and E1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at 24422 Avenida De La Carlota in Laguna Hills, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13 and E1527-21) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property. This ESA was performed to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "landowner liability protections," or "LLPs"). ASTM Standard E1527-13 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this ESA is in accordance with and to the extent necessary to achieve the goal of the requirements set forth in the ASTM Standard E1527-13 and E1527-21. This assessment included: 1) a property and adjoining site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments to obtain readily ascertainable information to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched readily available information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs include both legal (that is, institutional) and physical (that is, engineering) controls that may include legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, or surface water on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action,

in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property. If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

1.3 Limitations

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed. Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted. This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the compliance and safety concerns, if any, associated with the subject property. Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Buchanan Street Partners engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Buchanan Street Partners. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including

reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13 and E1527-21.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Interviews with past or current owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this assessment.
- Partner requested information relative to deed restrictions and environmental liens, a title search, and completion of the AAI User Questionnaire from the Report User. This information was not provided at the time of the assessment. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this assessment.
- Partner inspected approximately 10% of all interior units and all common areas. Based on the size and nature of use of the uninspected units, this limited method of inspection is not expected to alter the overall findings of this assessment.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 24422 Avenida De La Carlota in Laguna Hills, California is located on the northeast side of the Avenida De LA Carlota and Los Alisos Boulevard intersection. According to the Orange County, the subject property is legally described as *THOSE PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN* ownership is currently vested in AG-LO OAKBROOK OWNER LLC.

Please refer to Figure 1: Site Location Map, Figure 2: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by a multi-tenant office building. The subject property consists of one four-story building located on the central portion of the property. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, associated landscaping, and drainage features.

The subject property is designated for commercial development by the city of Laguna Hills.

The subject property was identified as a California Environmental Reporting System Hazardous Waste Sites, Facility Registry Service/Facility Index, Generators from Hazardous Waste Manifest Data site, Handlers from Hazardous Waste Manifest Data, and Resource Conservation and Recovery Act, site in the regulatory database report, as further discussed in Section 4.2.

2.3 Current Use of Adjoining Properties

The subject property is located within a residential and commercial area of Orange County. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM E1527-13 and E1527-21 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 adjoining properties are tabulated below:

Immediately Surrounding Properties	
Direction	**Adjoining Property**
North:	El Toro Water District (24251 Los Alisos Boulevard); Residential Developments (24621, 24601, 24591 Bridger Road)
Northeast:	Residential Developments (24371, 24381 Fordview Street)
South:	Single Family Residentials Developments (24675 Creekview Drive, 24521 Christina Court)
Southwest:	Multi-Tenant Residential Development (24407 Los Alisos Boulevard); Reata Oakbrook Village, Phenix Salon Suites, Soba Izakayo Minami (243911 Avenida De La Carlota)
West:	Kitchen Floor and Bath, Trader Joes, Amazing Hearing, Not Just Hair, Laguna Hills Pharmacy, Marshall's, Raffi's Fine Jewelry, Road Runner Sports, Ma's House, Scratch Bakery Café, Woody's Diner (24311-24291 Avenida De La Carlota)

The adjacent properties were identified as Statewide Environmental Evaluation and Planning System, Aboveground Storage Tank Sites, California Environmental Reporting System Hazardous Waste Sites,

Historical Hazardous Substance Storage Container Information - Facility Summary, California Environmental Reporting System Tanks, The Local Oversight Program Lead Cases List, Historical Hazardous Substance Storage Information Database, Delisted Storage Tanks, Leaking Underground Storage Tank, Dry Cleaning Facilities, Toxic Pollutant Emissions Facilities, and RCRA Non-Generator/NLR site in the regulatory database report of Section 4.2.

2.4 Physical Setting Sources

2.4.1 Topography

The 2022 United States Geological Survey (USGS) San Juan Capistrano, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 375.63 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping gently towards the southwest.

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity. Topographic map interpretation shows the direction of groundwater flow in the vicinity of the subject property is inferred to be toward the west-southwest.

According to a previous subsurface investigation conducted on a nearby property at 23991 El Toro Road (RB Case RB Case #: 083000580T), the depth of groundwater in the vicinity of the subject property is inferred to be approximately 10-30 feet bgs.

The nearest surface water in the vicinity of the subject property is (the) El Toro Reservoir located approximately 2.04 miles and northwest of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the El Toro Water District serves the subject property vicinity. The sources of public water for the City of Laguna Hills are groundwater from the Orange County Groundwater and imported water from the Colorado River and northern California via the State Water Project.

2.4.3 Geology/Soils

The subject property is situated within the Peninsular Ranges geomorphic physiographic province of the State of California. The Peninsular Ranges is a series of ranges separated by northwest trending valleys, sub-parallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island groups (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in this province.

Based on information obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Yorba cobbly sandy loam and Myford sandy loam. The soils of the Yorba series are deep, well-drained soils formed in mixed alluvium. They are on terraces in the coastal plain of southern California. They have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted. Slopes are 9 to 30 percent. The soils of the Myford Series are deep, moderately well drained soils formed on terraces. They have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted. Slopes are 2 to 9 percent.

2.4.4 Flood Zone Information

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06059C0427J, dated December 03, 2009, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

A copy of the reviewed flood map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

Historical Use Information		
Years	**Resource**	**Description/Use**
1939-1960	Aerial Photographs, Topographic Maps	Undeveloped Land
1963-1972	Aerial Photographs	Residential
1980	Aerial Photographs	Vacant Land
1983-Present	Aerial Photographs, Assessor Records, City Directories, Topographic Maps	Commercial Office

Tenants on the subject property have included multi-tenant office occupants further discussed in detail in Section 3.3. No potential environmental concerns were identified in association with the current or former use of the subject property.

3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Risk Information Services (ERIS) on August 23, 2022. The inferred uses of the subject property and adjoining properties as interpreted from the aerial photographs in Appendix B are tabulated below:

Date: 1939, 1947, 1952, 1960	*Scale: 1"=500'*
Subject Property:	Appears to be undeveloped grassland
North:	Appears to be developed with undeveloped land across the 5 San Diego Freeway
Northeast:	Appears to be undeveloped land across the 5 San Diego Freeway
South:	Appears to be undeveloped land
Southwest:	Appears to be undeveloped land
West:	Appears to be undeveloped land

Date: 1963	*Scale: 1"=500'*
Subject Property:	Appears to be developed with one residential type of structure
North:	No significant changes visible
Northeast	No significant changes visible
South:	No significant changes visible
Southwest:	No significant changes visible
West:	Appears to be developed with on structure

Date: 1972	*Scale: 1"=500'*
Subject Property:	No significant changes visible
North:	Appears to be developed with current property structures and residential developments across the 5 San Diego Freeway
Northeast:	Appears to be developed with current property residential developments across the 5 San Diego Freeway
South:	No significant changes visible
Southwest:	No significant changes visible
West:	No significant changes visible

Date: 1980		*Scale: 1"=500'*
Subject Property:	Appears to be a graded lot	
North:	No significant changes visible	
Northeast:	No significant changes visible	
South:	Appears to be developed with current residential property developments across Los Alisos Boulevard	
Southwest:	Appears to be developed with current multi-family development on the southern parcel and appears to be developed with a multitenant commercial structure on the northern parcel across Avenida De La Carlota	
West:	Appears to be developed with current commercial property structures across Avenida De La Carlota	

Date: 1988, 1994, 2002, 2005, 2009, 2010, 2012, 2014		*Scale: 1"=500'*
Subject Property:	Appears to be developed as current subject property structure	
North:	No significant changes visible	
Northeast:	No significant changes visible	
South:	No significant changes visible	
Southwest:	No significant changes visible	
West:	No significant changes visible	

Date: 2016, 2018, 2020		*Scale: 1"=500'*
Subject Property:	No significant changes visible	
North:	No significant changes visible	
Northeast:	No significant changes visible	
South:	No significant changes visible	
Southwest:	Appears to be developed with the current multi-tenant apartment structures on the northern and southern parcels across Avenida De La Carlota	
West:	No significant changes visible	

Copies of select aerial photographs are included in Appendix B of this report.

3.2 Fire Insurance Maps

Partner reviewed the collection of Fire insurance maps (FIMS) from ERIS on August 24, 2022. FIM coverage was not available for the subject property.

3.3 City Directories

Partner reviewed historical city directories obtained ERIS on August 25, 2022 for past names and businesses that were listed for the subject property and adjoining properties. The findings are tabulated below:

City Directory Search for 24422 Avenida De La Carlota (Subject Property)	
Year(s)	**Occupant Listed**
1970	Not Listed on City Directory
1975	Not Listed on City Directory
1981	Not Listed on City Directory
1987	Baccala & Shoop, Building, Burroughs Corp, CMI Corporation, Giesen Ted Insurance Service, Harvard Financial Group, Heidis Frozen Yogurt Shop, JBL Group Inc, JBL Insurance Service Inc, Merit Property Management Inc, Oakbrook Plaza Corp, Ohlwiler & Assoc, Paul Revere of

City Directory Search for 24422 Avenida De La Carlota (Subject Property)	
Year(s)	**Occupant Listed**
	Insurance, Realcomm, Robco Insurance Service, Sound Acoustic System, Thomas Brothers, Tuttle Timothy Attorney, Tuttle Timothy W, Willich Terry Ascts
1991	A G Edwards & Sons, A M I Semiconductors, Alcorn John R Atty, Allstate Ins Sales, Amer Home Shld Sales, Amer Microsystems, Beverly Hill Svngs, Cabodi K J Atty, Cape Star Financial, Capital Resourrcss Grp, Carsrud Richard G, Casciola & Associates, Clawson Jordan Ins, Coldwell Bkr Re Srv, Derlan Industries, E S A Engineering, Edwards A G & Son Inc, Elco Corporation, Farmers Ins Agent, Frederick T J Atty, G M A C Mortgage, Galle Leon H Clu, Gould Ami Semicndct, Henstridge R M Atty, Independence One Marketing, Johnson R S Co, Lightholder R Atty, M I G Rlty Advisors, McBride Larry, Metro Life Ins Re, Mortgage Investors, Ohlwiler & Assoc, Olsten Services, Peters Mark Systems Inc, Program Ins Marketing, Programmed Emp Bnft, Programmed Equities, Programmed Ins Mktg, Robco Insurance Service, Ross L S Law Corp, Royal Alliance Asc, Russell Susan Agency, Small Henstridge, Small Walter S Atty, Tishman West, Tuttle Timothy & Asc, United Rl Est Serv, Universal Retirement, Van Cline & Associates (24422 Avenida De La Carlota)
1996	A & G Edwards & Sons, Allan Check Agency, Allstate Insurance Sales, The Boon Agency, Bowlin K D Insurance Marketing, CB Coml, Caboooi K J Attorney, Cape Star Financial, Carlisto Robert CPA, Cruce Don Insurance Marketing, ESA Engineering, EUA Congenex Corporation, Ellsworth & Tibbitts. Ellsworth E M Attorney, Farmers Insurance Agent, Galle Leon H Clu, Geller L H Attorney, General Nutrition Center, Gilberstadt Insurance Service, Gunderson L Attorney, Hansen Eric A CPA, Henstridger M Attorney, Johnson R S cp, Kemper Life Insurance, Koll Colonial, Lightholder R Attorney, Love Mike, Love Roy E Insurance Agency, McBride Larry, Merrill Lynch, PAC Colonial Funding, Pernal Edward Jr A Law Office. Peter Mark Service Inc, Program Insurance Marketing, Robco Insurance Service, Ross & Lightholder, Ross L S Law Corporation, Ryclo Funding Corp, SRG Associates, Sample Financial, Seymour Roger, Small Henstridge, Southwest CLNL MRTG, Thomas Staffing, Thomas Temporaries, Tibbets Kent Attorney, Tooley & Company, Union Pacific Securities, Universal Retirement, Van Cline & Associates, Van Kampen Merritt Inc, Vanderveen JT Attorney (24422 Avenida De La Carlota)
2000	Not Listed on City Directory
2003	A & G Edwards & Sons, Adams Meryl L Attorney, AmeriCredit Financial Service, Arnold D Pursch Inc, The Boon Agency, Bors Jr E Daniel Attorney, Cape Star Financial, Careertrust, Chuck Allan, Corestaff, Cyber Waves, Daiwa Giken USa Inc, Edward Jr Pernal, Elberation.com, End 2 End Loans, Equity Office Properties Trust, Eric A Hansen, Ellsworth E M Attorney, Extensive Financial Insurance, Fudco Investments Inc, Geller L H Attorney, Hansen Eric A CPA, Harold Nelson Law Offices, Heinz USA Food Service National D, Henstridge & Cabodi Small, Jeffery T Vanderveen, Kent F Tibbits, Lawrence S Ross A Law Corporation, Leon H Galle, Lightholder R Attorney, Love Mike, Mission Technology, Myers Douglas CPA, Project Partners, Real Estate Corner, Robert Henstridge, Robert J Sbardone Inc, Ross & Adams, Schneyer Financial, Suntrust Mortgage, Sunvest Industries, Thomas Staffing, Tibbets Ellsworth, West Coast Entertainment, Western Reliance Funding Group, Yellow Page Planning (24422 Avenida De La Carlota)
2008	Aames Home Loan, Ameriquest Mortgage Co, Arnold D Purishc Inc, BMC Mortgage Co, Cambridge Funding Group, Cape Star Co, Capital Mortgage Elite, CareerTrust, Compass Management LLC, Corestaff, Crestar Mortgage, Cyber Waves Staffing Sltns, Douglas S Myers CPA, E Daniel Bors Junior, Equity Office Properties Trust, Eric A Hansen CPA, Ernie M Ellsworth, Financial Title Co, Fundco Investments Inc, Harold S Nelson Law Offices, Interchange Corp, Jennings Land Co, Lawrence H Geller, Lincoln Property Co Commercial, Mission Technology,

City Directory Search for 24422 Avenida De La Carlota (Subject Property)	
Year(s)	**Occupant Listed**
	Montecito Properties Co, Old Towne Financial, Project Partners, Rea Estate Corner, Ross Products, RPM Funding, Schneyer Financial Service, Specialized Clinical Service Inc, Sun Trust Mortgage, Unified Processing, Venture Staffing Partners, Verify Inc, West Coast Entertainment, Western Alliance Funding Group (24422 Avenida De La Carlota)
2012	Advanced Physical Therapy Center, Arnold D Purisch Inc, Balance Solutions Physicals Therapy, Biola University, Bryars Kukendall Tolleson, Columbia CA Carlota Office, Conrad Geller LLP, Corestaff, Ellsworth Ellie M, Favor & Favor CPA, FHL Financial , Jeanne Flynn, Conrad Geller LLP, GNC, Eric A Hansen CPA, Integrated Planning Solutions, L Jennings, Linda Gunderson Law Office, Kathleen Maricoda, Martinez Law Group Inc, Mission Technology, Douglas S Myers, North American Title Co, Sapan N Palkhiwala, Pure Pediatric Therapy, Robert Reckingger, Schneyer Financial Servoce, Security Benefit Service, Steven Sharpe, Suntrust Mortgage, Sunwest Bank, Thomson Reuters Tax & Accounting, Van Cline & Association, Western Reliance Funding Group (24422 Avenida De La Carlota)
2016	Advanced Physical Therapy Center, Affiliated Analytical Design, Amirsys, ATM, Balance Solutions Physical Therapy, Biola University, Jennifer A Bochman, Bradly Cotten, Burger King, Camfield Partners, Columbia CA Carlota Office, Compass Group Management, Corestaff Services, Edith Walker, Ellsworth Ellie M, Favor & Favor CPA, FHL Financial , Jeanne Flynn, Fundco Investments, Conrad Geller LLP, GNC, Hands on Hands Rehab Center, I Mortgage, Jon Conrad, Keyence, Linda Gunderson Law Office, Merrill Lynch Wealth Management, Mission Technology, Douglas S Myers CPA, North American Title Co, Orange Coast Women's Group, Pure Pediatric Therapy, Quick Auto Glass, Rapid Auto Glass, Roman Capital Group Inc, Schneyer Financial Service, Security Benefit Service, Steven Sharpe, Specialized Clinical Service Inc, United Staffing Service, Van Cline & Association, Western Reliance Funding Group, Wraith Law A Pro Law Corp (24422 Avenida De La Carlota)
2020	Advanced Physical Therapy Center, Affiliated Analytical Design, Amirsys, Balance Solutions Physical Therapy, Biola University, Jennfier A Bochman, Bradly Cotten, Burger King, Camfield Partners, Columbia CA Carlota Office, Concussion Rehab Center, , Conrad J Christrian Attorney, Corestaff Services, Edith Walker, Elizabeth Pritchett, Ellsworth Ellie M, Favor & Favor CPA, FHL Financial , Flood Michael AGT, Jeanne Flynn, Amanda Frost, Fundco Investments, Conrad Geller LLP, GNC, I Mortgage, Keyence, Linda Gunderson Law Office, Kathleen Maricoda, Merrill Lynch Wealth Management, Douglas S Myers CPA, Nationwide Real Estate Executives, North American Title Co, Orange Coast Women's Group, Pure Pediatric Therapy, Roman Capital Group Inc, Schneyer Financial Service, Security Benefit Service, South Orange County, Van Cline & Association, Western Reliance Funding Group, Wraith Law A Pro Law Corp (24422 Avenida De La Carlota)

Based on the city directory review, no environmentally sensitive listings were identified for the subject property address.

City Directory Search for North Adjacent Properties	
Year(s)	**Occupant Listed**
1970	Not Listed on City Directory
1975	Not Listed on City Directory
1981	Laguna Hills Water Pur
1987	El Toro Water Administration, El Toro Water Service, Shook Buildings Systems Inc (24251 Los Alisos Boulevard)
1991	El Toro Water Administration, El Toro Water Service (24251 Los Alisos Boulevard)

City Directory Search for North Adjacent Properties

1996	El Toro Water Administration, El Toro Water Service, Shook Buildings Systems Inc (24251 Los Alisos Boulevard)
2000	Not Listed on City Directory
2003	Not Listed on City Directory
2008	Not Listed on City Directory
2012	Not Listed on City Directory
2016	Not Listed on City Directory
2020	Not Listed on City Directory

City Directory Search for South Adjacent Properties

Year(s)	**Occupant Listed**
1970	Not Listed on City Directory
1975	Not Listed on City Directory
1981	Single-Family Residential (24521 Christina Court)
1987	Single-Family Residential (24521 Christina Court)
1991	Not Listed on City Directory
1991	Not Listed on City Directory
1996	Not Listed on City Directory
2000	Not Listed on City Directory
2003	Not Listed on City Directory
2008	Not Listed on City Directory
2012	Single-Family Residential (24521 Christina Court)
2016	Not Listed on City Directory
2020	Not Listed on City Directory

City Directory Search for West Adjacent Properties

Year(s)	**Occupant Listed**
1970	Not Listed on City Directory
1975	Not Listed on City Directory
1981	Laguna Hills Fashion (24315 Avenida De La Carlota); Flowers & Other Eccent, Sonia Jewelers (24321 Avenida De La Carlota); 14K Discount Fashion Jeweler (24271 Avenida De La Carlota)
1987	Monterey Bay Rest (24311 Avenida De La Carlota); Laguna Hills Fashion, Images by Dwayne (24315 Avenida De La Carlota); Fancy Feet, Gelore Ice Cream Café, Le Pot, Pizzeria Uno Restaurant, Plum Pudding, Spencer's Lock and Key, Strouds Linin Warehouse, Trader Joes Market (24321 Avenida De La Carlota); Canda Fashions, Clothes Emporium, Dinas Hallmark, **Oakbrook Village Cleaners** (24291 Avenida De La Carlota)
1991	Monterey Bay Rest (24311 Avenida De La Carlota); XXXX (24315 Avenida De La Carlota); Islands Restaurant, Le Pot, Spencer's Lock & Key, Strouds Linen Warehouse, Sundae Cup Ice Cream, Trader Joes Inc, Video Fax (24321 Avenida De La Carlota); Five Dollar Store, Mandarin Terrace (24291 Avenida De La Carlota)
1996	Monterey Bay Rest (24311 Avenida De La Carlota); Jennifer Convertibles Inc (24315 Avenida De La Carlota); Islands Restaurant, Le Pot, Sundae Cup Ice Cream, Trader Joes Inc (24321 Avenida De La Carlota); El Torito Mexican Restaurant, First Fed Bank of CA, Homestead House Inc (24301 Avenida De La Carlota)
2000	Not Listed on City Directory

City Directory Search for West Adjacent Properties	
2003	Jennifer Convertibles Inc (24315 Avenida De La Carlota); Affordable Portables Inc, California Silk Plant Co, Islands Restaurant, Le Pot, Sundae Cup Ice Cream, Trader Joes Inc, Kingsway Lane (24321 Avenida De La Carlota)
2008	Jennifer Convertibles Inc (24315 Avenida De La Carlota); Cingular Wireless LLC, Islands Restaurant, Laguna Hills Florist, Trader Joes Inc, (24321 Avenida De La Carlota)
2012	Affordable Portables Inc, California Silk Plant Co, South Bay Jewelry, Trader Joes Inc, Woody's Diner (24321 Avenida De La Carlota)
2016	Affordable Portables Inc, California Silk Plant Co, Expedia Cruise Ship Centers, Honeybee Juice Tee, South Bay Jewelry, Laguna Woods Florist, Trader Joes Inc, Woody's Diner (24321 Avenida De La Carlota)
2020	Affordable Portables Inc, California Silk Plant Co, Expedia Cruise Ship Centers, Nana Fi's Bakery Café, Laguna Woods Florist, Trader Joes Inc, Woody's Diner (24321 Avenida De La Carlota)

* XXXX= A phone number is present but is not registered to a tenant or is disconnected.

City Directory Search for Southwest Adjacent Properties	
Year(s)	**Occupant Listed**
1970	Not Listed on City Directory
1975	Not Listed on City Directory
1981	Multi-Tenant Residential (24507 Los Aliso Boulevard)
1987	Multi-Tenant Residential (24507 Los Aliso Boulevard); First Federal Savings Bank (24391 Avenida De La Carlota)
1991	Multi-Tenant Residential (24507 Los Aliso Boulevard); First Federal Savings Bank (24391 Avenida De La Carlota)
1996	Multi-Tenant Residential (24507 Los Aliso Boulevard)
2000	Multi-Tenant Residential (24507 Los Aliso Boulevard)
2003	Multi-Tenant Residential (24507 Los Aliso Boulevard); First Federal Bank (24391 Avenida De La Carlota)
2008	Multi-Tenant Residential (24507 Los Aliso Boulevard); First Federal Bank, First Federal Mortgage SVC (24391 Avenida De La Carlota)
2012	Multi-Tenant Residential (24507 Los Aliso Boulevard)
2016	Multi-Tenant Residential (24507 Los Aliso Boulevard)
2020	Multi-Tenant Residential (24507 Los Aliso Boulevard); Hytheis Healthcare, Joaa Relax LLC, Lavish Hair Studio By Patty, Mountain States Service, Reata Oakbrook Village, Setavin Construction, Varnish Nail Bar (24391 Avenida De La Carlota)

According to the city directory review, the adjoining property to the west was occupied by a drycleaner in 1987. Please refer to Section 4.2.3 for further discussion.

Copies of reviewed city directories are included in Appendix B of this report.

3.4 Historical Topographic Maps

Partner reviewed historical topographic maps obtained from ERIS on August 24, 2022. The following inferred uses of the subject property and adjoining properties interpreted from topographic maps in Appendix B and are tabulated below:

Date:	*1942, 1948, 1949*
Subject Property:	Appears to be depicted as undeveloped land
North:	Appears to be depicted as undeveloped land across a highway
East:	Appears to be depicted as undeveloped land
South:	Appears to be depicted as undeveloped land
West:	Appears to be depicted as undeveloped land across a road

Date:	*1968, 1978, 1981*
Subject Property:	Appears to be depicted with one structure
North:	Appears to be shaded red indicating urban development across the highway
East:	Appears to be depicted as vacant land
South:	Appears to be depicted as vacant land
West:	Appears to be depicted as developed with three structures across a road

Date:	*2015, 2018, 2022*
Subject Property:	No details or structures depicted with the exception of roadways, water bodies and contour lines with no additional information
North:	No details or structures depicted with the exception of roadways, water bodies and contour lines with no additional information
East:	No details or structures depicted with the exception of roadways, water bodies and contour lines with no additional information
South:	No details or structures depicted with the exception of roadways, water bodies and contour lines with no additional information
West:	No details or structures depicted with the exception of roadways, water bodies and contour lines with no additional information

Copies of reviewed topographic maps are included in Appendix B of this report.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

4.1.1 State Department

Regulatory Agency Data	
Name of Agency:	California Environmental Protection Agency (Cal/EPA)
Point of Contact:	https://siteportal.calepa.ca.gov/nsite/map/help
Agency Address:	1001 I Street, Sacramento, California 95814
Agency Phone Number:	(916) 323-2514
Date of Contact:	August 23, 2022
Method of Communication:	Online

Summary of Communication:

According to records reviewed, the subject property has an NAICS Code of 4812 associated with Radiotelephone communications. The subject property is listed as a chemical storage facility under the Program ID: 10447036 as of July 10, 2013. As of January 1, 2022, the maximum daily amount of lead acid batteries reported on site was between 60-119 gallons.

4.1.2 Health Department

Regulatory Agency Data	
Name of Agency:	Orange County Health Care Agency
Point of Contact:	orangecounty.nextrequest.com
Agency Address:	1241 East Dyer Road Suite 120, Santa Ana, California 92705
Agency Phone Number:	(714) 433-6015
Date of Contact:	August 23, 2022
Method of Communication:	Online

Summary of Communication:

According to records reviewed, the subject property is identified as AT&T Mobility Parkway/5 FWY 12467 and Verizon Wireless Carlota under the Facility ID: FA0073144 and FA0044241. Routine inspections noted the site is an unmanned facility with the equipment enclosure on the roof. Sulfuric acid batteries are stored. On June 12, 2020, there was a violation in association with the misplacement of a fire extinguisher. A revised site map was required to be submitted within 30 days after the inspection. There were no records of releases associated with the facility.

4.1.3 Fire Department

Regulatory Agency Data	
Name of Agency:	Orange County Fire Authority
Point of Contact:	coa@ocfa.org
Agency Address:	Clerk of Authority Office PO Box 57115, Irvine California 57115
Agency Phone Number:	(714) 573-6040
Date of Contact:	August 23, 2022
Method of Communication:	Email

Summary of Communication:

According to records reviewed, the subject property is identified as the subject property is identified as AT&T Mobility Parkway/5 FWY 12467 and Verizon Wireless Carlota under the CERS ID: 10447036 and 10161573 The max daily amount of lead acid batteries for the AT&T Mobility Parkway was reported to be 71.3 gallons and for the Verizon Wireless Carlota 56.16 is the maximum daily amount of lead acid batteries. No records regarding, storage or releases, or the presence of USTs and AULs on the subject property were on file with the OCFA.

4.1.4 Air Pollution Control Agency

Regulatory Agency Data	
Name of Agency:	South Coast Air Quality Management District (AQMD)
Point of Contact:	http://www.aqmd.gov/nav/FIND
Agency Address:	21865 Copley Drive, Diamond Bar, California 91765
Agency Phone Number:	(909) 396-2000
Date of Contact:	August 23, 2022
Method of Communication:	Online

Summary of Communication:

No Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) or the presence of AULs, dry cleaning machines, or USTs were on file for the subject property with the AQMD.

4.1.5 Regional Water Quality Agency

Regulatory Agency Data	
Name of Agency:	Regional Water Quality Control Board (RWQCB)
Point of Contact:	ttps://geotracker.waterboards.ca.gov/
Agency Address:	320 West 4th Street, Los Angeles, California 90013
Agency Phone Number:	(213) 576-6600
Date of Contact:	August 23, 2022
Method of Communication:	Online

Summary of Communication:

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

4.1.6 Department of Toxic Substances Control

Regulatory Agency Data	
Name of Agency:	California Department of Toxic Substances Control (DTSC)
Point of Contact:	http://www.envirostor.dtsc.ca.gov/public/ http://hwts.dtsc.ca.gov
Agency Address:	1001 I Street, Sacramento, California 95814
Agency Phone Number:	(916) 323-7811
Date of Contact:	August 23, 2022
Method of Communication:	Online

Summary of Communication:

No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the Envirostor. According to records reviewed from the DTSC database, the subject property has one active hazardous waste generator of producing approximately 0.054 tons of other organic solids under the ID Number: CAL000413079 and Facility Name Keyence Corporation of America. The facility has been active since December 9, 2015. The facility has three inactive permits under the ID: CAC002960004, CAC002949233 and CAC002935118. Additionally, There was one inactive permit under the ID: CAC002569841 and the facility name Schindler Elevator Corp. The Facility was a generator of hazardous waste of an unreported substance as of September 8, 2003. No records regarding releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.

4.1.7 Building Department

Regulatory Agency Data	
Name of Agency:	Laguna Hills Building & Safety Division
Point of Contact:	scarlsen@lagunahillsca.gov
Agency Address:	24035 El Toro Road Laguna Hills, California 92653
Agency Phone Number:	(949(707-2600
Date of Contact:	August 23, 2022
Method of Communication:	Email

Building Records Reviewed for 24422 Avenida De La Carlota (Subject Property)

Year(s)	Owner/Applicant	Description
1985	Lee Samis Co	Interior Alteration for future tenant occupancy
1985	Paul Revere Life Insurance Company	Certificate of Occupancy for General Office
1985	The Saddis Co	Interior Alteration for future tenant occupancy
1986	The Saddis Co	Interior Alteration on first floor
1986	Coldwell Banker	Interior alteration to establish "General Office"
1986	The Saddis Co	Certificate of Occupancy General Office
1986	The Sun Life	Certificate of Occupancy for insurance Company
1987	Mission Viejo Properties	Certificate of Occupancy General Office
1988	MLG Realty Advisors Inc	Certificate of Occupancy Realty Office
1988	Miller Roberto Ricardo	Certificate of Occupancy for Executive Office
1988	Metropolitan Life	Interior Alteration to Improve Corridor
1988	Lee Samis Company	Alteration to expand occupancy of existing tenant
1988	CMI Corp	Certificate of Occupancy for Computer Leasing Office

1988	Wickey Manufacturing	Interior Alteration to establish Administration Office
1988	All State Insurance Office	Certificate of Occupancy for All State Insurance Office
1989	American Home Shield	Certificate of Occupancy for General Office
1989	The Sammis Company	Interior Alteration to Basic Building
1989	Metropolitan Life Insurance	Interior Alteration for Insurance Office
1989	Coldwell Banker	Certificate of Occupancy for Admin Real Estate Office
1990	The Saddis Co	Certificate of Occupancy General Office
1990	Small Henstridge Cabodi	Interior Alteration to Establish Law Offices
1990	Farmers Insurance Group	Certificate of Occupancy for insurance Company
1990	Derian Industries Inc	Certificate of Occupancy for Corporate Office
1993	GNC	Certificate of Occupancy for General Office
1993	Whitaker, Clark Daniels,	Certificate of Occupancy for General Office
1993	Van Kampen Merrit	Certificate of Occupancy for General Office
1993	Ellsworth & Tibbits	Certificate of Occupancy for General Office
1993	Merrill Lyncg TI	Certificate of Occupancy for General Office
1993	union Pacific Realty	Certificate of Occupancy for General Office
1996	AG Edwards	Certificate of Occupancy for General Office
1999	Christina Welton	Certificate of Occupancy for Indirect Consumer Auto Finance
1994	Metropolitan Life	Certificate of Occupancy for General Office
1996	AG Edwards	Certificate of Occupancy for General Office
1997	Commodore Insurance	Certificate of Occupancy for General Office
1999	Vince Giovinasso	Certificate of Occupancy for Insurance Company
2003	Sunwest Bank	Certificate of Occupancy for Business Bank
2005	South Lake Mortgage Capital	Certificate of Occupancy for Mortgage Lender
2006	ConsultNet LLC	Certificate of Occupancy for Staffing Firm
2010	Lisa Favor	Certificate of Occupancy for Accounting Firm
2011	Complete Balance Solutions	Certificate of Occupancy for Physical Therapy Office
2012	Kiel Mortgage	Certificate of Occupancy for General Office
2012	Rehab Care	Certificate of Occupancy for Outpatient Physical Therapy Office
2013	Loan Depot	Certificate of Occupancy for Retail Mortgage Banker Office
2013	Magic Software Enterprises	Certificate of Occupancy for Software Developer and Consultant Office
2014	Pure Pediatric Therapy	Certificate of Occupancy for Pediatric Occupational Office
2014	Roehl & Glowacki PC	Certificate of Occupancy for General Law Office
2014	Nationwide	Certificate of Occupancy for Insurance Company
2014	Assured Performance Network	Certificate of Occupancy for General Office
2014	RCE Consultants	Certificate of Occupancy for Civil Engineering Consultant Office
2016	South Orange County Endocrinology	Certificate of Occupancy for General Medical Office
2016	Coastal Kids	Certificate of Occupancy for Pediatric Medical Office
2016	Nationwide	Certificate of Occupancy for Insurance Company
2017	Harvest Small Business Finance LLC	Certificate of Occupancy for General Office

Regulatory Agency Data		
2017	Stephen Herardi MD	Certificate of Occupancy for General Medical Office
2017	Geller Conrad Duvell LLP	Certificate of Occupancy for Law Office
2018	R & B Medical Group Inc	Certificate of Occupancy for General Medical Office
2020	Fairbanks and Power Physical Therapy Corp	Certificate of Occupancy for Outpatient Physical Therapy Office
2021	Orange Coast Orthodontics	Certificate of Occupancy for Orthodontics Office

4.1.8 Planning Department

Regulatory Agency Data	
Name of Agency:	Laguna Hills Planning Division
Point of Contact:	https://www.ci.laguna-hills.ca.us/368/City-Maps
Agency Address:	24035 El Toro Road Laguna Hills, California 92653
Agency Phone Number:	(949) 707-2600
Date of Contact:	August 23, 2022
Method of Communication:	Online

Summary of Communication:

According to records reviewed, the subject property is zoned VC for commercial village development by the City of Laguna Hills.

4.1.9 Oil & Gas Exploration

Regulatory Agency Data	
Name of Agency:	California Geologic Energy Management Division (CalGEM)
Point of Contact:	https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx
Agency Address:	801 K Street, MS 24-01, Sacramento, California
Agency Phone Number:	(916) 322-1080
Date of Contact:	August 23, 2022
Method of Communication:	Online

Summary of Communication:

According to CalGEM, no oil or gas wells are located on or adjoining to the subject property.

4.1.10 Assessor's Office

Regulatory Agency Data	
Name of Agency:	Orange County Assessor
Point of Contact:	https://www.ocgis.com/ocpw/landrecords/
Agency Address:	500 S Main Street 2nd floor, Orange, California 92868
Agency Phone Number:	(714) 834-2727
Date of Contact:	August 23, 2022
Method of Communication:	Online

Summary of Communication:

According to records reviewed, the subject property is identified by Assessor Parcel Number (APN) 620-492-01. The current building was constructed in 1983 and totals approximately 119,927 square feet on a 6.9-acre lot.

4.2 Mapped Database Records Search

The environmental database information is used to identify environmental concerns in connection with the subject property. The listings also serve to identify the known indications of the storage, use, generation, disposal, or release of hazardous substance at the subject property and the potential for contaminants to migrate onto the subject property from off-site sources in groundwater or soil in the form of liquids or vapor.

Using the ASTM definition of migration, Partner considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed on the radius report, which includes solid, liquid, and vapor.

4.2.1 Regulatory Database Summary

The following table lists the number of sites as categorized by the regulatory database within the prescribed AMSD. The locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

Radius Report Data

Database	AMSD Radius (mile)	Subject Property	Adjoining Properties	Sites of Concern
Federal NPL	1.00	N	N	N
Delisted NPL Site	0.50	N	N	N
Federal SEMS Site	0.50	N	N	N
Federal SEMS-ARCHIVE	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSDF Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, VSQG, CESQG, NON-GEN)	Subject and Adjoining	**Y**	**Y**	N
Federal IC/EC Registries	Subject Property	N	N	N
Federal ERNS Site	Subject Property	N	N	N
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site (LUST/LPST)	0.50	N	**Y**	N
State/Tribal Registered Storage Tank Sites (UST/AST)	Subject and Adjoining	N	**Y**	N
State/Tribal IC/EC Registries	Subject and Adjoining	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.25	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
Other State and Local Databases	1.00	**Y**	**Y**	N

4.2.2 Subject Property Listings

The subject property is identified as a California Environmental Reporting System Hazardous Waste Sites (CERS HAZ), Facility Registry Service/Facility Index (FINDS/FRS), Generators from Hazardous Waste Manifest Data site (HAZ GEN), Handlers from Hazardous Waste Manifest Data (HAZNET), and Resource Conservation and Recovery Act (RCRA NON-GEN) in the regulatory database report, as discussed below:

- The subject property, identified as AT&T Mobility - Alicia Pkwy/5 Fwy (USID12467), Genoa Healthcare, Verizon Wireless: Carlota, Keyence Corporation Of America, and Schindler Elevator at 24422 Avenida De La Carlota. This facility was permitted as a chemical storage site and hazardous materials generator under the IE IDs: 10890277, 10447036, and 10161573. Routine inspections were reported from the Orange County Environmental Health Agency between 2013 and 2020. One violation was listed in 2017 due to the failure to submit a site map, which returned to compliance the following day. Additionally, the subject property is identified on the Generators from Hazardous Waste Manifest data under the EPA IDs: CAL000413079, CAC002935118, CAC002569841. Furthermore, no reported violations or release were listed related to the generation of hazardous materials. Based on the lack of a documented release or violations, and regulatory oversight, these listings are not expected to represent a significant environmental concern.

4.2.3 Adjoining Property Listings

The adjoining property to the north is identified as a Aboveground Storage Tanks (AST), Statewide Environmental Evaluation and Planning System (UST SWEEPS), Historical Hazardous Substance Storage Container Information- Facility Summary (HIST TANK), California Environmental Reporting System Tanks (CERS TANK), Orange County- LOP Lead Cases List (LOP ORANGE), Historical Hazardous Substance Storage Information Database (HHSS), Delisted Storage Tanks (DELISTED TNK), Orange County - Aboveground Petroleum Storage Tank Listing (AST ORANGE), Leaking Underground Fuel Tank Reports (LUST), CERS HAZ, and RCRA NON GEN site in the regulatory database report, as discussed below:

- The property, identified as T-Mobile West, LLC LA02054A and El Toro Water District at 24251 Los Alisos Boulevard, is located adjacent to the north of the subject property and situated hydrologically up-gradient. This facility reported to have a 1,320-gallon above ground storage tank. Additionally, one 1,100-gallon and one 5000-gallon underground storage tanks containing motor vehicle fuel were reported on site. El Toro Water District reported a Leaking underground storage tank on June 25, 1986. Cleanup actions included excavation and the site obtained regulatory closure on November 5, 1990. T-Mobile West, LLC LA02054A was identified as a chemical storage facility and had no reported violations or releases associated with the listing. Additionally, El Toro Water District was identified as a verified, non-generator of hazardous waste as of November 14, 1989. As of June 2022, no there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID: CAL000010485). Based on the lack of a documented violations, regulatory oversight, and regulatory closure of the LUST and LOP ORANGE, this site is not expected to represent a significant environmental concern.

The adjoining property to the north is identified as a RCRA NON-GEN site in the regulatory database report, as discussed below:

- The property, identified as Moulton Substation at 24731 Bridger Road, is located adjacent to the north of the subject property and situated hydrologically down-gradient. This facility was permitted as a hazardous waste facility under EPA Handler ID CAC003153627. The RCRA database indicates this facility has been a verified non-generator of hazardous waste as of December 20, 2021. As of June 2022, no there are no Compliance Monitoring and Enforcement (violation) records associated with this facility. Based on the lack of a documented release or violations and regulatory oversight, this site is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment

The adjoining property to the west is identified as a RCRA NON-GEN site in the regulatory database report, as discussed below:

- The property, identified as Trader Joes at 24321 Avenida De La Carlota, is located adjacent to the west of the subject property and situated hydrologically down-gradient. This facility was permitted as a hazardous waste facility under EPA Handler ID CAL000435353. The RCRA database indicates this facility has been a verified non-generator of hazardous waste as of May 20, 2020. As of June 2022, no there are no Compliance Monitoring and Enforcement (violation) records associated with this facility. Based on the lack of a documented release or violations and regulatory oversight, this site is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment

The adjoining property to the west is identified as a Dry-Cleaning Facilities (DRYCLEANERS) and Toxic Pollutant Emissions Facilities (EMMISIONS) site in the regulatory database report, as discussed below:

- The property, identified as Oakbrook Village Cleaners at 24291 Avenida De La Carlota, is located adjacent to the west of the subject property and situated hydrologically down-gradient. This facility was listed on the Drycleaners Emissions databases. This facility was listed as a dry cleaner facility as early as 1988 and as inactive in 1995 under the EPA ID CAD982327082. No violations or reported releases were identified for this facility. This facility is not listed for any spills or releases in connection with the use or handling of hazardous materials and was not identified on the RCRA database. Based on the lack of a documented release or violations, and regulatory oversight, this site is not expected to represent a significant environmental concern.

The adjoining property to the west is identified as a DRYCLEANERS and EMMISIONS site in the regulatory database report, as discussed below:

- The property, identified as Kinzie & Co. My Favorite Cleaners at 24261 Avenida De La Carlota, is located adjacent to the west of the subject property and situated hydrologically down-gradient. This facility was listed as a dry cleaner facility as early as 1997. No violations were found for these materials. This facility also emitted criteria pollutants to the atmosphere related to dry cleaning operations between 2002 and 2003. No violations or reported releases were identified for this facility. Based on the lack of a reported release or violations, and regulatory oversight these listings are not expected to represent a significant environmental concern.

The adjoining property to the west is identified as a RCRA NON-GEN site in the regulatory database report, as discussed below:

- The property, identified as Marshalls at 24271 Avenida De La Carlota, is located adjacent to the west of the subject property and situated hydrologically down-gradient. This facility was permitted as a hazardous waste facility under EPA Handler ID CAL000401811. The RCRA database indicates this facility has been a verified non-generator of hazardous waste as of November 4, 2020. As of June 2022, no there are no Compliance Monitoring and Enforcement (violation) records associated with this facility. Based on the lack of a documented release or violations and regulatory oversight, this site is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.4 Surrounding Area Listings of Concern to Subject Property

No sites of concern are identified in the regulatory database report.

Based on the findings, vapor migration is not expected to represent a significant environmental concern at this time.

4.2.5 Unplottable Listings

No unplottable listings of concern are identified in the regulatory database report.

A copy of the regulatory database report is included in Appendix C of this report.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *User* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13 and E1527-21, Partner requested the following site information from Buchanan Street Partners (User of this report).

User Responsibilities		
Item	**Provided By User**	**Not Provided By User**
AAI User Questionnaire		**X**
Title Records, Environmental Liens, and AULs		**X**
Specialized Knowledge		**X**
Actual Knowledge		**X**
Valuation Reduction for Environmental Issues		
Identification of Key Site Manager	**X**	
Reason for Performing Phase 1 ESA	**X**	
Prior Environmental Reports		**X**
Other		

5.1 Interviews

5.1.1 Interview with Owner

The owner of the subject property was not available to be interviewed at the time of the assessment.

5.1.2 Interview with Report User

Please refer to Section 5.2 below for information requested from the Report User.

5.1.3 Interview with Key Site Manager

Mr. Kasey Lang, key site manager, indicated that they had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the

subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

5.1.4 Interviews with Past Owners, Operators, and Occupants

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

5.2 User Provided Information

5.2.1 Title Records, Environmental Liens, and AULs

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

5.2.2 Specialized Knowledge

The User did not have specialized knowledge of environmental conditions associated with the subject property at the time of the assessment.

5.2.3 Actual Knowledge of the User

The User was not aware of environmental liens and/or AULs encumbering the subject property or in connection with the subject property at the time of the assessment.

5.2.4 Valuation Reduction for Environmental Issues

The User was not aware of any reductions in property value due to environmental issues.

5.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not provide information that is commonly known or reasonably ascertainable within the local community about the subject property at the time of the assessment.

5.2.6 Previous Reports and Other Provided Documentation

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

Site Assessment Data	
Site Assessment Performed By:	Brooklynn Marcus
Site Assessment Conducted On:	August 29, 2022

The table below provides the subject property personnel interviewed during the field reconnaissance:

Site Visit Personnel for 24422 Avenida De La Carlota (Subject Property)			
Name	**Title/Role**	**Contact Number**	**Site Walk* Yes/No**
Kasey Lang	Maintenance Supervisor	(909) 619-5557	Yes

6.1 General Site Characteristics

6.1.1 Solid Waste Disposal

Solid waste generated at the subject property is disposed of in commercial dumpsters located north on the subject property. An independent solid waste disposal contractor, C B R & R, removes solid waste from the subject property. Information regarding the waste generated from the orthodontics, dental, physical therapy and optometrist office was not provided; however the small quantities of waste generated are not expected to represent a significant environmental concern. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

6.1.2 Sewage Discharge and Disposal

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. No wastewater treatment facilities were observed or reported on the subject property. No septic systems were observed or reported on the subject property.

6.1.3 Stormwater and Surface Water Drainage

Stormwater is removed from the subject property primarily by sheet flow action across the paved surfaces towards concreate swales that lead to stormwater drains located in the public right of way. No drywells were identified on the subject property.

6.1.4 Source of Heating and Cooling

Heating and cooling systems as well as domestic hot water equipment are fueled by natural gas provided by Southern California Edison. The mechanical system is comprised of rooftop mounted packaged electrical split HVAC units. Hot water is provided by one central natural gas water heaters.

6.1.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.1.6 Wastewater

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial processes are currently performed at the subject property.

6.1.7 Septic Systems

No septic systems were observed or reported on the subject property.

6.1.8 Additional Site Observations

No additional general site characteristics were observed during the site reconnaissance.

6.2 Potential Environmental Hazards

6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Subject Property

Small quantities of general maintenance supplies were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. The storage and use of maintenance supplies does not appear to pose a significant threat to the environmental integrity of the subject property at this time.

6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)

No evidence of current or former ASTs or USTs was observed during the site reconnaissance.

6.2.3 Evidence of Releases

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

6.2.4 Polychlorinated Biphenyls (PCBs)-Containing Items

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – "Non-PCB;" 2) 50 ppm-500 ppm – "PCB-Contaminated;" and, 3) Greater than 500 ppm – "PCB-Containing." The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after July 2, 1979.The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs.

Transformers and Hydraulic Equipment				
Type of Equipment	**Location**	**Number**	**PCB Containing**	**Concern**
Pad-Mounted Transformers	North edge of subject property	One	Unlikely	N
Hydraulic Elevators	Rooftop	Three	Unlikely	N

One pad-mounted transformer was as well as three hydraulic elevators were observed on the subject property. No staining or leakage was observed in the vicinity of the transformer or elevator equipment.

Based on the good condition of the equipment, the transformer and elevators are not expected to represent a significant environmental concern.

6.2.5 Strong, Pungent, or Noxious Odors

No strong, pungent or noxious odors were evident during the site reconnaissance.

6.2.6 Pools of Liquid

No pools of liquid were observed on the subject property during the site reconnaissance.

6.2.7 Drains, Sumps, and Clarifiers

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

6.2.8 Pits, Ponds, and Lagoons

No pits, ponds or lagoons were observed on the subject property.

6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

6.3 Non-Scope ASTM Considerations

6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be presumed to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building that have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property building was constructed in 1983. As such, an asbestos evaluation was not required by the scope of services; however, please refer to the table below for observed materials that would be considered suspect ACM in the event of a thorough survey:

Suspect ACMs

Suspect ACM	Location	Friable Yes/No	Physical Condition
Drywall Systems	Throughout Building Interior	No	Good
Floor Tiles	Throughout Building Interior	No	Good
Floor Tile Mastic	Throughout Building Interior	No	Good
Spray-Applied Acoustical Material	Throughout Building Interior	Yes	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site;

or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

6.3.2 Lead-Based Paint (LBP)

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm^2 (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

It is unlikely that LBP is present in buildings constructed after 1977. Therefore, due to the age of the subject property building, it is unlikely that LBP is present. Actual material samples would need to be collected in order to determine if LBP is present.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones

EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 3. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

6.3.4 Lead in Drinking Water

According to available information, a public water system operated by the El Toro Water District serves the subject property vicinity. The sources of public water for the City/Town/Village/unincorporated area of CITY NAME are groundwater from the Orange County Groundwater Basin provides 77% of the drinking water supply to 2.5 million people in north and central Orange County. South Orange County receives imported

water from the Colorado River and northern California via the State Water Project. The Orange County Groundwater Basin provides 77% of the drinking water supply to 2.5 million people in north and central Orange County. South Orange County receives imported water from the Colorado River and northern California via the State Water Project. According to the 2021 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

6.3.5 Mold

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g.in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property building for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this assessment should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

6.3.6 Wetlands

The subject property does not appear to be a designated wetland area based on information obtained from the United States Fish and Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determined actual wetlands on the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

6.4 Adjoining Property Reconnaissance

The adjoining property reconnaissance consisted of observing the adjoining properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

7.0 VAPOR ENCROACHMENT CONDITIONS

Partner conducted a limited non-intrusive vapor screening on the subject property to identify, to the extent feasible, the potential for vapor encroachment conditions (VECs) in connection with the subject property. This included consideration of chemicals of concern (COC) that may migrate as vapors into the subsurface of the subject property as a result of contaminated soil and groundwater on or near the property.

This screening utilized readily available data sources previously discussed in this Phase I ESA that includes:

- the physical setting of the subject property (Section 2.4),
- standard historical sources for the subject property, adjoining, and surrounding area (Section 3.0),
- known or potentially contaminated sites as identified from information from regulatory agencies and sites on Federal, State, tribal and local databases (Section 4.0), and
- information from the site reconnaissance (Section 6.0) of the subject property and observations of the surrounding properties.

The results of our data collection, reconnaissance, and analysis are tabulated below:

Potential for Vapor Encroachment to Impact the Subject Property	
Area of Concern	**Likely or Known VEC to Subject Property**
Subject Property Existing Operations or Conditions	None identified that impact the subject property
Historical Uses of the Subject Property	None identified that impact the subject property
Adjoining Property Operations or Existing Conditions	None identified that impact the subject property
Historical Uses of Adjoining Properties or Nearby Properties	None identified that impact the subject property
Regulatory Review of sites identified on Federal, State, tribal and Local Environmental Databases which were located in the AMSD	None identified that impact the subject property

Based on the findings of the limited non-intrusive vapor screening, vapor intrusion is unlikely to be an issue of concern in connection with the existing structures on the subject property. As such, no additional assessment is recommended.

8.0 FINDINGS AND CONCLUSIONS

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any RECs during the course of this assessment.

Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). The following was identified during the course of this assessment:

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A *Business Environmental Risks (BER)* is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- Partner did not identify any BERs during the course of this assessment.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-13 and E1527-21 of 24422 Avenida De La Carlota in Laguna Hills, Orange County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of RECs, CRECs, HRECs, or BERs in connection with the subject property. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 24422 Avenida De La Carlota in Laguna Hills, Orange County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares 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. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Brooklynn Marcus
Project Scientist

Reviewed By:

David Boyce
Project Manager

10.0 REFERENCES

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13 and E1527-21

Environmental Risk Information Services (ERIS), Database Report, August 2022

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, August 2022

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, August 2022

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, August 2022

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, August 2022

United States Geological Survey, accessed via the Internet, August 2022

United States Geological Survey Topographic Map, 7.5-minute series, accessed via internet, August 2022

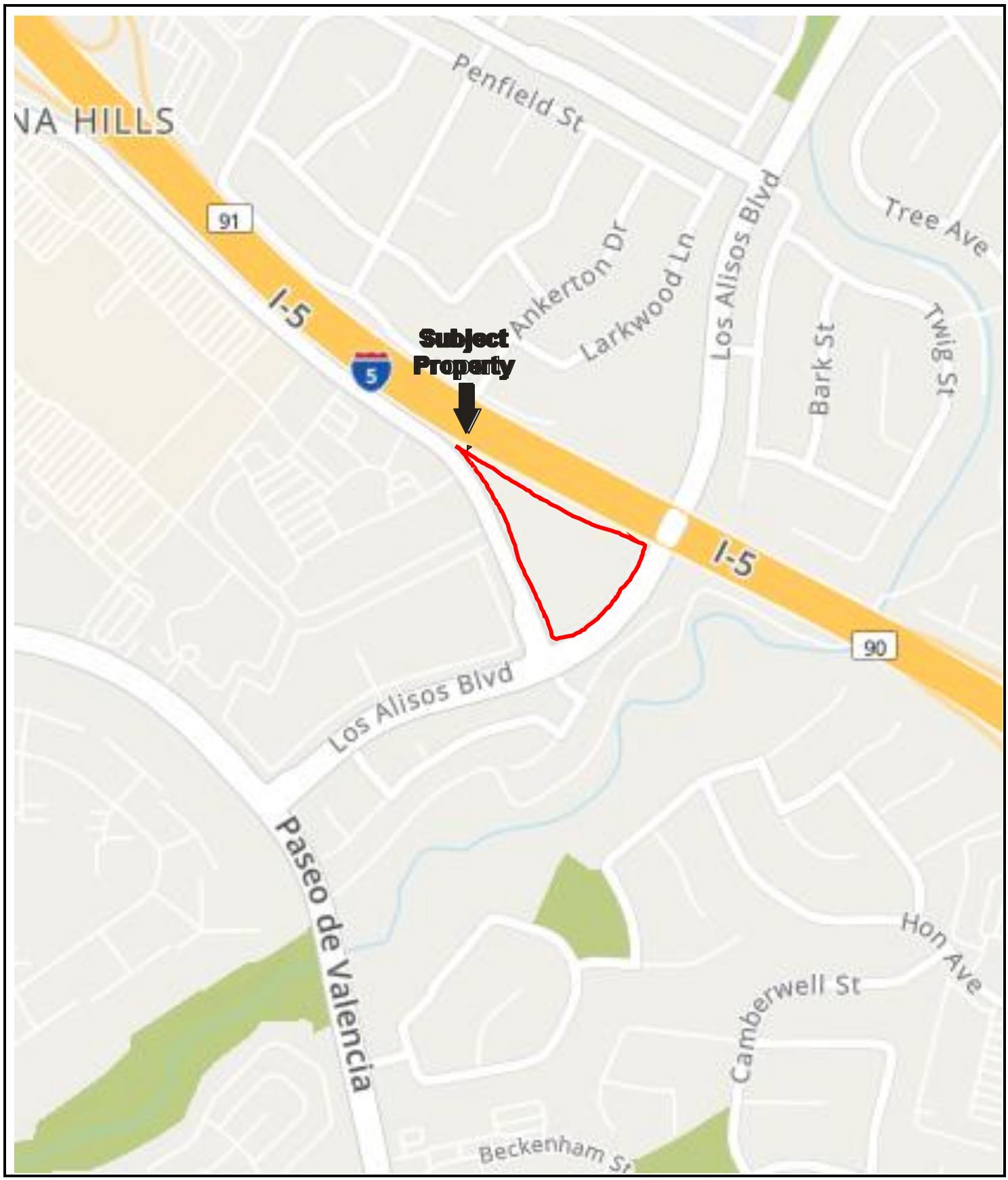
Title of report, Consultant Business Name August 2022

FIGURES

1 SITE LOCATION MAP

2 SITE PLAN

3 TOPOGRAPHIC MAP



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Drawing Not To Scale

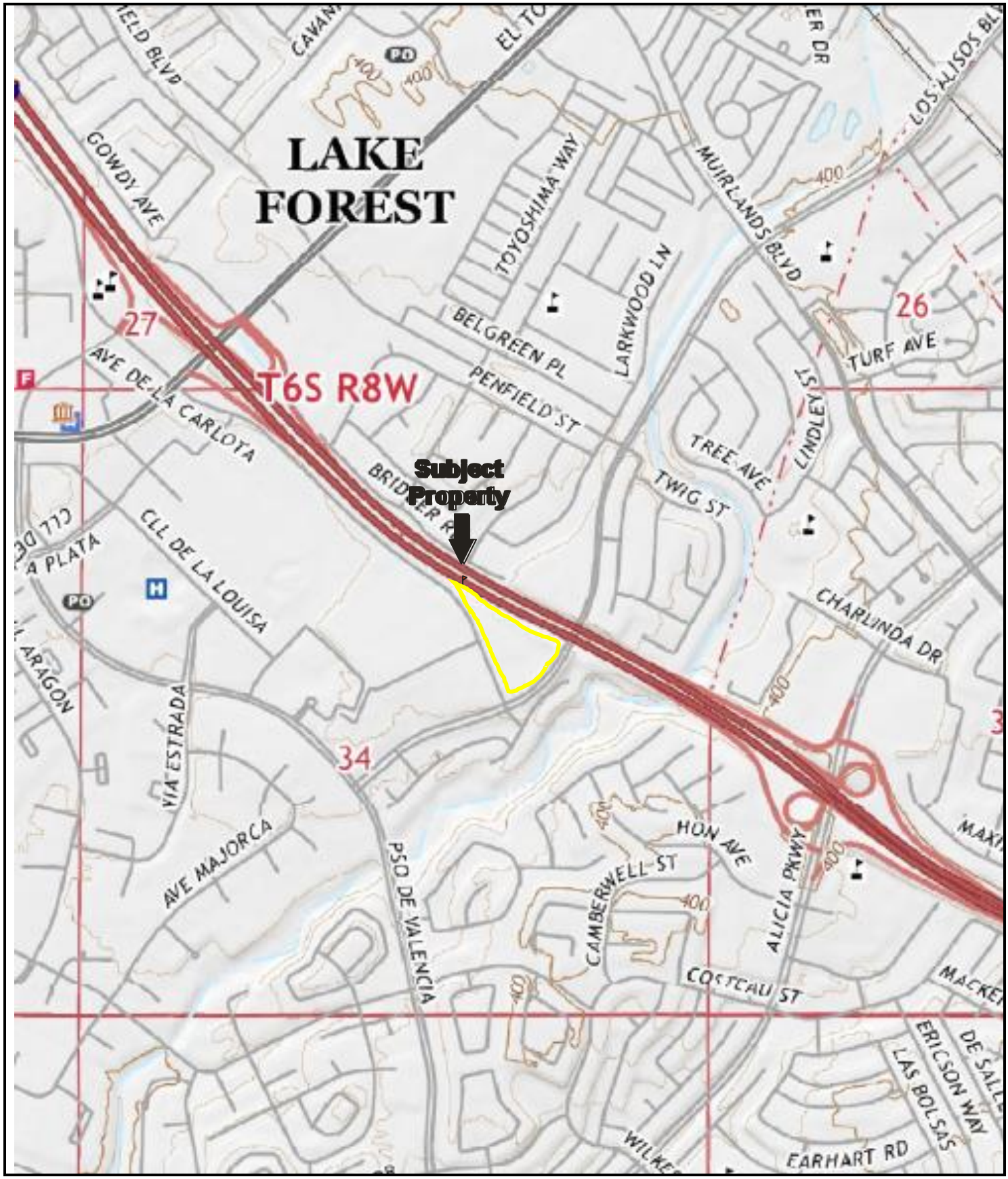
KEY:
Subject Property

FIGURE 1: SITE LOCATION MAP
Project No. 22-383510.1

PARTNER

FIGURE 2: SITE PLAN
Project No. 22-383510.1

PARTNER



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USGS 7.5 Minute *San Juan Capistrano, California* Quadrangle
Created: 2015/Revised: 2022

KEY:
Subject Property

FIGURE 3: TOPOGRAPHIC MAP
Project No. 22-383510.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS

1. Southern exterior of subject property

2. Northern exterior of subject property

3. Western exterior of subject property

4. Eastern exterior of subject property

5. Main entryway to subject property

6. Paved asphalt and drainage features of subject property

7. Interior Lobby

8. Interior Hallway

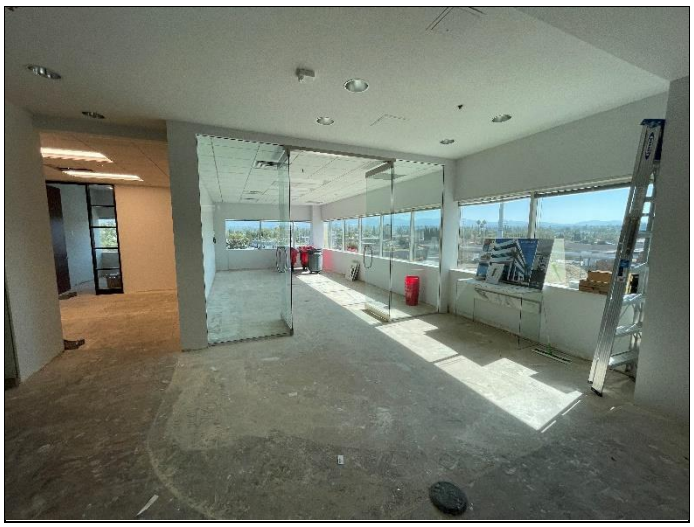
9. Bathroom

10. Interior of Vacant Unit

11. Interior of Vacant Unit

12. Interior of Vacant Unit

13. Interior of Vacant Unit



14. Interior of Vacant Unit in Renovation

15. Interior of Vacant Unit in Renovation

16. Interior of Vacant Unit in Renovation

17. Interior of Vacant Unit in Renovation

18. Interior of Vacant Unit in Renovation

19. Transformer on southern edge of subject property

20. Dumpsters on-site

21. Hydraulic Elevators

22. Rooftop Condenser

23. Janitorial Closet

24. Hot Water Heater and Boiler

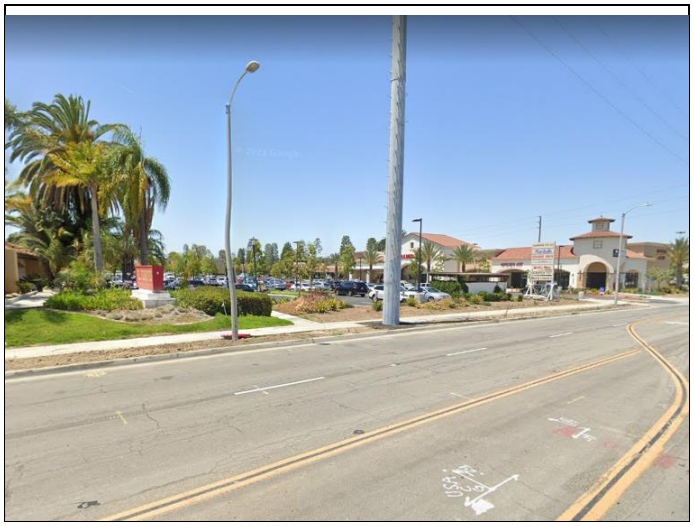
25. Southwestern adjoining property at 24407 Los Alisos Boulevard

26. Southern adjoining property at 24675 Creekview Drive, 24521 Christina Court

27. Northern adjoining property at 24251 Los Alisos Boulevard

28. 27. Northern adjoining property at 24251 Los Alisos Boulevard

29. Southwestern adjoining property at 243911 Avenida De La Carlota



30. Western adjoining properties at 24311-24291 Avenida De La Carlota

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

HISTORICAL AERIALS

Project Property: Oakbrook
24422 Avenida De La Carlota
LAGUNA HILLS CA 92653

Project No: 22-383510.1

Requested By: Partner Engineering and Science, Inc.

Order No: 22082304257

Date Completed: August 23,2022

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services
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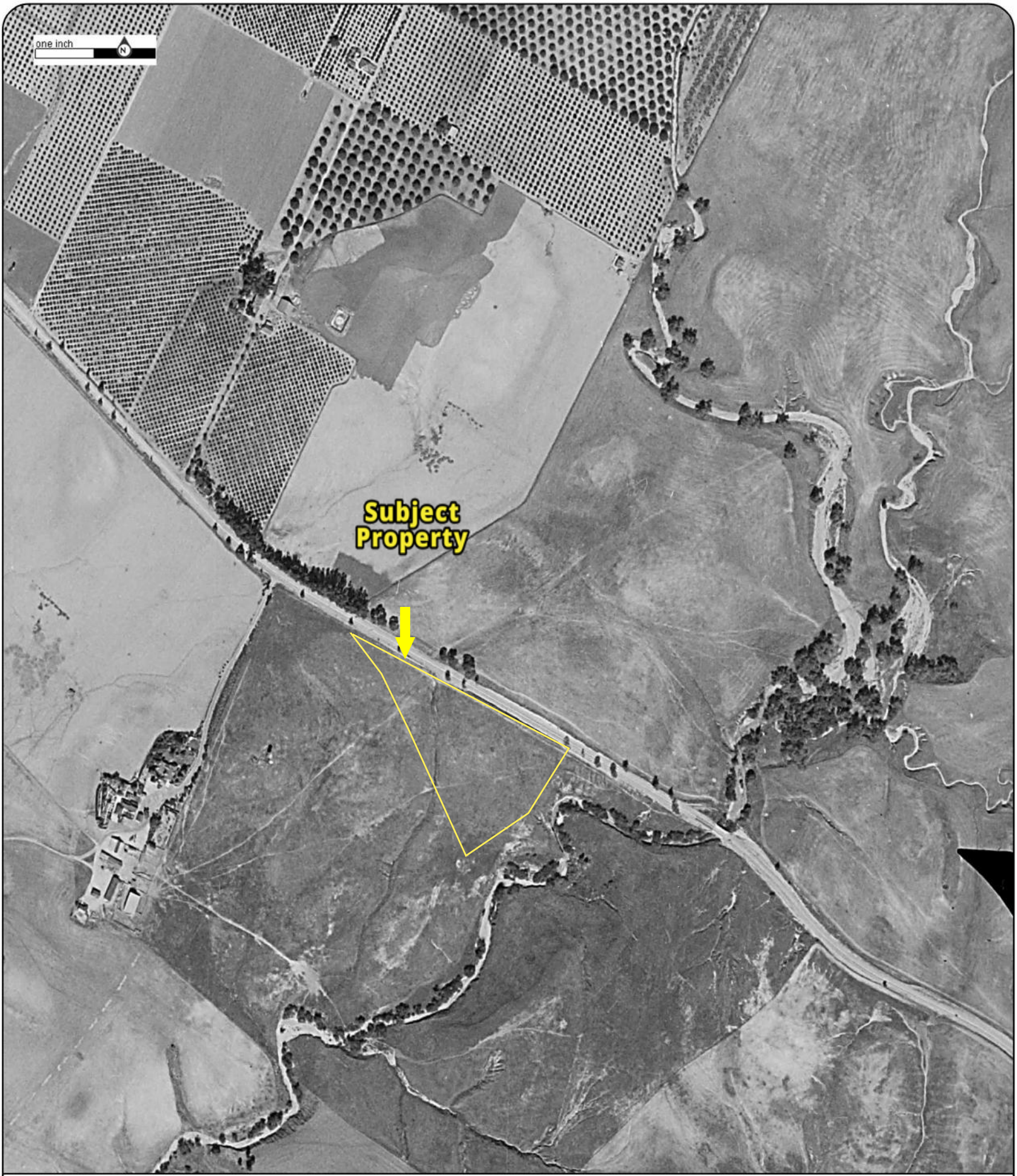
Date	Source	Scale	Comments
1939	FAIRCHILD	1" = 500'	
1947	United States Geological Survey	1" = 500'	
1952	Agricultural Stabilization & Conserv. Service	1" = 500'	
1960	FAIRCHILD	1" = 500'	
1963	United States Geological Survey	1" = 500'	
1972	United States Geological Survey	1" = 500'	
1980	United States Geological Survey	1" = 500'	
1988	United States Geological Survey	1" = 500'	
1994	United States Geological Survey	1" = 500'	
2002	United States Geological Survey	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	



Year: 1939
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER

Year: 1947
Source: USGS
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

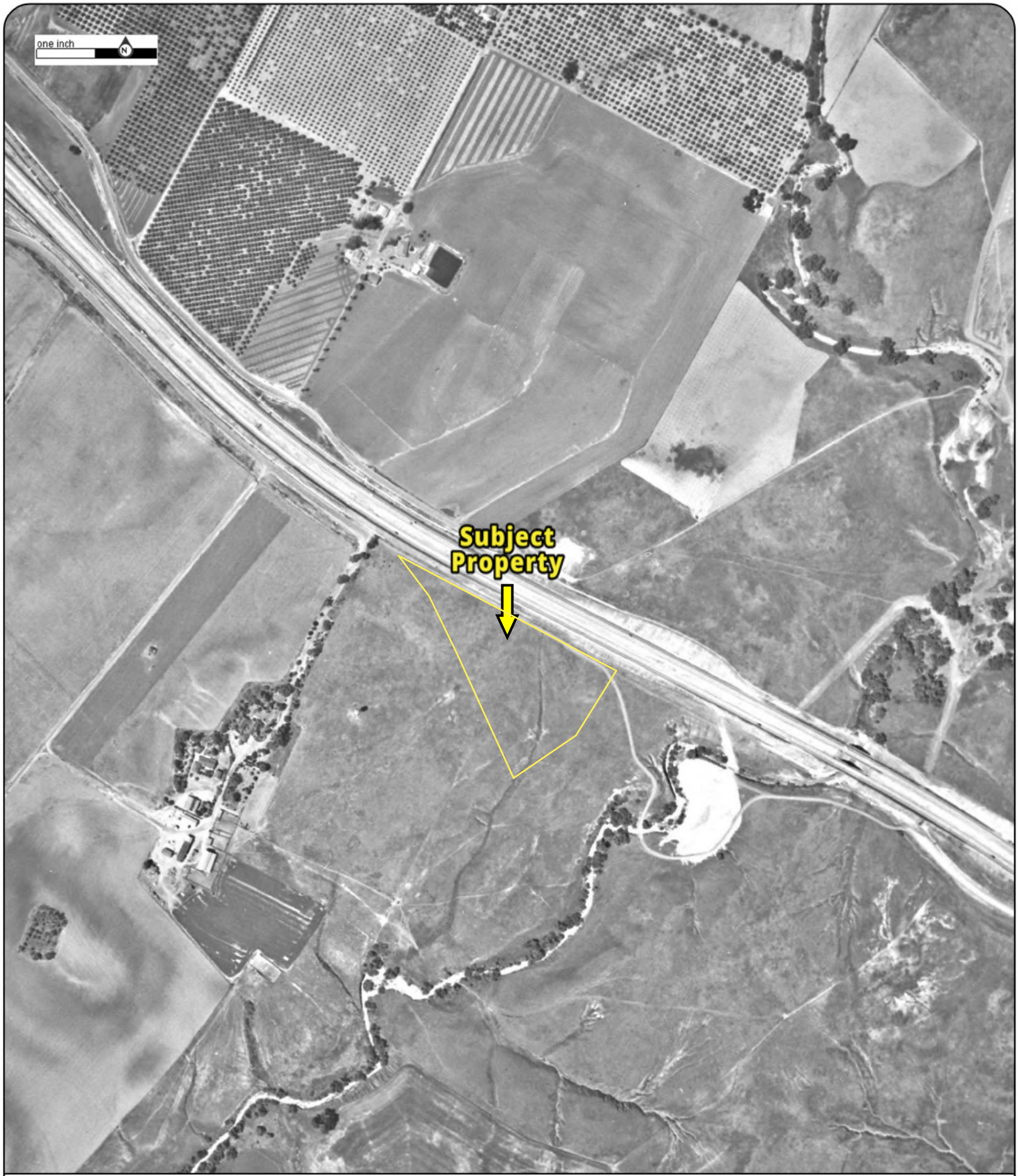
PARTNER

Year: 1952
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER



Year: 1960
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER

Year: 1963
Source: USGS
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

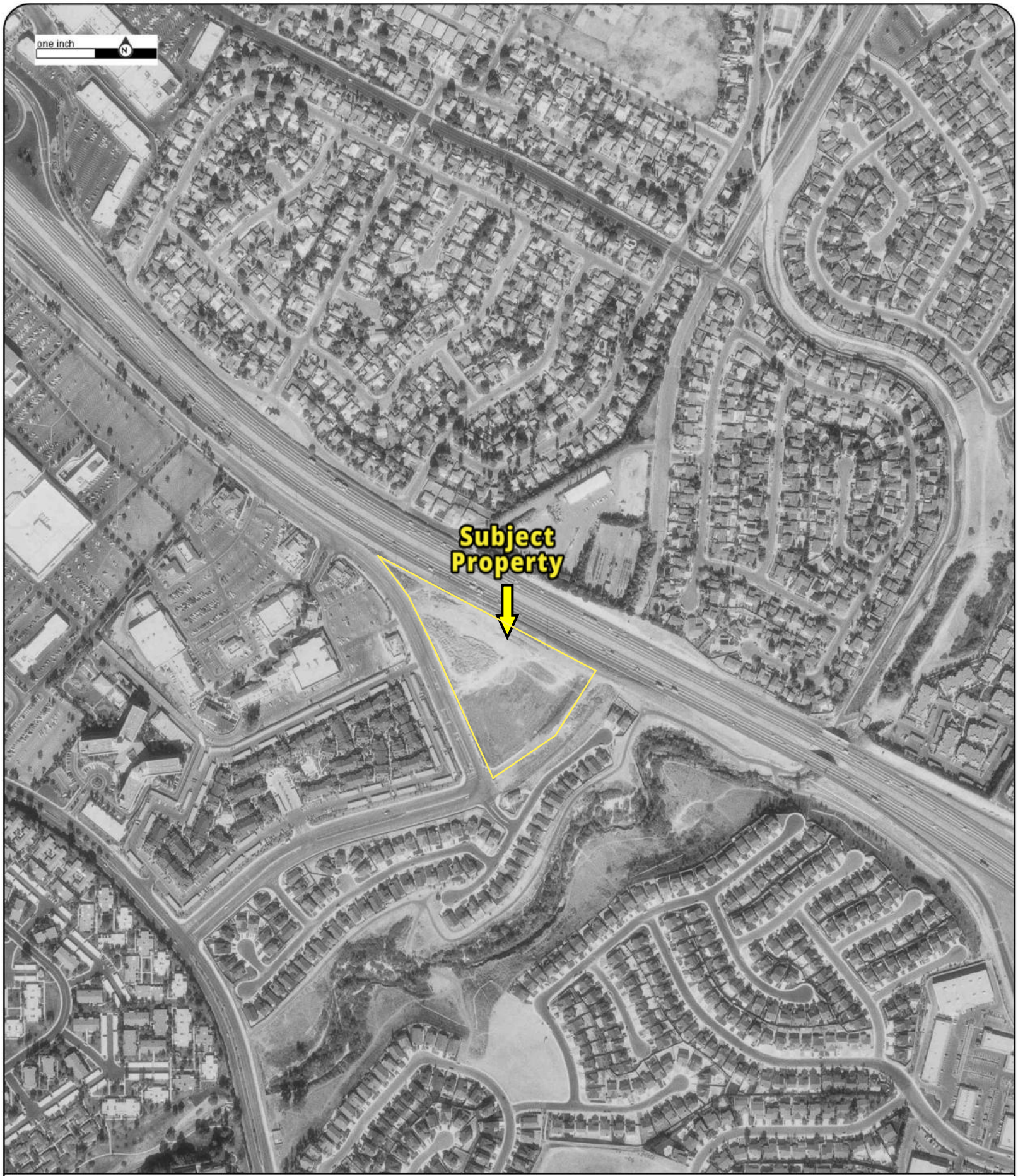
PARTNER

Year: 1972
Source: USGS
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER



Year: 1980
Source: USGS
Scale: 1" = 500'
Comment:

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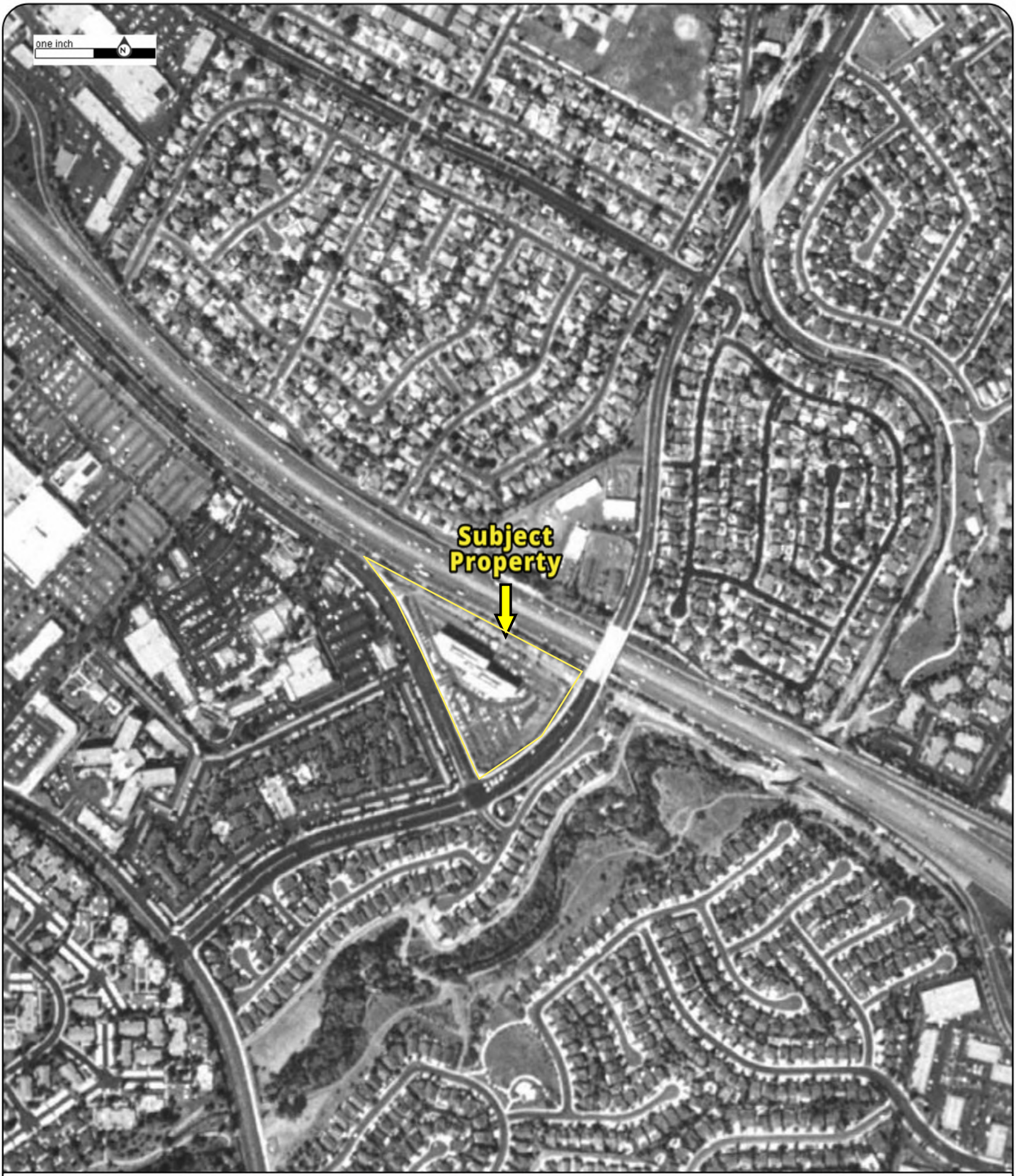
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER



Year: 1988
Source: USGS
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER

Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

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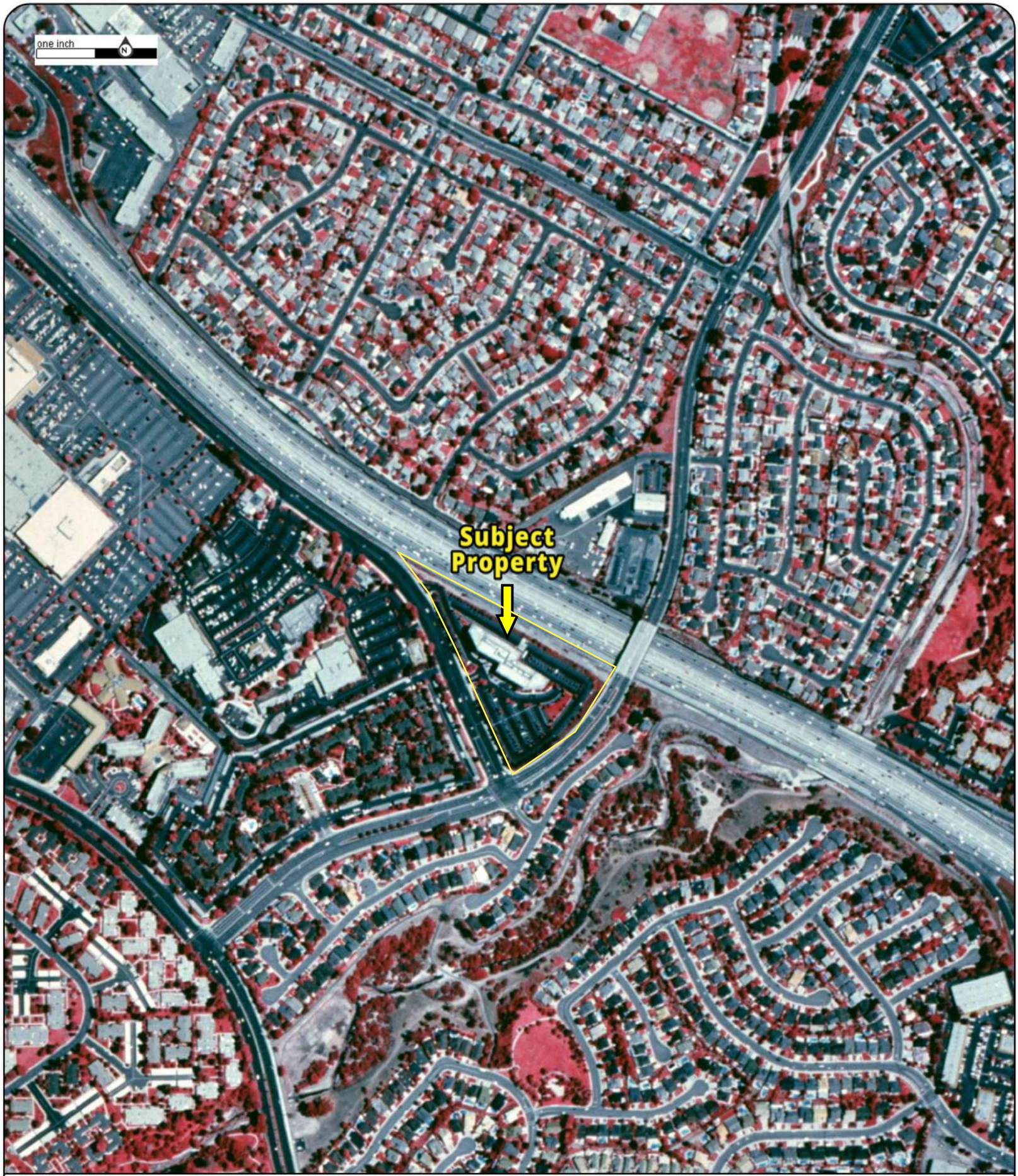
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER



Year: 2002
Source: USGS
Scale: 1" = 500'
Comment:

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Approx Center: -117.6994286,33.6080464

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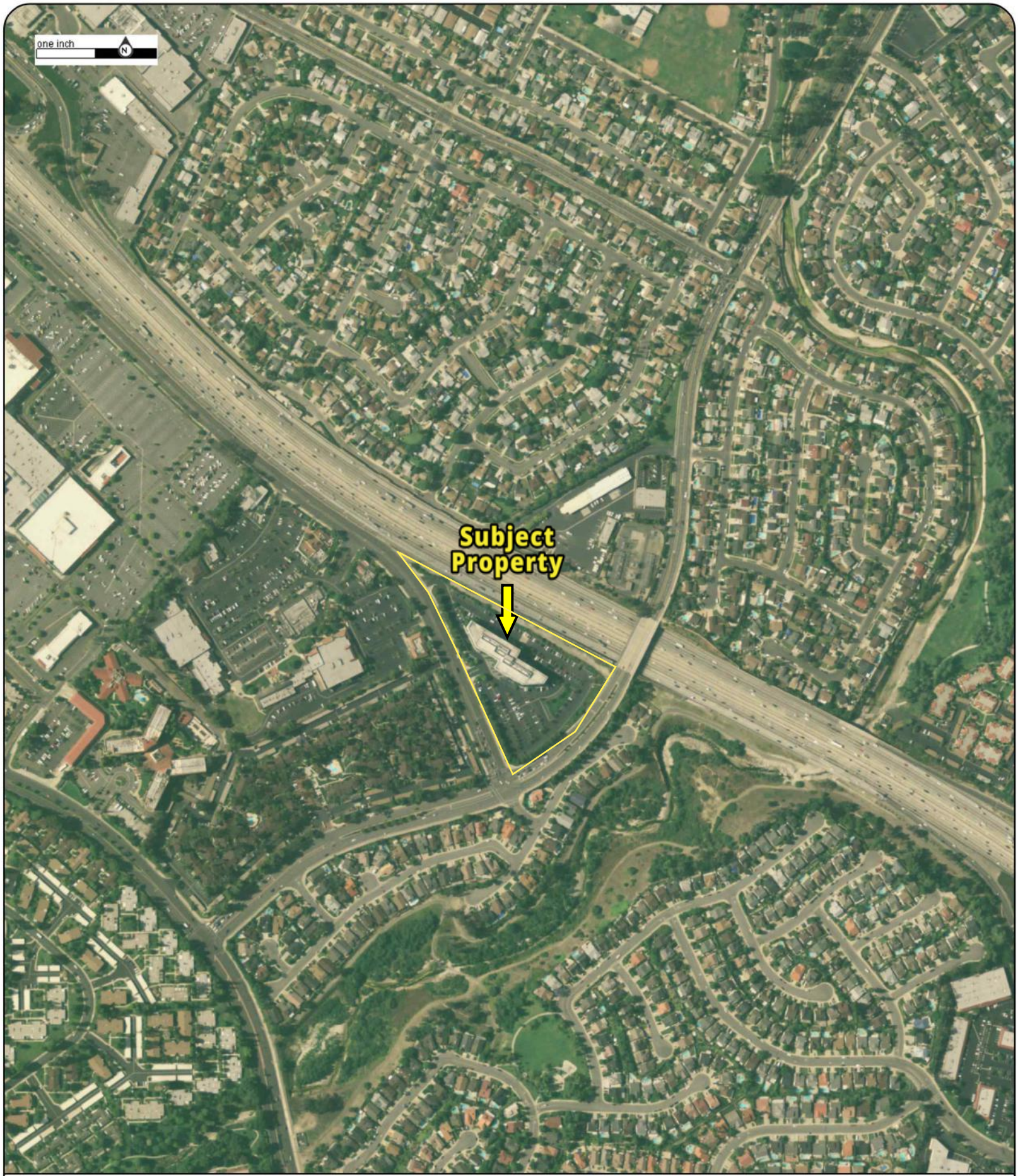
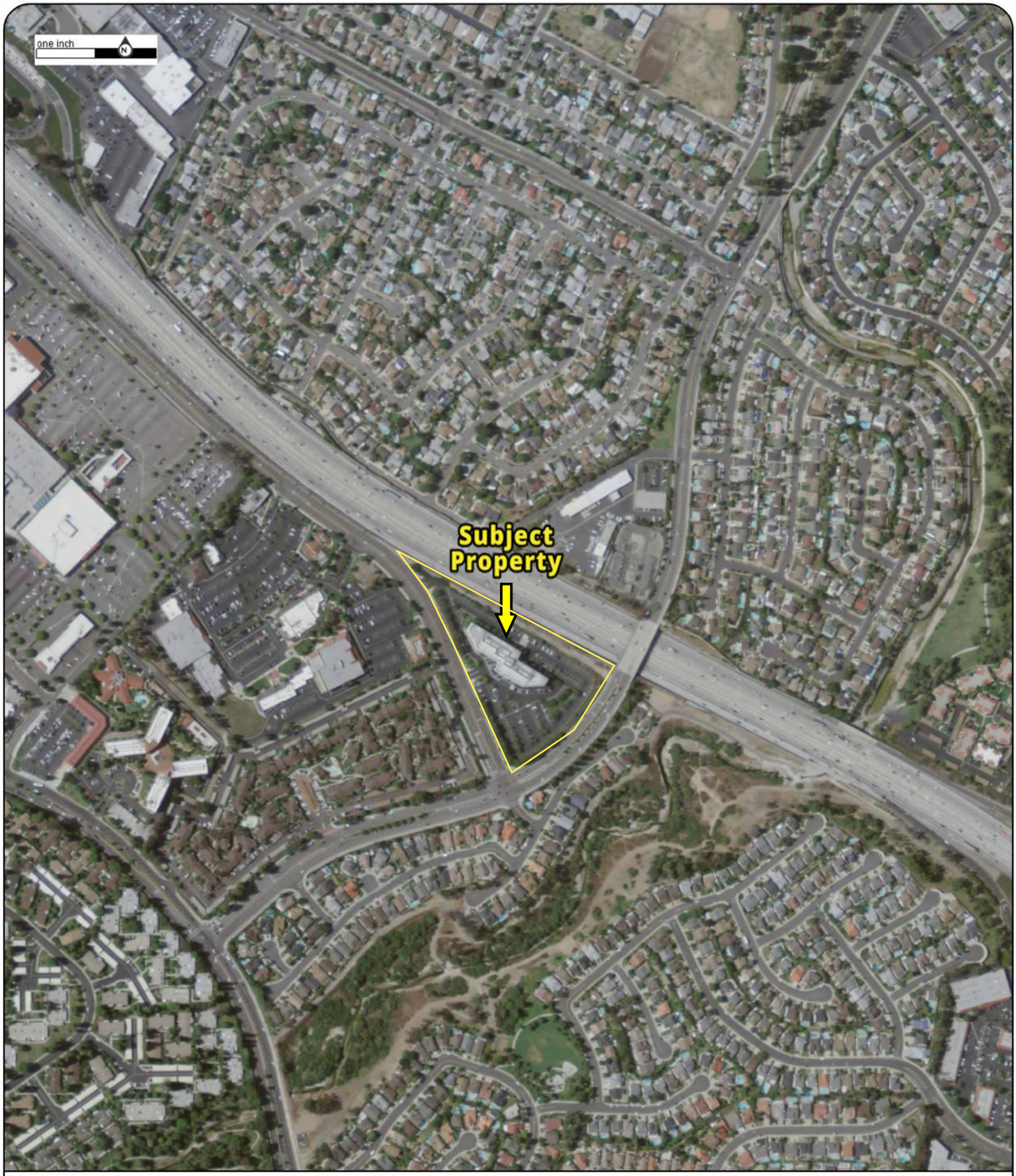


Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

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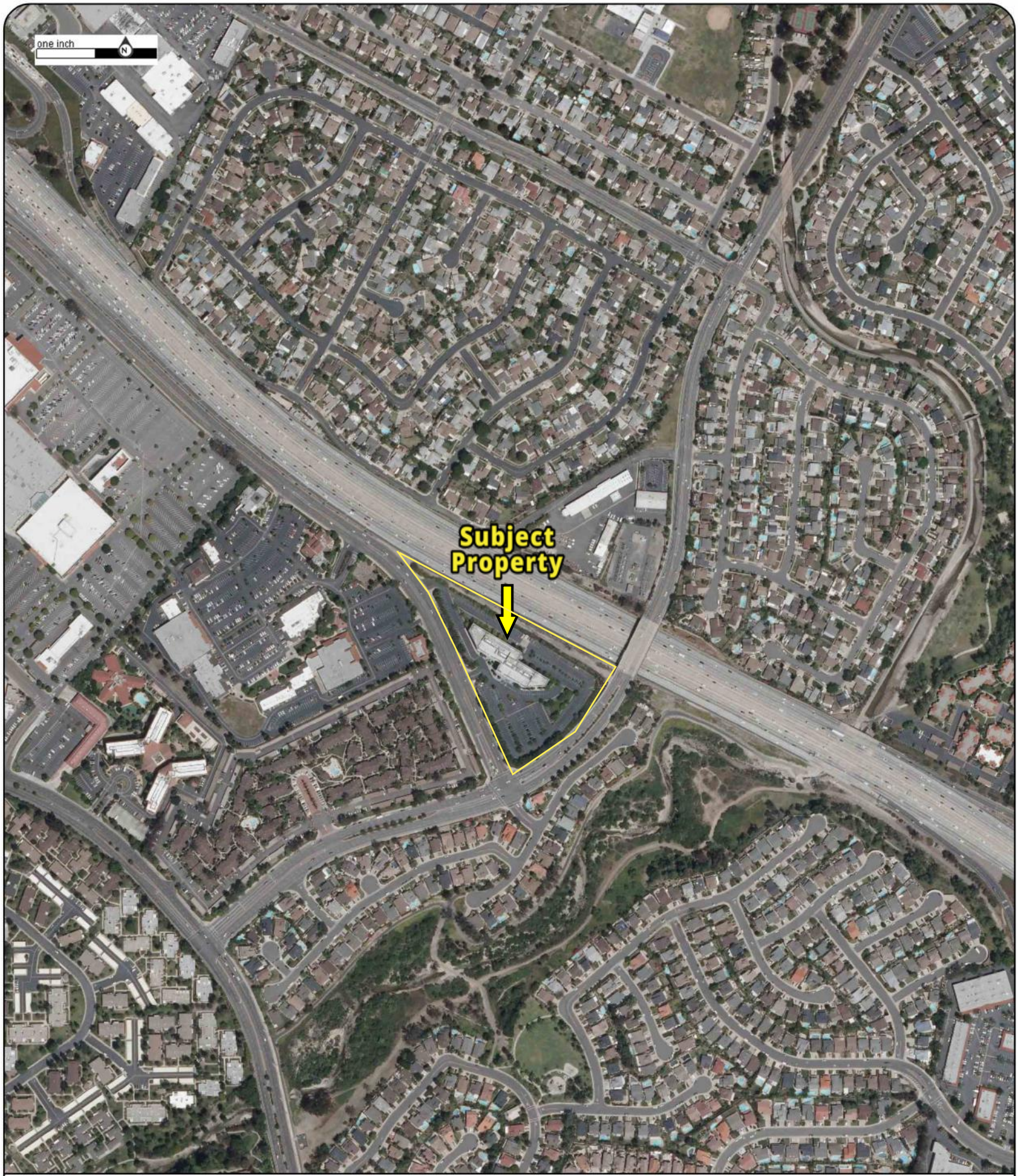

Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

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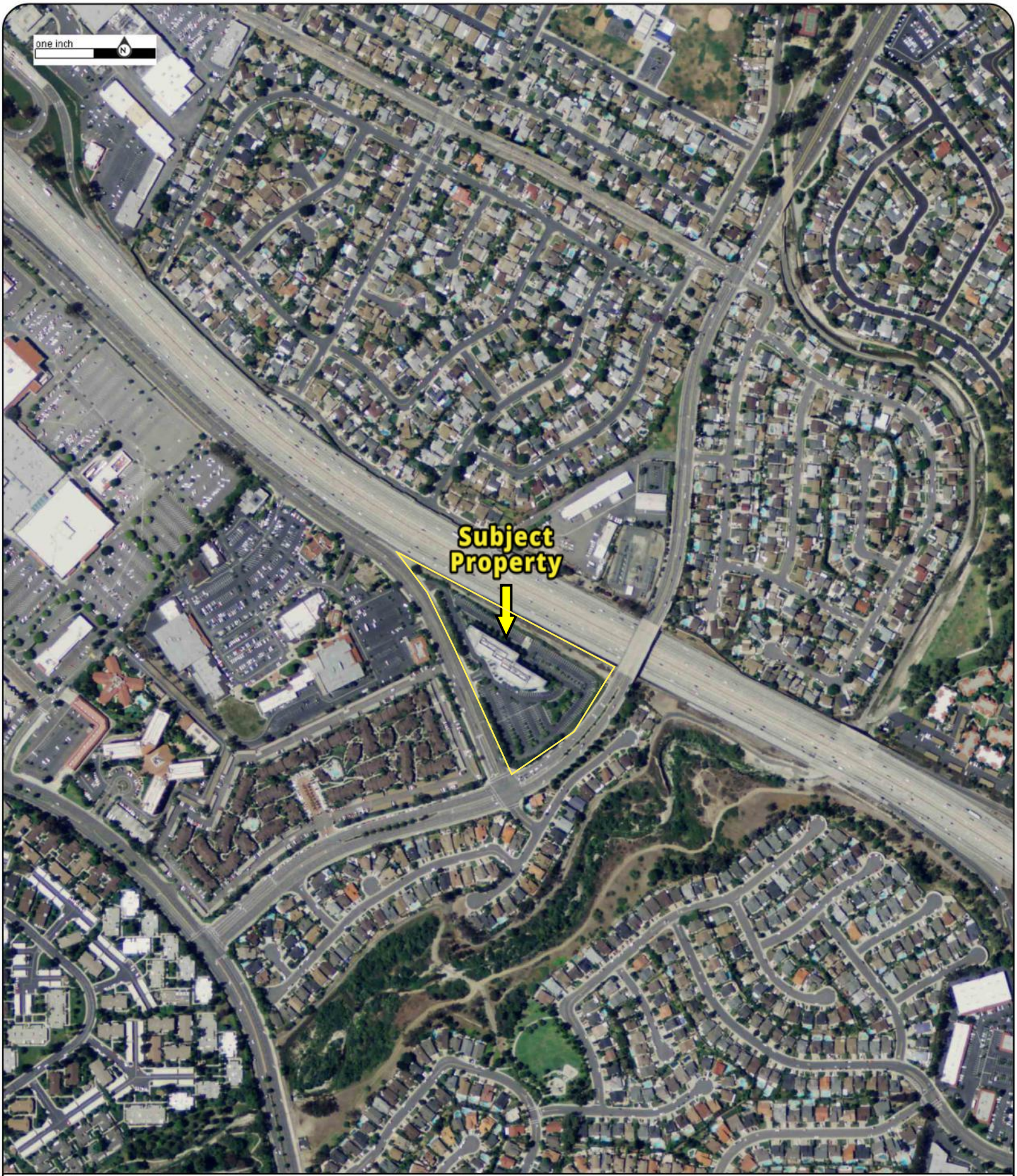

Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

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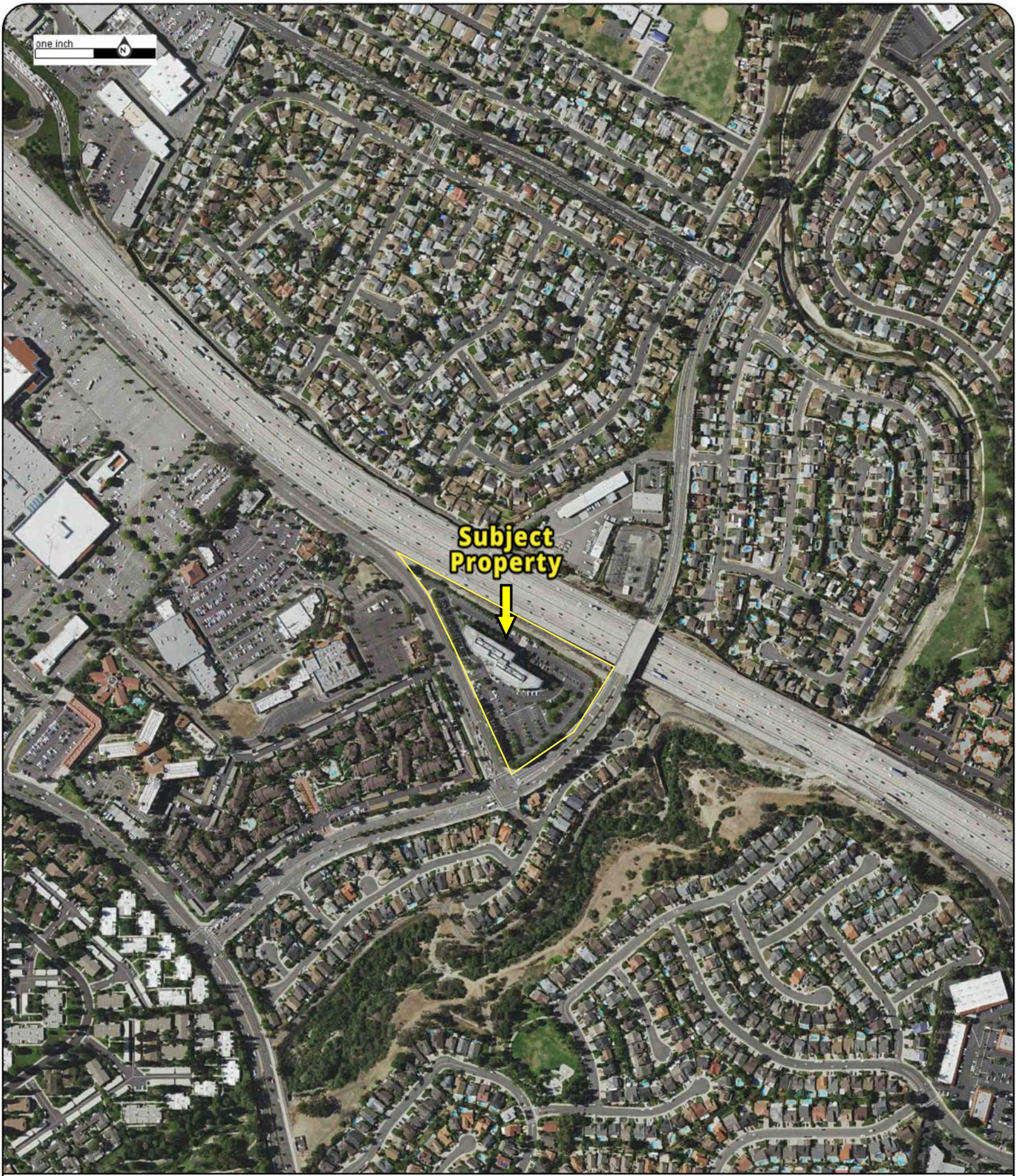

Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

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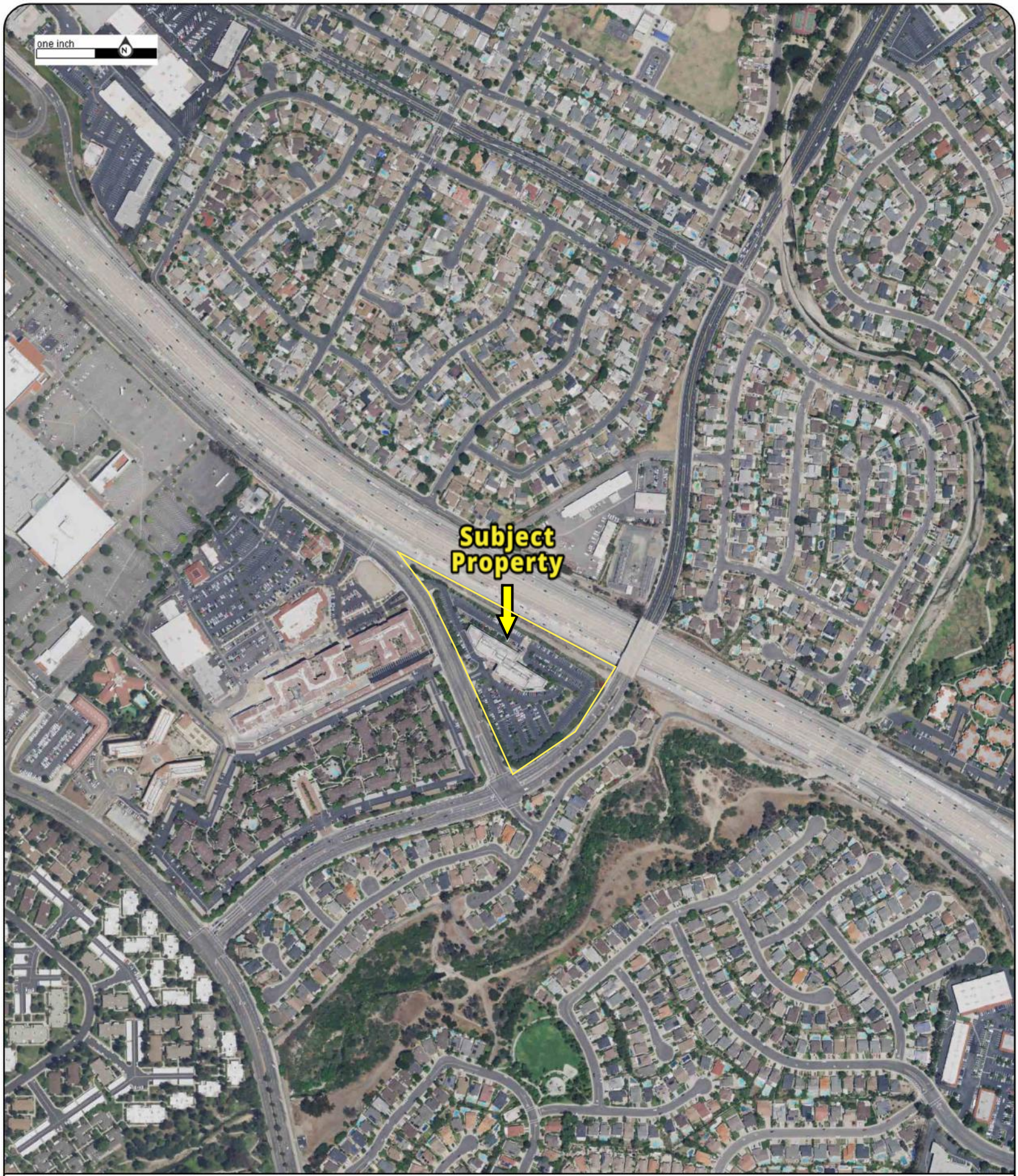

Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
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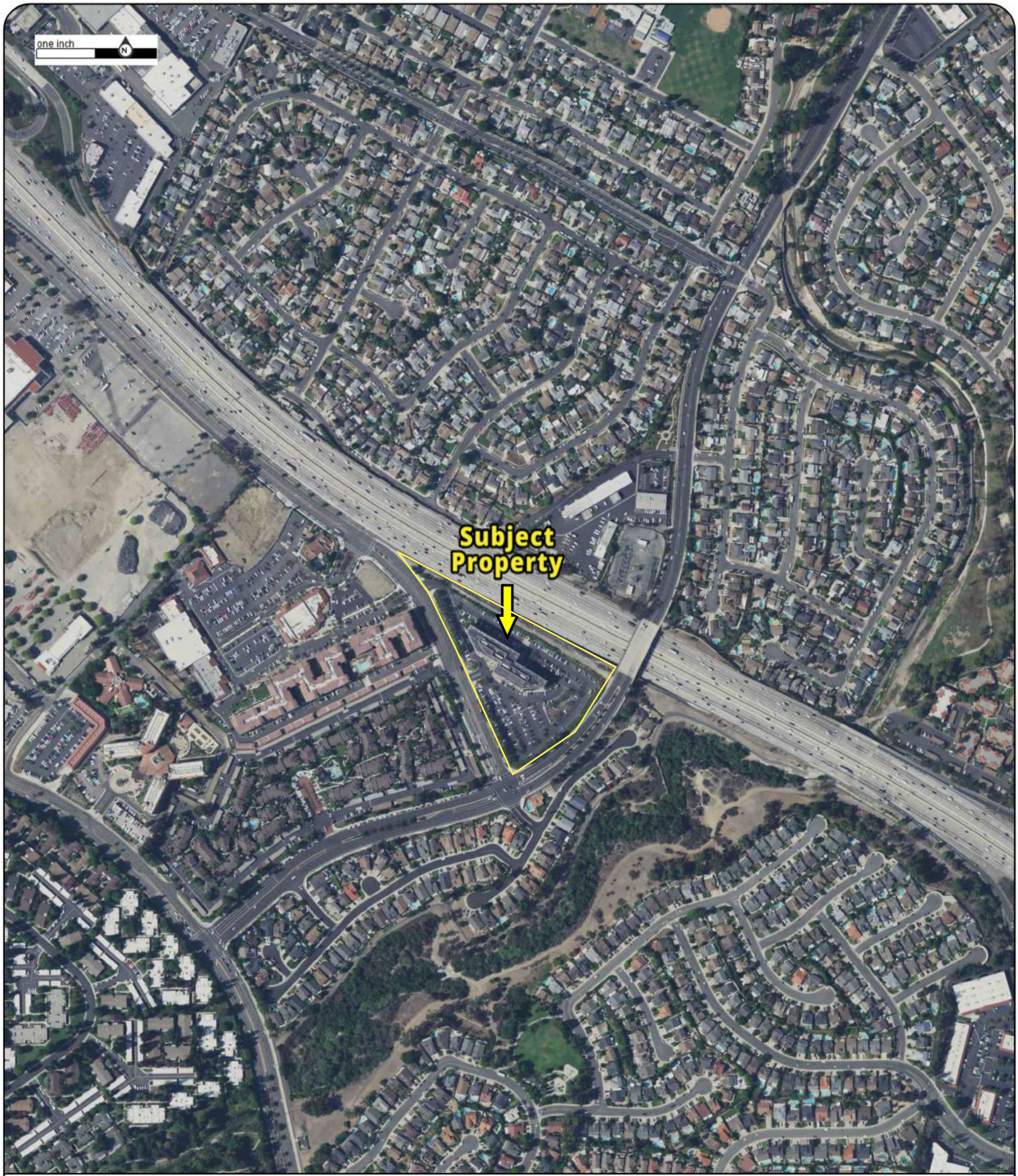
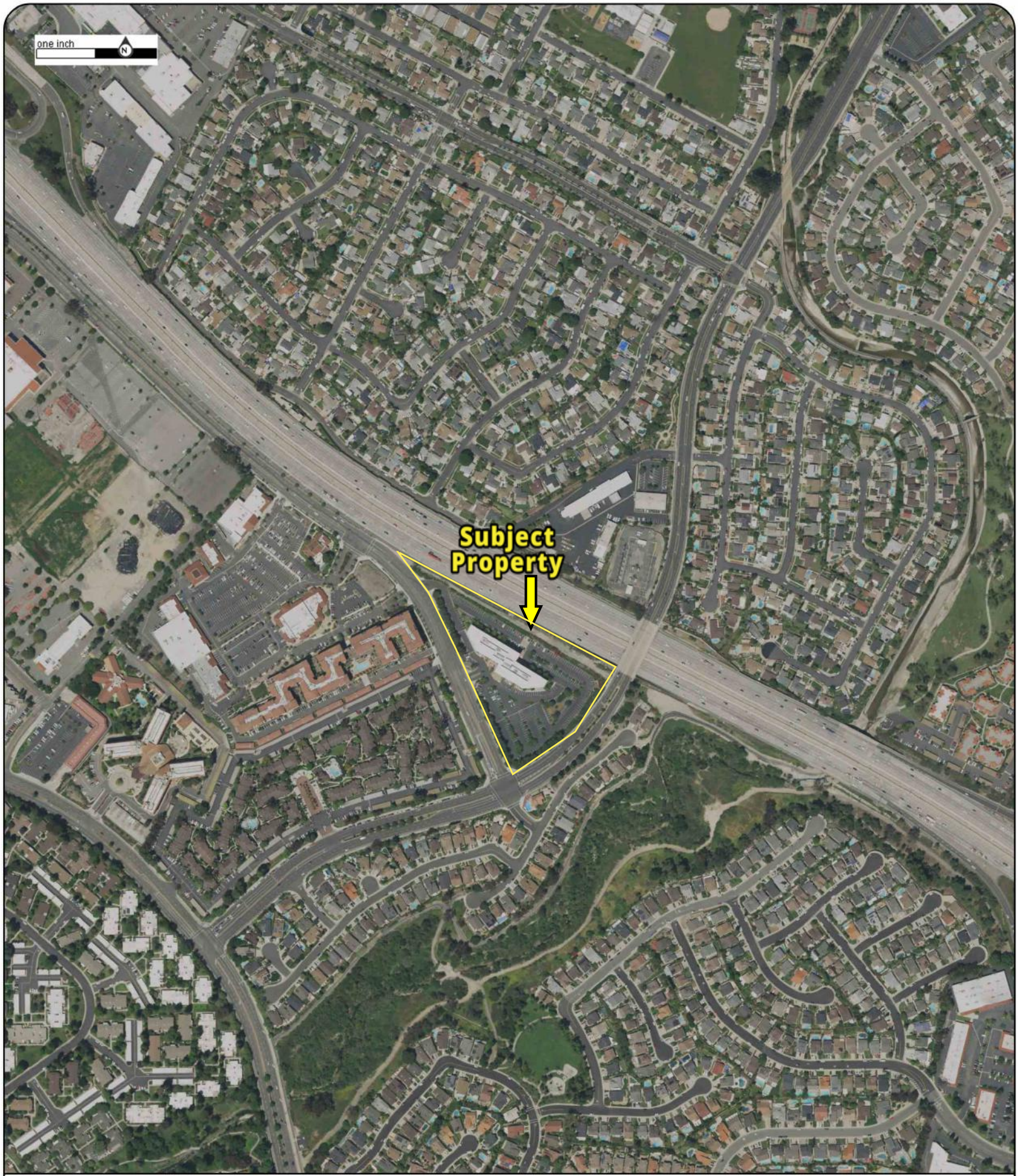


Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER



Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA
Approx Center: -117.6994286,33.6080464

Order No: 22082304257

PARTNER

FIRE INSURANCE MAPS

Project Property:	Oakbrook 24422 Avenida De La Carlota LAGUNA HILLS CA 92653
Project No:	22-383510.1
Requested By:	Partner Engineering and Science, Inc.
Order No:	22082304257
Date Completed:	August 24, 2022

Please note that no information was found for your site or adjacent properties.

Environmental Risk Information Services
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CITY DIRECTORY

Project Property:	*Oakbrook* *24422 Avenida De La Carlota* *LAGUNA HILLS,CA 92653*
Project No:	*22-383510.1*
Requested By:	*Partner Engineering and Science, Inc.*
Order No:	*22082304257*
Date Completed:	*August 25, 2022*

Environmental Risk Information Services
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August 25, 2022
RE: CITY DIRECTORY RESEARCH
24422 Avenida De La Carlota
LAGUNA HILLS,CA 92653

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
24311-24500 of Avenida De La Carlota
All of Christina Ct
24422-24507 of Los Alisos Blvd
Search Notes:

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1996-1997	HAINES	
1991-1992	HAINES	
1987	HAINES	
1981	HAINES	
1975	PACIFIC TELEPHONE	
1970	PACIFIC TELEPHONE	

88 total records. Part 1 of 2

24321 **AFFORDABLE PORTABLES INC**...CELLULAR TELEPHONES (SERVICES)
24321 **CALIFORNIA SILK PLANT CO**...PLANTSLIVINGRENTING & LEASING
24321 **CALIFORNIA SILK PLANT CO**...PLANTS-INTERIOR DESIGN & MAINTENANCE
24321 **EXPEDIA CRUISE SHIP CTR**...TRAVEL AGENCIES & BUREAUS
24321 **EXPEDIA CRUISESHIPCENTERS**...CRUISES
24321 **LAGUNA WOODS FLORIST**...FLORISTS-RETAIL
24321 **LAGUNA WOODS FLORIST**...FLORISTS-SUPPLIES-MANUFACTURERS
24321 **NANA FI'S BAKERY CAFE**...BAKERS-RETAIL
24321 **TRADER JOE'S**...GROCERS-RETAIL
24321 **WOODY'S DINER**...FOODSCARRY OUT
24321 **WOODY'S DINER**...RESTAURANTS
24341 **NURSERYLAND GARDEN CTR**...FLORISTS-RETAIL
24351 **ALISO VIEJO LOCKSMITH SECURITY**...LOCKS & LOCKSMITHS
24351 **ALISO VIEJO LOCKSMITH SECURITY**...TAXICABS & TRANSPORTATION SERVICE
24351 **BREAK OF DAWN**...RESTAURANTS
24351 **BREAK OF DAWN**...FOODSCARRY OUT
24351 **FANCY FAUCETS**...PLUMBING FIXTURES & SUPPLIES-NEW-RETAIL
24351 **KOTOBUKI RESTAURANT**...RESTAURANTS
24351 **KOTOBUKI RESTAURANT**...FOODSCARRY OUT
24351 **LAGUNA HILLS LOCKSMITH PROS**...TAXICABS & TRANSPORTATION SERVICE
24351 **LAGUNA HILLS LOCKSMITH PROS**...LOCKS & LOCKSMITHS
24351 **NOT JUST HAIR SALON**...BEAUTY SALONS
24351 **NOT JUST HAIR SALON**...HEALTH SPAS
24351 **NU-STAR NAILS**...MANICURING
24351 **NU-STAR NAILS**...BEAUTY SALONS
24351 **VISIONS OPTOMETRY**...OPTOMETRISTS OD
24391 **HYTHEIAS HEALTH CARE**...HEALTH SERVICES
24391 **HYTHEIAS HEALTHCARE**...HEALTH SERVICES
24391 **JOAA RELAX LLC**...RESTAURANTS
24391 **LAVISH HAIR STUDIO BY PATTY**...BEAUTY SALONS
24391 **MOUNTAIN STATES SVC**...SERVICES NEC
24391 **REATA OAKBROOK VILLAGE**...APARTMENTS
24391 **SETAVIN CONSTRUCTION**...CONSTRUCTION COMPANIES
24391 **VARNISH NAIL BAR**...MANICURING
24422 **ADVANCED PHYSICAL THERAPY CTR**...PHYSICAL THERAPISTS
24422 **ADVANCED PHYSICAL THERAPY CTR**...EXERCISE & PHYSICAL FITNESS PROGRAMS
24422 **AFFILIATED ANALYTICAL DESIGN**...FINANCIAL PLANNING CONSULTANTS
24422 **BALANCE SOLUTIONS PHYS THERAPY**...PHYSICAL THERAPISTS
24422 **BALANCE SOLUTIONS PHYS THERAPY**...EXERCISE & PHYSICAL FITNESS PROGRAMS
24422 **BIOLA UNIVERSITY**...SCHOOLS-UNIVERSITIES & COLLEGES ACADEMIC
24422 **BOCHMAN, JENNIFER A**...PHYSICAL THERAPISTS
24422 **BRADLEY COTTEN**...RESIDENTIAL
24422 **BURGER KING**...RESTAURANTS
24422 **CAMFIELD PARTNERS**...NONCLASSIFIED ESTABLISHMENTS
24422 **COLUMBIA CA CARLOTA OFFICE**...REAL ESTATE MANAGEMENT
24422 **CONCUSSION REHAB CTR**...REHABILITATION SERVICES
24422 **CONRAD, J CHRISTIAN ATY**...ATTORNEYS
24422 **CORESTAFF SERVICES**...EMPLOYMENT CONTRACTORSTEMPORARY HELP
24422 **CORESTAFF SERVICES**...EMPLOYMENT AGENCIES & OPPORTUNITIES
24422 **CORESTAFF SERVICES**...FEDERAL GOVERNMENT CONTRACTORS
24422 **CORESTAFF SERVICES**...PERSONNEL CONSULTANTS
24422 **EDITH WALKER**...RESIDENTIAL
24422 **ELIZABETH PRITCHETT**...RESIDENTIAL
24422 **ELLSWORTH, ERNIE M**...ATTORNEYS
24422 **FAVOR & FAVOR'S CPA**...ACCOUNTANTS
24422 **FHL FINANCIAL**...REAL ESTATE LOANS
24422 **FLOOD, MICHAEL AGT**...INSURANCE AGENCIES & BROKERAGES
24422 **FLYNN, JEANNE**...INSURANCE
24422 **FROST, AMANDA**...SPEECH PATHOLOGISTS
24422 **FUNDCO INVESTMENTS**...FINANCIAL PLANNING CONSULTANTS
24422 **GELLER CONRAD LLP**...MUSIC INSTRUCTIONVOCAL
24422 **GELLER CONRAD LLP**...ATTORNEYS
24422 **GEORGE ELLSWORTH**...RESIDENTIAL
24422 **GNC**...VITAMIN & FOOD SUPPLEMENTS

2020 AVENIDA DE LA CARLOTA
SOURCE: DIGITAL BUSINESS DIRECTORY

Part 2 of 2

24422 **I MORTGAGE**...REAL ESTATE LOANS
24422 **KEYENCE**...ELECTRIC EQUIPMENT & SUPPLIES-RETAIL
24422 **LINDA GUNDERSON LAW OFFICE**...ATTORNEYS
24422 **MARICONDA, KATHLEEN**...INSURANCE
24422 **MERRILL LYNCH WEALTH MGMT**...STOCK & BOND BROKERS
24422 **MYERS, DOUGLAS S CPA**...ACCOUNTANTS
24422 **NATIONWIDE REAL ESTATE EXCTVS**...OFFICES OF REAL ESTATE AGENTS & BROKERS
24422 **NORTH AMERICAN TITLE CO**...TITLE COMPANIES
24422 **ORANGE COAST WOMEN'S GROUP**...OFFICES OF PHYSICIANS (EXC MENTAL HEALTH SPECS)
24422 **ORANGE COAST WOMEN'S MED GROUP**...PHYSICIANS & SURGEONS
24422 **PURE PEDIATRIC THERAPY**...PHYSICAL THERAPISTS
24422 **PURE PEDIATRIC THERAPY**...EXERCISE & PHYSICAL FITNESS PROGRAMS
24422 **ROEHL GLOWACKI P C**...NONCLASSIFIED ESTABLISHMENTS
24422 **ROMAN CAPITAL GROUP INC**...REAL ESTATE LOANS
24422 **SCHNEYER FINANCIAL SVC**...ATTORNEYS
24422 **SECURITY BENEFIT SVC**...INVESTMENT SECURITIES
24422 **SOUTH ORANGE COUNTY**...NONCLASSIFIED ESTABLISHMENTS
24422 **VAN CLINE & ASSOC**...FINANCIAL PLANNING CONSULTANTS
24422 **WALKER, LESLIE**...PHYSICAL THERAPISTS
24422 **WESTERN RELIANCE FUNDING GROUP**...LOANS
24422 **WESTERN RELIANCE FUNDING GROUP**...FINANCING
24422 **WESTERN RELIANCE FUNDING GROUP**...REAL ESTATE LOANS
24422 **WRAITH LAW A PRO LAW CORP**...ATTORNEYS

2020 CHRISTINA CT

SOURCE: DIGITAL BUSINESS DIRECTORY

24461 **BILL MAGLINAO**...*RESIDENTIAL*
24462 **LUIS FOREDO**...*RESIDENTIAL*
24462 **SANDY FORERO**...*RESIDENTIAL*
24472 **JOHN SCHICKLEY**...*RESIDENTIAL*
24482 **PATRICK BINDER**...*RESIDENTIAL*
24486 **BEVERLEY HADDOCK**...*RESIDENTIAL*
24502 **KATHLEEN CLARK**...*RESIDENTIAL*
24502 **PATRICK CHAN**...*RESIDENTIAL*
24502 **RILEY CLARK**...*RESIDENTIAL*
24516 **DIANA BROWN**...*RESIDENTIAL*
24542 **KANG ENTERPRISES**...*AUTOMOBILE DEALERS-USED CARS-WHOLESALE*
24542 **MARIA CASTANO**...*RESIDENTIAL*
24542 **PABLO S KANG**...*RESIDENTIAL*
24542 **SURINDER KANG**...*RESIDENTIAL*
24552 **JOHN TURNER**...*RESIDENTIAL*
24562 **DANIEL WRIGHT**...*RESIDENTIAL*
24586 **MICHAEL HONEYMAN**...*RESIDENTIAL*
24592 **MELINDA HERZFELD**...*RESIDENTIAL*
24592 **MYSTIC SOFTWARE**...*COMPUTER SERVICES*
24592 **MYSTIC SOFTWARE**...*COMPUTER SOFTWARE*
24592 **MYSTIC SOFTWARE**...*COMPUTER & EQUIPMENT DEALERS*
24592 **MYSTIC SOFTWARE**...*DATA PROCESSING SOFTWARE*
24602 **JAMES HARRIS**...*RESIDENTIAL*
24606 **CINDY D'ALESSANDRO**...*RESIDENTIAL*

2020 LOS ALISOS BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

24501 **BARBARA LOCKWOOD**...*RESIDENTIAL*
24501 **DEOCLIS ATILLO**...*RESIDENTIAL*
24501 **KELLY JOHNSON**...*RESIDENTIAL*
24501 **LILIBETH FUJITA**...*RESIDENTIAL*
24501 **LISA PANZICA**...*RESIDENTIAL*
24501 **LUIS PAPPAS**...*RESIDENTIAL*
24501 **PAYAL JAIN**...*RESIDENTIAL*
24501 **SUSAN ROSETE**...*RESIDENTIAL*
24503 **LUIS PICHARDO**...*RESIDENTIAL*
24503 **SIDNEY JONES**...*RESIDENTIAL*
24505 **CUTBERTO CASTILLEJA**...*RESIDENTIAL*
24505 **GABRIELLE CALDARA**...*RESIDENTIAL*
24505 **HEATHER HUDDLE**...*RESIDENTIAL*
24505 **JENNIFER SNYDER**...*RESIDENTIAL*
24505 **JOHN WEINERTH**...*RESIDENTIAL*
24505 **JOSHUA DOBECK**...*RESIDENTIAL*
24505 **K LINE GENERAL SVC**...*SERVICES NEC*
24505 **LISA AMADO**...*RESIDENTIAL*
24505 **TERRY CHARLES**...*RESIDENTIAL*
24507 **BELEM OCAMPO**...*RESIDENTIAL*
24507 **ESTRELLA VARGOS**...*RESIDENTIAL*
24507 **JOSE VILLAMIL**...*RESIDENTIAL*
24507 **SHAWN STINE**...*RESIDENTIAL*

79 total records. Part 1 of 2

24321 **AFFORDABLE PORTABLES INC**...CELLULAR TELEPHONES (SERVICES)
24321 **CALIFORNIA SILK PLANT CO**...PLANTS-INTERIOR DESIGN & MAINTENANCE
24321 **EXPEDIA CRUISESHIPCENTERS**...CRUISES
24321 **HONEYBEE JUICE TEA**...FRUIT & VEGETABLE MARKETS
24321 **LAGUNA WOODS FLORIST**...FLORISTS-SUPPLIES-MANUFACTURERS
24321 **SOUTH BAY JEWELRY**...JEWELERS-RETAIL
24321 **SOUTH BAY JEWELRY**...PAWNBROKERS
24321 **TRADER JOE'S**...GROCERS-RETAIL
24321 **WOODY'S DINER**...RESTAURANTS
24341 **NURSERYLAND GARDEN CTR**...FLORISTS-RETAIL
24351 **ALISO VIEJO LOCKSMITH SECURITY**...LOCKS & LOCKSMITHS
24351 **BREAK OF DAWN**...RESTAURANTS
24351 **CASS & JOHANSING**...INSURANCE
24351 **FANCY FAUCETS**...PLUMBING FIXTURES & SUPPLIES-NEW-RETAIL
24351 **KOTOBUKI RESTAURANT**...RESTAURANTS
24351 **LAGUNA HILLS LOCKSMITH PROS**...LOCKS & LOCKSMITHS
24351 **NOT JUST HAIR SALON**...BEAUTY SALONS
24351 **NU-STAR NAILS**...MANICURING
24351 **VISIONS OPTOMETRY**...OPTOMETRISTS OD
24422 **ADVANCED PHYSICAL THERAPY CTR**...PHYSICAL THERAPISTS
24422 **AFFILIATED ANALYTICAL DESIGN**...FINANCIAL PLANNING CONSULTANTS
24422 **AMIRSYS**...COMPUTERS-SERVICE & REPAIR
24422 **ATM**...AUTOMATED TELLER MACHINES
24422 **BALANCE SOLUTIONS PHYS THERAPY**...PHYSICAL THERAPISTS
24422 **BIOLA UNIVERSITY**...SCHOOLS-UNIVERSITIES & COLLEGES ACADEMIC
24422 **BOCHMAN, JENNIFER A**...PHYSICAL THERAPISTS
24422 **BRADLEY COTTEN**...RESIDENTIAL
24422 **BURGER KING**...FOODS-CARRY OUT
24422 **BURGER KING**...RESTAURANTS
24422 **CAMFIELD PARTNERS**...NONCLASSIFIED ESTABLISHMENTS
24422 **COLUMBIA CA CARLOTA OFFICE**...REAL ESTATE MANAGEMENT
24422 **COMPASS GROUP MANAGEMENT LLC**...INVESTMENTS
24422 **COMPASS GROUP MANAGEMENT LLC**...FINANCIAL ADVISORY SERVICES
24422 **CORESTAFF SERVICES**...EMPLOYMENT AGENCIES & OPPORTUNITIES
24422 **CORESTAFF SERVICES**...PERSONNEL CONSULTANTS
24422 **EDITH WALKER**...RESIDENTIAL
24422 **ELLSWORTH, ERNIE M**...ATTORNEYS
24422 **FAVOR & FAVOR'S CPA**...ACCOUNTANTS
24422 **FHL FINANCIAL**...LOANS
24422 **FHL FINANCIAL**...REAL ESTATE LOANS
24422 **FLOOD, MICHAEL AGT**...INSURANCE AGENCIES & BROKERAGES
24422 **FLYNN, JEANNE**...INSURANCE
24422 **FUNDCO INVESTMENTS**...FINANCIAL PLANNING CONSULTANTS
24422 **GELLER CONRAD LLP**...ATTORNEYS
24422 **GELLER CONRAD LLP**...DIVORCE ASSISTANCE
24422 **GELLER, CONRAD**...ATTORNEYS
24422 **GEORGE ELLSWORTH**...RESIDENTIAL
24422 **GNC**...VITAMIN & FOOD SUPPLEMENTS
24422 **GNC**...COSMETICS & PERFUMES-RETAIL
24422 **HANDS ON HANDS REHAB CTR**...REHABILITATION SERVICES
24422 **I MORTGAGE**...REAL ESTATE LOANS
24422 **JON CONRAD**...RESIDENTIAL
24422 **KEYENCE**...ELECTRIC EQUIPMENT & SUPPLIES-RETAIL
24422 **LINDA GUNDERSON LAW OFFICE**...ATTORNEYS
24422 **MARICONDA, KATHLEEN**...INSURANCE
24422 **MERRILL LYNCH WEALTH MGMT**...STOCK & BOND BROKERS
24422 **MISSION TECHNOLOGY**...COMPUTER PARTS & SUPPLIES
24422 **MORTGAGE BROKER**...REAL ESTATE LOANS
24422 **MYERS, DOUGLAS S CPA**...ACCOUNTANTS
24422 **NATIONWIDE REAL ESTATE EXCTVS**...OFFICES OF REAL ESTATE AGENTS & BROKERS
24422 **NORTH AMERICAN TITLE CO**...TITLE COMPANIES
24422 **ORANGE COAST WOMEN'S GROUP**...OFFICES OF PHYSICIANS (EXC MENTAL HEALTH SPECS)
24422 **PURE PEDIATRIC THERAPY**...PHYSICAL THERAPISTS
24422 **QUICK AUTO GLASS**...AUTOMOTIVE GLASS REPLACEMENT SHOPS
24422 **RAPID AUTO GLASS**...AUTOMOBILE GLASS-SERVICE & INSTALLATION

2016 AVENIDA DE LA CARLOTA
SOURCE: DIGITAL BUSINESS DIRECTORY

Part 2 of 2

24422 **ROMAN CAPITAL GROUP INC**...REAL ESTATE LOANS
24422 **RYAN**...TAX CONSULTANTS
24422 **SCHNEYER FINANCIAL SVC**...ATTORNEYS
24422 **SECURITY BENEFIT SVC**...INVESTMENT SECURITIES
24422 **SHARPE, STEVEN**...INSURANCE
24422 **SPECIALIZED CLINICAL SVC INC**...COMPUTER SERVICES
24422 **UNITED STAFFING SVC**...PERSONNEL CONSULTANTS
24422 **VAN CLINE & ASSOC**...FINANCIAL PLANNING CONSULTANTS
24422 **VAN KAMPEN MERRITT INC**...INVESTMENTS
24422 **WALKER, LESLIE**...PHYSICAL THERAPISTS
24422 **WESTERN RELIANCE FUNDING GROUP**...LOANS
24422 **WESTERN RELIANCE FUNDING GROUP**...REAL ESTATE LOANS
24422 **WRAITH LAW A PRO LAW CORP**...ATTORNEYS

2016 CHRISTINA CT

SOURCE: DIGITAL BUSINESS DIRECTORY

24461 **BILL MAGLINAO**...*RESIDENTIAL*
24461 **BRIANNE MAGLINAO**...*RESIDENTIAL*
24461 **CAIA MAGLINAO**...*RESIDENTIAL*
24461 **THREADWERKZ**...*EMBROIDERY*
24472 **JOHN SCHICKLEY**...*RESIDENTIAL*
24472 **MARGARITA SCHICKLEY**...*RESIDENTIAL*
24482 **PATRICK BINDER**...*RESIDENTIAL*
24486 **BEVERLEY HADDOCK**...*RESIDENTIAL*
24486 **HOWARD HADDOCK**...*RESIDENTIAL*
24502 **KATHLEEN CLARK**...*RESIDENTIAL*
24502 **PATRICK CHAN**...*RESIDENTIAL*
24502 **RILEY CLARK**...*RESIDENTIAL*
24516 **DIANA BROWN**...*RESIDENTIAL*
24542 **KANG ENTERPRISES**...*AUTOMOBILE DEALERS-USED CARS-WHOLESALE*
24542 **PABLO S KANG**...*RESIDENTIAL*
24542 **SURINDER KANG**...*RESIDENTIAL*
24552 **DEEDREA TURNER**...*RESIDENTIAL*
24552 **JOHN TURNER**...*RESIDENTIAL*
24562 **DANIEL WRIGHT**...*RESIDENTIAL*
24562 **DAVID WRIGHT**...*RESIDENTIAL*
24562 **ROBERT WRIGHT**...*RESIDENTIAL*
24582 **LOIS WEAVER**...*RESIDENTIAL*
24586 **MICHAEL HONEYMAN**...*RESIDENTIAL*
24586 **SUSAN HONEYMAN**...*RESIDENTIAL*
24592 **MELINDA HERZFELD**...*RESIDENTIAL*
24592 **MYSTIC SOFTWARE**...*COMPUTER SERVICES*
24592 **MYSTIC SOFTWARE**...*COMPUTER SOFTWARE*
24592 **PHILIP HERZFELD**...*RESIDENTIAL*
24606 **CINDY D'ALESSANDRO**...*RESIDENTIAL*
24606 **COURTNEY DALESSANDRO**...*RESIDENTIAL*
24606 **ROBERT DALESSANDRO**...*RESIDENTIAL*

2016 LOS ALISOS BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

24501 **ANGEL'S HEALTH HOME COMPANIONS**...*HOME HEALTH CARE SERVICES*
24501 **BARBARA LOCKWOOD**...*RESIDENTIAL*
24501 **CLINTON D LOCKWOOD**...*RESIDENTIAL*
24501 **DEOCLIS ATILLO**...*RESIDENTIAL*
24501 **KELLY JOHNSON**...*RESIDENTIAL*
24501 **LILIBETH FUJITA**...*RESIDENTIAL*
24501 **LUIS PAPPAS**...*RESIDENTIAL*
24501 **SAYURI FUJITA**...*RESIDENTIAL*
24501 **SUSAN ROSETE**...*RESIDENTIAL*
24503 **LUIS PICHARDO**...*RESIDENTIAL*
24503 **SIDNEY JONES**...*RESIDENTIAL*
24503 **STANLEY STROMER**...*RESIDENTIAL*
24505 **CHRISTER HOME CARE SVC**...*HOME HEALTH SERVICE*
24505 **CUTBERTO CASTILLEJA**...*RESIDENTIAL*
24505 **DAPHNE CHARLES**...*RESIDENTIAL*
24505 **GABRIELLE CALDARA**...*RESIDENTIAL*
24505 **HEATHER HUDDLE**...*RESIDENTIAL*
24505 **JOHN WEINERTH**...*RESIDENTIAL*
24505 **LINDA GORDON**...*RESIDENTIAL*
24505 **LISA AMADO**...*RESIDENTIAL*
24507 **BELEM OCAMPO**...*RESIDENTIAL*
24507 **CARMELITA FIEL**...*RESIDENTIAL*
24507 **ESTRELLA VARGOS**...*RESIDENTIAL*
24507 **JOSE VILLAMIL**...*RESIDENTIAL*
24507 **K S MERCHANDISING SVC**...*MARKETING CONSULTANTS*
24507 **MAUREEN DAVIS**...*RESIDENTIAL*
24507 **ROBERT DANLY**...*RESIDENTIAL*
24507 **SHAWN STINE**...*RESIDENTIAL*
24507 **TRACY DANLY**...*RESIDENTIAL*

2012 AVENIDA DE LA CARLOTA

SOURCE: DIGITAL BUSINESS DIRECTORY

24321 **AFFORDABLE PORTABLES INC**...*CELLULAR TELEPHONES (SERVICES)*
24321 **CALIFORNIA SILK PLANT CO**...*FLORISTS-RETAIL*
24321 **SOUTH BAY JEWELRY**...*PAWNBROKERS*
24321 **TRADER JOE'S**...*GROCERS-RETAIL*
24321 **WOODY'S DINER**...*RESTAURANTS*
24351 **BREAK OF DAWN**...*RESTAURANTS*
24351 **DISCOUNT SPORTS NUTRITION**...*VITAMINS*
24351 **JUST BECAUSE GIFT & GDN GLLRY**...*GIFT SHOPS*
24351 **KOTOBUKI RESTAURANT**...*RESTAURANTS*
24351 **NOT JUST HAIR SALON**...*BEAUTY SALONS*
24351 **NU-STAR NAILS**...*MANICURING*
24351 **OAKBROOK DENTAL CTR**...*DENTISTS*
24351 **SOLLER, DOMINIC DDS**...*DENTISTS*
24351 **VISIONS OPTOMETRY**...*OPTOMETRISTS OD*
24381 **EXCEL FURNISHING GALLERY**...*FURNITURE-DEALERS-RETAIL*
24422 **ADVANCED PHYSICAL THERAPY CTR**...*PHYSICAL THERAPISTS*
24422 **ARNOLD D PURISCH INC**...*PSYCHOLOGISTS*
24422 **BALANCE SOLUTIONS PHYS THERAPY**...*PHYSICAL THERAPISTS*
24422 **BIOLA UNIVERSITY**...*SCHOOLS-UNIVERSITIES & COLLEGES ACADEMIC*
24422 **BRYARS KUKENDALL TOLLESON**...*ACCOUNTANTS*
24422 **COLUMBIA CA CARLOTA OFFICE**...*REAL ESTATE MANAGEMENT*
24422 **CONRAD GELLER LLP**...*ATTORNEYS*
24422 **CORESTAFF**...*EMPLOYMENT CONTRACTORS-TEMPORARY HELP*
24422 **ELLSWORTH, ERNIE M**...*ATTORNEYS*
24422 **FAVOR & FAVOR'S CPA**...*ACCOUNTANTS*
24422 **FHL FINANCIAL**...*REAL ESTATE LOANS*
24422 **FLYNN, JEANNE**...*INSURANCE*
24422 **FUNDCO INVESTMENTS**...*FINANCIAL PLANNING CONSULTANTS*
24422 **GELLER CONRAD LLP**...*ATTORNEYS*
24422 **GELLER, CONRAD**...*ATTORNEYS*
24422 **GNC**...*HEALTH & DIET FOODS-RETAIL*
24422 **HANSEN, ERIC A CPA**...*ACCOUNTANTS*
24422 **INTEGRATED PLANNING SOLUTIONS**...*INSURANCE*
24422 **L JENNINGS**...*RESIDENTIAL*
24422 **LINDA GUNDERSON LAW OFFICE**...*ATTORNEYS*
24422 **MARICONDA, KATHLEEN**...*INSURANCE*
24422 **MARTINEZ LAW GROUP INC**...*ATTORNEYS*
24422 **MERRILL LYNCH**...*FINANCIAL ADVISORY SERVICES*
24422 **MISSION TECHNOLOGY**...*COMPUTER PARTS & SUPPLIES*
24422 **MYERS, DOUGLAS S**...*ACCOUNTANTS*
24422 **NORTH AMERICAN TITLE CO**...*TITLE COMPANIES*
24422 **PALKHIWALA, SAPAN N**...*PHYSICAL THERAPISTS*
24422 **PURE PEDIATRIC THERAPY**...*PHYSICAL THERAPISTS*
24422 **RECKINGER, ROBERT**...*INSURANCE*
24422 **SCHNEYER FINANCIAL SVC**...*ATTORNEYS*
24422 **SECURITY BENEFIT SVC**...*INVESTMENT SECURITIES*
24422 **SHARPE, STEVEN**...*INSURANCE*
24422 **SUNTRUST MORTGAGE**...*REAL ESTATE LOANS*
24422 **SUNWEST BANK**...*BANKS*
24422 **THOMSON REUTERS TAX & ACCTG**...*TAX CONSULTANTS*
24422 **UNISON CONSULTING INC**...*AIRPORT TRANSPORTATION SERVICE*
24422 **VAN CLINE & ASSOC**...*FINANCIAL PLANNING CONSULTANTS*
24422 **WESTERN RELIANCE FUNDING GROUP**...*REAL ESTATE LOANS*

2012 CHRISTINA CT

SOURCE: DIGITAL BUSINESS DIRECTORY

24461 **CAIA MAGLINAO**...*RESIDENTIAL*
24462 **DIANNA FORERO**...*RESIDENTIAL*
24462 **LUIS FOREDO**...*RESIDENTIAL*
24462 **LUIS FORERO**...*RESIDENTIAL*
24462 **SANDY FORERO**...*RESIDENTIAL*
24472 **LUIS HUERTA**...*RESIDENTIAL*
24472 **MARGARITA SCHICKLEY**...*RESIDENTIAL*
24472 **SCHICKLEY JOHN**...*RESIDENTIAL*
24482 **KATHLEEN CLARK**...*RESIDENTIAL*
24482 **RILEY CLARK**...*RESIDENTIAL*
24492 **BOYD WARNER**...*RESIDENTIAL*
24492 **DEBBIE WARNER**...*RESIDENTIAL*
24492 **DEBORAH WARNER**...*RESIDENTIAL*
24492 **KASAWDRA WARNER**...*RESIDENTIAL*
24516 **WILLIAM BROWN**...*RESIDENTIAL*
24521 **SOLARES RUBEN**...*RESIDENTIAL*
24542 **KANG ENTERPRISES**...*AUTOMOBILE DEALERS-USED CARS-WHOLESALE*
24542 **MARIA CASTANO**...*RESIDENTIAL*
24542 **SURINDER CASTANO**...*RESIDENTIAL*
24542 **SURINDER KANG**...*RESIDENTIAL*
24552 **DEEDREA TURNER**...*RESIDENTIAL*
24552 **JENNIFER BLANCIAK**...*RESIDENTIAL*
24552 **JOHN TURNER**...*RESIDENTIAL*
24552 **JONATHAN BLANCIAK**...*RESIDENTIAL*
24552 **TURNER JOHN**...*RESIDENTIAL*
24582 **LOIS WEAVER**...*RESIDENTIAL*
24592 **HERZFELD PHILIP**...*RESIDENTIAL*
24592 **MELINDA HERZFELD**...*RESIDENTIAL*
24592 **MYSTIC SOFTWARE**...*COMPUTER SOFTWARE*
24592 **PHILIP HERZFELD**...*RESIDENTIAL*
24602 **JAMES HARRIS**...*RESIDENTIAL*
24602 **KATHLEEN CANNAROZZI-HARRIS**...*RESIDENTIAL*
24602 **KATHLEEN HARRIS**...*RESIDENTIAL*
24602 **KATHY HARRIS**...*RESIDENTIAL*

24501 **RAHUL JAIN**...*RESIDENTIAL*
24505 **CHRISTER HOME CARE SVC**...*HOME HEALTH SERVICE*
24505 **HEATHER HUDDLE**...*RESIDENTIAL*
24505 **THIRUMALA KALLURI**...*RESIDENTIAL*
24505 **VERONICA JESFEN**...*RESIDENTIAL*
24507 **K S MERCHANDISING SVC**...*MARKETING CONSULTANTS*

83 total records. Part 1 of 2

24315 **JENNIFER CONVERTIBLES**...*FURNITURE STORES*
24315 **JENNIFER CONVERTIBLES INC**...*FURNITURE-DEALERS-RETAIL*
24321 **CINGULAR WIRELESS LLC**...*WHOL ELECTRONIC PARTS/EQUIPMENT*
24321 **ISLANDS RESTAURANT**...*RESTAURANTS*
24321 **ISLANDS RESTAURANT**...*EATING PLACES*
24321 **LAGUNA HILLS FLORIST**...*FLORISTS*
24321 **TRADER JOES**...*GROCERY STORES*
24321 **TRADER JOES CO**...*GROCERS-RETAIL*
24351 **CASS & JOHANSING**...*INSURANCE AGENTS,BRKR*
24351 **CASS & JOHANSING**...*INSURANCE*
24351 **DISCOUNT SPORTS NUTRITION**...*HEALTH & DIET FD STRS*
24351 **DISCOUNT SPORTS NUTRITION**...*VITAMINS*
24351 **DOMINIC SOLLER DDS**...*SPECIALTY UNKNOWN*
24351 **GROPPI BISTRO & BAKERY**...*RESTAURANTS*
24351 **GROPPIS BISTRO & BAKERY**...*EATING PLACES*
24351 **JUST BECAUSE GIFT & GDN GLLRY**...*GIFT SHOP*
24351 **JUST BECAUSE GIFT & GDN GLLRY**...*GIFT SHOPS*
24351 **KOTOBUKI RESTAURANT**...*EATING PLACES*
24351 **KOTOBUKI RESTAURANT**...*RESTAURANTS*
24351 **NOT JUST HAIR**...*BEAUTY SALONS*
24351 **OAKBROOK DENTAL**...*NONCLASSIFIED ESTABLISHMENTS*
24351 **SENIOR SERVICE DISCOUNT MEDS**...*PHARMACEUTICAL CONSULTANTS*
24351 **VISIONS OPTOMETRY**...*OPTOMETRISTS OD*
24351 **VISIONS OPTOMETRY**...*OPTOMETRISTS OFFICE*
24371 **YARN LADY**...*SEWING,NEEDLEWORK*
24381 **CHARLES FINE FURNITURE**...*FURNITURE STORES*
24381 **HEIRLOOM RUGS INC**...*CARPET & RUG DEALERS-NEW*
24391 **FIRST FEDERAL BANK**...*BANKS*
24391 **FIRST FEDERAL BANK**...*NATIONAL COML BANKS*
24391 **FIRSTFED MORTGAGE SVC**...*REAL ESTATE LOANS*
24422 **AAMES HOME LOAN**...*REAL ESTATE LOANS*
24422 **AMERIQUEST MORTGAGE CO**...*REAL ESTATE LOANS*
24422 **ARNOLD D PURISCH INC**...*PSYCHOLOGISTS*
24422 **ARNOLD D PURISCH INC**...*MEDICAL DOCTORS OFF*
24422 **BMC MORTGAGE CO**...*REAL ESTATE LOANS*
24422 **CAMBRIDGE FUNDING GROUP**...*REAL ESTATE LOANS*
24422 **CAPE STAR CO**...*FINANCIAL ADVISORY SERVICES*
24422 **CAPITAL MORTGAGE ELITE**...*MORTGAGE BANKERS*
24422 **CAREERTRUST**...*CAREER & VOCATIONAL COUNSELING*
24422 **CAREERTRUST**...*JOB TRAINING,REL SV*
24422 **COMPASS GROUP MANAGEMENT LLC**...*GEN INVESTORS NEC*
24422 **CORESTAFF**...*EMPLOYMENT CONTRACTORS-TEMPORARY HELP*
24422 **CRESTAR MORTGAGE**...*REAL ESTATE LOANS*
24422 **CYBER WAVES STAFFING SLTNS**...*EMPLOYMENT CONTRACTORS-TEMPORARY HELP*
24422 **DOUGLAS S MYERS CPA**...*ACCOUNTANTS*
24422 **DOUGLAS S MYERS CPA**...*ACCTG,AUDIT,BKKEEP*
24422 **E DANIEL BORS JR**...*ATTORNEYS*
24422 **EQUITY OFFICE PROPERTIES TRUST**...*NONRESIDENTIAL BUILDING OPERATOR*
24422 **ERIC A HANSEN CPA**...*ACCTG,AUDIT,BKKEEP*
24422 **ERIC A HANSEN CPA**...*ACCOUNTANTS*
24422 **ERNIE M ELLSWORTH**...*LEGAL SERVICES*
24422 **ERNIE M ELLSWORTH**...*ATTORNEYS*
24422 **FINANCIAL TITLE CO**...*TITLE COMPANIES*
24422 **FUNDCO INVESTMENTS INC**...*INVESTMENT ADVICE*
24422 **FUNDCO INVESTMENTS INC**...*FINANCIAL PLANNING CONSULTANTS*
24422 **HAROLD S NELSON LAW OFFICES**...*ATTORNEYS*
24422 **HAROLD S NELSON LAW OFFICES**...*LEGAL SERVICES*
24422 **INTERCHANGE CORP**...*E-COMMERCE*
24422 **JENNINGS LAND CO**...*REAL ESTATE AGT,MGR*
24422 **LAWRENCE H GELLER**...*ATTORNEYS*
24422 **LAWRENCE H GELLER**...*LEGAL SERVICES*
24422 **LAWRENECE S ROSS LAW OFFICE**...*ATTORNEYS*
24422 **LINCOLN PROPERTY CO COMMERCIAL**...*REAL ESTATE MGMT*
24422 **MISSION TECHNOLOGY**...*COMPUTER,SOFTWR STR*
24422 **MISSION TECHNOLOGY**...*COMPUTER PARTS & SUPPLIES*
24422 **MONTECITO PROPERTIES CO**...*REAL ESTATE*

2008 AVENIDA DE LA CARLOTA

SOURCE: DIGITAL BUSINESS DIRECTORY

Part 2 of 2

24422 **OLD TOWNE FINANCIAL INC**...*INVESTMENT ADVICE*
24422 **OLD TOWNE FINANCIAL INC**...*FINANCIAL ADVISORY SERVICES*
24422 **PROJECT PARTNERS**...*ENGINEERS-CIVIL*
24422 **REAL ESTATE CORNER**...*REAL ESTATE*
24422 **ROSS PRODUCTS**...*ARBITRATION SERVICES*
24422 **RPM FUNDING**...*REAL ESTATE LOANS*
24422 **SCHNEYER FINANCIAL SVC**...*ATTORNEYS*
24422 **SPECIALIZED CLINICAL SVC INC**...*SURGICAL,MED INSTRS*
24422 **SUN TRUST MORTGAGE**...*AUTO & CONSUMER FINANCE*
24422 **SUN TRUST MORTGAGE INC**...*REAL ESTATE LOANS*
24422 **UNIFIED PROCESSING**...*REAL ESTATE LOANS*
24422 **UNIFIED PROCESSING**...*MORTGAGE BANKERS*
24422 **VENTURI STAFFING PARTNERS**...*EMPLOYMENT AGENCIES & OPPORTUNITIES*
24422 **VERIFY INC**...*HUM RES CONSULT SVCS*
24422 **WEST COAST ENTERTAINMENT**...*ENTERTAINERS, BANDS*
24422 **WESTERN RELIANCE FUNDING GROUP**...*REAL ESTATE LOANS*

2008 CHRISTINA CT

SOURCE: DIGITAL BUSINESS DIRECTORY

24472 **JOHN JR SCHICKLEY**...*RESIDENTIAL*
24472 **JOHN SCHICKLEY**...*RESIDENTIAL*
24542 **KANG ENTERPRISES**...*WHOL AUTOS/MOTOR VEHICLES*
24542 **SURINDER KANG**...*RESIDENTIAL*
24562 **SANDRA WRIGHT**...*RESIDENTIAL*
24582 **JAMES F WEAVER**...*RESIDENTIAL*
24592 **MYSTIC SOFTWARE**...*MISC PUBLISHING*
24602 **KATHY & JIM HARRIS**...*RESIDENTIAL*

2008 LOS ALISOS BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

24501 **CHARLES MARTINDALE**...*RESIDENTIAL*
24501 **DANIEL J DUNLEAVY**...*RESIDENTIAL*
24501 **HO I LIN**...*RESIDENTIAL*
24501 **JERRY THEOLOGIDY**...*RESIDENTIAL*
24501 **M & M MCMAHON**...*RESIDENTIAL*
24501 **ORLANDO SEGURA**...*RESIDENTIAL*
24501 **ROBERT & PHYLLIS COX**...*RESIDENTIAL*
24501 **SAMANTHA RODGERS**...*RESIDENTIAL*
24503 **ALBERTO TORRES**...*RESIDENTIAL*
24503 **CHERYL A UYEDA**...*RESIDENTIAL*
24503 **DOUGLAS E SMITH**...*RESIDENTIAL*
24503 **MIKE FLORES**...*RESIDENTIAL*
24503 **ROMULO JR VILLANUEVA**...*RESIDENTIAL*
24505 **JOHN M WEINERTH**...*RESIDENTIAL*
24505 **JORGE JIMENEZ**...*RESIDENTIAL*
24505 **K LAMPHIER**...*RESIDENTIAL*
24505 **MARY CHANG**...*RESIDENTIAL*
24505 **OSWALDO ORIGEL**...*RESIDENTIAL*
24507 **ALFONSO ESTRADA**...*RESIDENTIAL*
24507 **C C KRYSTLE**...*RESIDENTIAL*
24507 **K S MERCHANDISING SVC**...*MARKETING CONSULTANTS*
24507 **KENNETH HOI**...*RESIDENTIAL*
24507 **MARCUS HILL**...*UNCLASSIFIED*
24507 **NOORUDDIN KAGALWALA**...*RESIDENTIAL*
24507 **PINEBROOK APTS**...*MRKTING CONSULT SVCS*
24507 **ROYAL DONUTS**...*DOUGHNUTS*

2003 AVENIDA DE LA CARLOTA

SOURCE: DIGITAL BUSINESS DIRECTORY

75 total records. Part 1 of 2

24311 **MONTEREY BAY CANNERS RSTRNT**...*STEAK AND BARBECUE RESTAURANTS*
24315 **JENNIFER CONVERTIBLES INC**
24321 **AFFORDABLE PORTABLES INC**...*ART AND ARCHITECTURAL SUPPLIES*
24321 **CALIFORNIA SILK PLANT CO**
24321 **CINGULAR WIRELESS**
24321 **ISLANDS RESTAURANT**...*STEAK AND BARBECUE RESTAURANTS*
24321 **KINGSWAY LANE**
24321 **LE POT**
24321 **TRADER JOE'S CO**...*SUPERMARKETS*
24331 **A TOUCH OF AMBIANCE**
24351 **ANDERSON S OD**...*SPECIALIZED OPTOMETRISTS*
24351 **DISCOUNT SPORTS NUTRITION**...*HEALTH AND DIETETIC FOOD STORES*
24351 **FANCY F LAGUNAS**...*RESIDENTIAL*
24351 **FAUCETS FANCY**...*RESIDENTIAL*
24351 **HOSSEIN G DR VAHEDI**...*RESIDENTIAL*
24351 **KOTOBUKI RESTAURANT**...*STEAK AND BARBECUE RESTAURANTS*
24351 **NU-STAR NAILS**...*BEAUTY SCHOOLS*
24351 **OAKBROOK VILLAGE CAFE**...*STEAK AND BARBECUE RESTAURANTS*
24351 **VISIONS OPTOMETRY**...*SPECIALIZED OPTOMETRISTS*
24371 **JAMES N OD CONARD**...*RESIDENTIAL*
24381 **HOMESTEAD HOUSE**
24391 **FIRST FEDERAL BANK**
24422 **A G EDWARDS & SONS INC**...*SECURITY BROKERS AND DEALERS*
24422 **ADAMS MERYL L ATTY**
24422 **AMERICREDIT FINANCIAL SVC**
24422 **ARNOLD D PURISCH INC**
24422 **BOON AGENCY**
24422 **BORS JR E DANIEL ATTY**
24422 **CAPE STAR FINANCIAL**
24422 **CAREERTRUST**
24422 **CHUCK ALLAN**...*RESIDENTIAL*
24422 **CORESTAFF**
24422 **CYBER WAVES**
24422 **DAIWA GIKEN USA INC**...*VIDEO AND AUDIO EQUIPMENT*
24422 **EDWARD JR PERNAL**...*RESIDENTIAL*
24422 **ELIBERATION.COM**...*STAMPS, COINS, AND OTHER COLLECTIBLES, MAIL ORDER*
24422 **END 2 END LOANS**...*AUTOMOBILE AND CONSUMER FINANCE COMPANIES*
24422 **EQUITY OFFICE PROPERTIES TRUST**
24422 **ERIC A HANSEN**...*RESIDENTIAL*
24422 **ERNIE M ELLSWORTH**...*RESIDENTIAL*
24422 **EXTENSIVE FINANCIAL INSURANCE**
24422 **FUNDCO INVESTMENTS INC**
24422 **GELLER LAWRENCE H ATTY**
24422 **HANSEN ERIC A CPA**...*AUDITING SERVICES*
24422 **HAROLD S NELSON LAW OFFICES**
24422 **HEINZ USA FOOD SVC NATL D**...*COIN-OPERATED MACHINES AND MECHANISMS*
24422 **HENSTRIDGE & CABODI SMALL**...*RESIDENTIAL*
24422 **JEFFREY T VANDERVEEN**...*RESIDENTIAL*
24422 **JEFFREY T VANDERVEEN LAW OFC**
24422 **K J CABODI**...*RESIDENTIAL*
24422 **KENT F TIBBITTS**...*RESIDENTIAL*
24422 **LAWRENCE S ROSS A LAW CORP**
24422 **LAWRENECE S ROSS LAW OFFICE**
24422 **LEON H GALLE**...*RESIDENTIAL*
24422 **LIGHTHOLDER ROSS**...*RESIDENTIAL*
24422 **MIKE LOVE**...*RESIDENTIAL*
24422 **MISSION TECHNOLOGY**
24422 **MYERS DOUGLAS S CPA**...*AUDITING SERVICES*
24422 **PROJECT PARTNERS**
24422 **REAL ESTATE CORNER**
24422 **ROBERT HENSTRIDGE**...*RESIDENTIAL*
24422 **ROBERT J SBORDONE INC**
24422 **ROBERT W CARLISTO**...*RESIDENTIAL*
24422 **ROGER SEYMOUR**...*RESIDENTIAL*
24422 **ROSS & ADAMS**...*FINISHING SERVICES*

2003 AVENIDA DE LA CARLOTA

SOURCE: DIGITAL BUSINESS DIRECTORY

Part 2 of 2

24422 **SCHNEYER FINANCIAL**
24422 **SUNTRUST MORTAGE**
24422 **SUNVEST INDUSTRIES**...*COIN-OPERATED MACHINES AND MECHANISMS*
24422 **THOMAS STAFFING**
24422 **TIBBITTS ELLSWORTH**...*RESIDENTIAL*
24422 **VAN CLINE & ASSOC**
24422 **WEST COAST ENTERTAINMENT**
24422 **WESTERN RELIANCE FUNDING GROUP**
24422 **YELLOW PAGE PLANNING**

2003 CHRISTINA CT

SOURCE: DIGITAL BUSINESS DIRECTORY

24462 **H WINN**...*RESIDENTIAL*
24472 **JOHN SCHICKLEY**...*RESIDENTIAL*
24472 **TAURUS CASTING**
24482 **JOHN C STEJSKAL**...*RESIDENTIAL*
24512 **JOHN E SULLIVAN**...*RESIDENTIAL*
24542 **ANDREAS DEMETRIOU**...*RESIDENTIAL*
24582 **JAMES WEAVER**...*RESIDENTIAL*

2003 LOS ALISOS BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

24501 **DARRELL A CAMU**...*RESIDENTIAL*
24501 **HO I LIN**...*RESIDENTIAL*
24501 **RAFAEL HERRERA**...*RESIDENTIAL*
24503 **JAMES G KANEASTER**...*RESIDENTIAL*
24503 **PATRICIA & OSVALDO COUTINO**...*RESIDENTIAL*
24503 **RICHARD BARNES**...*RESIDENTIAL*
24503 **THOMAS R VANVOORHIS**...*RESIDENTIAL*
24505 **EDGAR A CORTEZ**...*RESIDENTIAL*
24505 **J BROWNE**...*RESIDENTIAL*
24505 **MARGIE GREENE**...*RESIDENTIAL*
24505 **MECCALA MITCHELL**...*RESIDENTIAL*
24505 **STEVE BRAY**...*RESIDENTIAL*
24507 **JOSE T HERNANDEZ**...*RESIDENTIAL*
24507 **K S MERCHANDISING SVC**

2000 AVENIDA DE LA CARLOTA

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2000 CHRISTINA CT

SOURCE: DIGITAL BUSINESS DIRECTORY

24462 **WINN H**...*RESIDENTIAL*
24542 **DEMETRIOU ANDREAS**...*RESIDENTIAL*
24582 **WEAVER JAS F**...*RESIDENTIAL*

2000 LOS ALISOS BLVD

SOURCE: DIGITAL BUSINESS DIRECTORY

24501 **BONILLA JUAN & JUANITA**...*RESIDENTIAL*
24501 **LIN HO I**...*RESIDENTIAL*
24503 **MCCLANAHAN BRADLEY**...*RESIDENTIAL*
24505 **RUIZ FRANKLIN & PATRICIA**...*RESIDENTIAL*
24507 **CASTANEDA HECTOR**...*RESIDENTIAL*
24507 **CONTRERAS JOSE J**...*RESIDENTIAL*

96 total records. Part 1 of 2

24301	EL TORITO MXCN REST
24301	FIRST FED BK OF CA
24301	HOMESTEAD HOUSE INC
24311	MONTEREY BAY REST
24315	JENNIFER CONVERTIBL
24321	ISLANDS
24321	LE POT
24321	SUNDAE CUP ICE CRM
24321	TRADER JOES INC 30
24331	KARINS FASHIONS
24331	LAGUNA HLS FLORIST
24341	XXXX
24351	AVENIDA TRVL VACATN
24351	BAGEL BARONS
24351	BIOGIME SKIN CARE
24351	BUILDING
24351	CURRENT EDTNS GLLRY
24351	FANCY FAUCETS
24351	HOSSEIN G VAHEDI CORP
24351	KOTOBUKI RESTAURANT
24351	LAGUNAS FNCY FAUCTS
24351	METRIN SKIN CARE CT
24351	NEW STAR NAILS
24351	NU STAR NAILS
24351	OAKBROOK VLG SHIPPING
24351	OAKBROOK VLG SHPPNG CT FAUCETS
24351	SKIN CARE CENTER
24351	SOUTH BAY JEWELRY & LOAN
24351	TOPPY'S FAMILY SALON
24351	VAHEDI HOSSEIN G DR
24371	CONARD JAMES N OD
24371	FELLNER DENNIS OD
24371	IMAGES BY DWAYNE
24371	VISUAL EDGE
24422	A
24422	A G EDWARDS & SONS
24422	ALLAN CHUCK AGCY
24422	ALLSTATE INS SALES
24422	BOON AGENCY THE
24422	BOWLIN K D INS MKTG
24422	BUILDING
24422	C B COML
24422	CABOOI K J ATTY
24422	CAPE STAR FINANCIAL
24422	CARLISTO ROBERT CPA
24422	CRUCE DON INS MKTG
24422	E S A ENGINEERING
24422	E U A CONGENEX CORP
24422	EDWARDS A G & SON INC
24422	ELLSWORTH & TIBBITTS
24422	ELLSWORTH E M ATTY
24422	FARMERS INS
24422	FARMERS INS AGENT
24422	GALLE LEON H CLU
24422	GELLER L H ATTY
24422	GENL NUTRITION CNTR
24422	GILBERSTADT INS SRV
24422	GUNDERSON L ATTY
24422	HANSEN ERIC A CPA
24422	HENSTRIDGER M ATTY
24422	JOHNSON R S CO
24422	KEMPER LIFE INS
24422	KOLL COLONIAL
24422	LIGHTHOLDER R ATTY
24422	LOVE MIKE
24422	LOVE ROY E INS AGCY
24422	MCBRIDE LARRY
24422	MERRILL LYNCH

1996-1997 AVENIDA DE LA CARLOTA
SOURCE: HAINES

Part 2 of 2

24422	PERNAL EDWARD JR
24422	PERNAL EDWARD JR A LAW OFC OF
24422	PETERS MARK SVS INC
24422	PETERSEN B INS SVS
24422	PROGRAM INS MRKTG
24422	PROGRAMMED INS MKTG
24422	ROBCO INSURANCE SRV
24422	ROSS & LIGHTHOLDER
24422	ROSS L S LAW CORP
24422	RYLCO FUNDING GROUP
24422	S R G ASSOCIATES
24422	SAMPLE FINANCIAL
24422	SEYMOUR ROGER
24422	SMALL HENSTRIDGE
24422	SOUTHWEST CLNL MRTG
24422	THOMAS STAFFING
24422	THOMAS TEMPORARIES
24422	TIBBITTS KENT ATTY
24422	TOOLEY & COMPANY
24422	UNION PAC REALTY CO
24422	UNITD PACIFIC SCRTY
24422	UNITD PACIFIC SECURITIES
24422	UNIVRSL RETIREMENT
24422	VAN CLINE & ASSOCIATES
24422	VAN KAMPEN MERRITT INC
24422	VANDERVEEN J T ATTY

NO LISTINGS IN RANGE

1996-1997 CHRISTINA CT

SOURCE: HAINES

24462	**WINN H**
24472	**SCHICKLEY JOHN**
24482	**STEJSKAL JOHN C**
24486	**XXXX**
24502	**XXXX**
24512	**SULLIVAN JOHN E**
24516	**XXXX**
24532	**XXXX**
24542	**DEMETRIOU ANDREAS**
24582	**WEAVER JAS F**
24586	**XXXX**
24592	**XXXX**

1996-1997 LOS ALISOS BLVD

SOURCE: HAINES

24251	**EL TORO WATER ADMIN**
24251	**EL TORO WATER SERV**
24251	**SHOOK BUILDING SYSTEMS INC**
24501	**MULTI TENANT RESIDENTIAL**
24503	**KANEASTER JAMES G**
24503	**VANVOORHIS THOMAS R**
24505	**MULTI TENANT RESIDENTIAL**
24507	**RUIZ MOSES S**
24509	**GASPAR THEODORA**
24509	**OCHOAGONZALES V H**

87 total records. Part 1 of 2

24291	FIVE DOLLAR STORE
24291	MANDARIN TERRACE
24311	MONTEREY BAY REST
24315	XXXX
24321	ISLANDS RESTAURANT
24321	LE POT
24321	SOUTH BAY JEWELRY
24321	SPENCERS LOCK & KEY
24321	STROUDS LINEN WRHS
24321	SUNDAE CUP ICE CRM
24321	TRADER JOES INC 39
24321	VIDEOFAX
24331	KARINS FASHIONS
24331	LAGUNA HLS FLORIST
24341	NURSERYLAND GRDN CT
24351	ANTONINO MSTR TLRNG
24351	BIOGIME SKIN CARE
24351	BUILDING
24351	CHOCOLATE FLORIST
24351	EMILIOS PASTA FCTRY
24351	FANCY FAUCETS
24351	GENE ROBERSONS KYBD
24351	HAMMOND ORGAN STDO
24351	KEYBOARD STOP
24351	KOTOBUKI RESTAURANT
24351	MATERNITY LTD
24351	METRIN SKIN CARE CT
24351	NU STAR NAILS
24351	SKIN CARE CENTER
24351	TOPPYS FAMILY SALON
24351	VILLAGE PRINTING
24371	IMAGES BY DWAYNE
24371	VISUAL EDGE
24381	BARKER BROS
24391	FIRST FED SVGS BANK
24422	A G EDWARDS & SONS
24422	A M I SEMICONDUCTRS
24422	ALCORN JOHN R ATTY
24422	ALLSTATE INS SALES
24422	AMER HOME SHLD SLS
24422	AMER MICROSYSTEMS
24422	BEVERLY HILL SVNGS
24422	BEVERLY HLL SVNGS
24422	BUILDING
24422	CABODI K J ATTY
24422	CAPE STAR FINANCIAL
24422	CAPITAL RSRCS GRP
24422	CARSRUD RICHARD G
24422	CASCIOLA & ASSOCIATES
24422	CLAWSON JORDAN INS
24422	COLDWELL BKR RE SRV
24422	DERLAN INDUSTRIES
24422	E S A ENGINEERING
24422	EDWARDS A G & SON INC
24422	ELCO CORPORATION
24422	FARMERS INS AGENT
24422	FREDERICK T J ATTY
24422	G M A C MORTGAGE
24422	GALLE LEON H CLU
24422	GOULD AMI SEMICNDCT
24422	HENSTRIDGE R M ATTY
24422	INDEPNC ONE MRTG
24422	JOHNSON R S CO
24422	LIGHTHOLDER R ATTY
24422	M I G RLTY ADVISORS
24422	MCBRIDE LARRY
24422	METRO LIFE INS RE
24422	MORTGAGE INVESTORS

1991-1992 AVENIDA DE LA CARLOTA
SOURCE: HAINES

Part 2 of 2

24422	OLSTEN SERVICES
24422	PETERS MARK SVS INC
24422	PROGRAM INS MRKTG
24422	PROGRAMMED EMP BNFT
24422	PROGRAMMED EQUITIES
24422	PROGRAMMED INS MKTG
24422	ROBCO INSURANCE SRV
24422	ROSS L S LAW CORP
24422	ROYAL ALLIANCE ASC
24422	RUSSELL SUSAN AGCY
24422	SMALL HENSTRIDGE
24422	SMALL WALTER S ATTY
24422	TISHMAN WEST
24422	TUTTLE TIMOTHY & ASC
24422	TUTTLE TIMOTHY ATTY
24422	UNITD RL EST SERV
24422	UNIVRSL RETIREMENT
24422	VAN CLINE & ASSOCTS

1991-1992 CHRISTINA CT

SOURCE: HAINES

24462	WINN H
24472	SCHICKLEY JOHN
24482	BERNARD DAN
24486	XXXX
24502	XXXX
24512	SULLIVAN JOHN E
24516	VAUGHN RICHARD B
24532	LOCONTE M A
24532	LOCONTE R
24542	HALUCH BARRY
24542	HALUCH TODD
24582	WEAVER JAS F
24586	WARATH ROBERT
24592	STONE ANDREA

1991-1992 LOS ALISOS BLVD

SOURCE: HAINES

24251	EL TORO WATER ADMIN
24251	EL TORO WATER SERV
24501	MULTI TENANT RESIDENTIAL
24503	MULTI TENANT RESIDENTIAL
24505	MULTI TENANT RESIDENTIAL
24507	MULTI TENANT RESIDENTIAL
24509	MULTI TENANT RESIDENTIAL

1987 AVENIDA DE LA CARLOTA

SOURCE: HAINES

24291	CANDA FASHIONS
24291	CLOTHES EMPORIUM
24291	DINAS HALLMARK
24291	MANDARIN TERRC REST
24291	OAKBROOK VLG CLNRS
24311	MONTEREY BAY REST
24315	IMAGES BY DWAYNE
24315	LAGUNA HLS FASHIONS
24321	FANCY FEET
24321	GELARE ICE CRM CAFE
24321	LE POT
24321	PIZZERIA UNO RSTRNT
24321	PLUM PUDDING
24321	SPENCERS LOCK & KEY
24321	STROUDS LINEN WRHS
24321	TRADER JOES MARKETS
24321	U N O S
24331	A P FINE FURNITURE
24331	ART IMAGES
24331	ASIA PACIFIC ENTPRS
24341	NURSERYLAND GARDEN
24341	NURSERYLAND GRDN CT
24351	ANTONINOS TAILORING
24351	AVENIDA TRAVEL SERV
24351	BUILDING
24351	COUNTRY BASKET THE
24351	DUDA FRITZ CO
24351	HAMMOND ORGAN STDO
24351	LA PATISSERIE
24351	MATERNITY WEARHOUSE
24351	OAKBROOK VLG SHOPPG
24351	PEPPERIDGE FARM STR
24351	RENATA FSHN CASUALS
24351	SNOWS PIANO & ORGAN
24351	TOPPYS FAMILY SALON
24351	VILLAGE PRINTING
24351	WINDSOR HOUSE
24371	TRADITIONS
24381	BARKER BROS
24391	FIRST FED SVGS BANK
24422	BACCALA & SHOOP
24422	BUILDING
24422	BURROUGHS CORP
24422	C M I CORPORATION
24422	GIESEN TED INS SRVS
24422	HARVARD FNCL GROUP
24422	HEIDIS FRGN YZRT SH
24422	J B L GROUP INC
24422	J B L INS SERV INC
24422	MERIT PROP MNG INC
24422	OAKBROOK PLAZA CORP
24422	OHLWILER & ASSOC
24422	PAUL REVERE LF INS
24422	REALCOMM
24422	ROBCO INSURANCE SRV
24422	SOUND ACCOUSTIC SYS
24422	THOMAS BROTHERS
24422	TUTTLE TIMOTHY ATTY
24422	TUTTLE TIMOTHY W
24422	WILLICH TERRY ASCTS

1987 CHRISTINA CT

SOURCE: HAINES

24462	WINN H
24472	MCGUIRE DON
24472	MCGUIRE NANCY
24486	XXXX
24502	LANKFORD D
24512	SULLIVAN JOHN E
24516	VAUGHN RICHARD B
24521	HERSHBAIN H
24532	CONDELLO DANA J
24532	MILBROOT T
24582	WEAVER JAS F
24592	D D ELECTRONICS
24592	ROBINSON DELORES
24592	ROBINSON RICHARD

1987 LOS ALISOS BLVD

SOURCE: HAINES

24251	EL TORO WATER CSTMR
24251	EL TORO WATER DIST
24251	SHOOK BLDG CONSTR
24501	APARTMENTS
24501	MULTI TENANT RESIDENTIAL
24503	APARTMENTS
24503	MULTI TENANT RESIDENTIAL
24505	APARTMENTS
24505	MULTI TENANT RESIDENTIAL
24507	APARTMENTS
24507	MULTI TENANT RESIDENTIAL
24509	APARTMENTS
24509	MULTI TENANT RESIDENTIAL

1981 AVENIDA DE LA CARLOTA

SOURCE: HAINES

24271	14K DSCNT FASH JWLR
24271	DISCOUNT FASHN JEWR
24315	LAGUNA HLS FASHIONS
24321	FLOWERS & OTHR ECCNT
24321	SONIA JEWELERS
24331	AP FINE FURNITURE
24331	ASIA PCFC ENTRPRSS
24341	GROWING GROUNDS
24351	CHESTNUT STREET INT
24351	LAGUNA HLS MUSIC
24351	TOPPYS BY STIENER
24371	WET GALOSHE THE
24381	BARKER BROS

1981 CHRISTINA CT

SOURCE: HAINES

24486	**BLAKLEY HENRY**
24512	**SULLIVAN JOHN E**
24516	**VAUGHN RICHARD B**
24521	**HERSHBAIN H**
24542	**DELIO TONY**
24582	**WEAVER JAMES F**
24586	**RAY ROBYN**
24592	**ROBINSON RICHARD**

1981 LOS ALISOS BLVD

SOURCE: HAINES

24251	**LAGUNA HLS WTR PUR**
24501	**APARTMENTS**
24501	**MULTI TENANT RESIDENTIAL**
24503	**APARTMENTS**
24503	**MULTI TENANT RESIDENTIAL**
24505	**APARTMENTS**
24505	**MULTI TENANT RESIDENTIAL**
24507	**APARTMENTS**
24507	**MULTI TENANT RESIDENTIAL**
24509	**APARTMENTS**
24509	**MULTI TENANT RESIDENTIAL**

1975 AVENIDA DE LA CARLOTA

SOURCE: PACIFIC TELEPHONE

RANGE NOT LISTED

1975 CHRISTINA CT

SOURCE: PACIFIC TELEPHONE

STREET NOT LISTED

1975 LOS ALISOS BLVD

SOURCE: PACIFIC TELEPHONE

STREET NOT LISTED

1970 AVENIDA DE LA CARLOTA

SOURCE: PACIFIC TELEPHONE

RANGE NOT LISTED

1970 CHRISTINA CT

SOURCE: PACIFIC TELEPHONE

STREET NOT LISTED

1970 LOS ALISOS BLVD

SOURCE: PACIFIC TELEPHONE

STREET NOT LISTED

TOPOGRAPHIC MAPS

Project Property:	Oakbrook 24422 Avenida De La Carlota LAGUNA HILLS CA 92653
Project No:	22-383510.1
Requested By:	Partner Engineering and Science, Inc.
Order No:	22082304257
Date Completed:	August 24, 2022

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
1942	15
1948	7.5
1949	7.5
1968	7.5
1974	7.5
1978	7.5
1981	7.5
2015	7.5
2018	7.5
2022	7.5

Topographic Map Symbology for the maps may be available in the following documents:

Pre-1947

Page 223 of 1918 Topographic Instructions

Page 130 of 1928 Topographic Instructions

1947-2009

Topographic Map Symbols

2009-present

US Topo Map Symbols

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.
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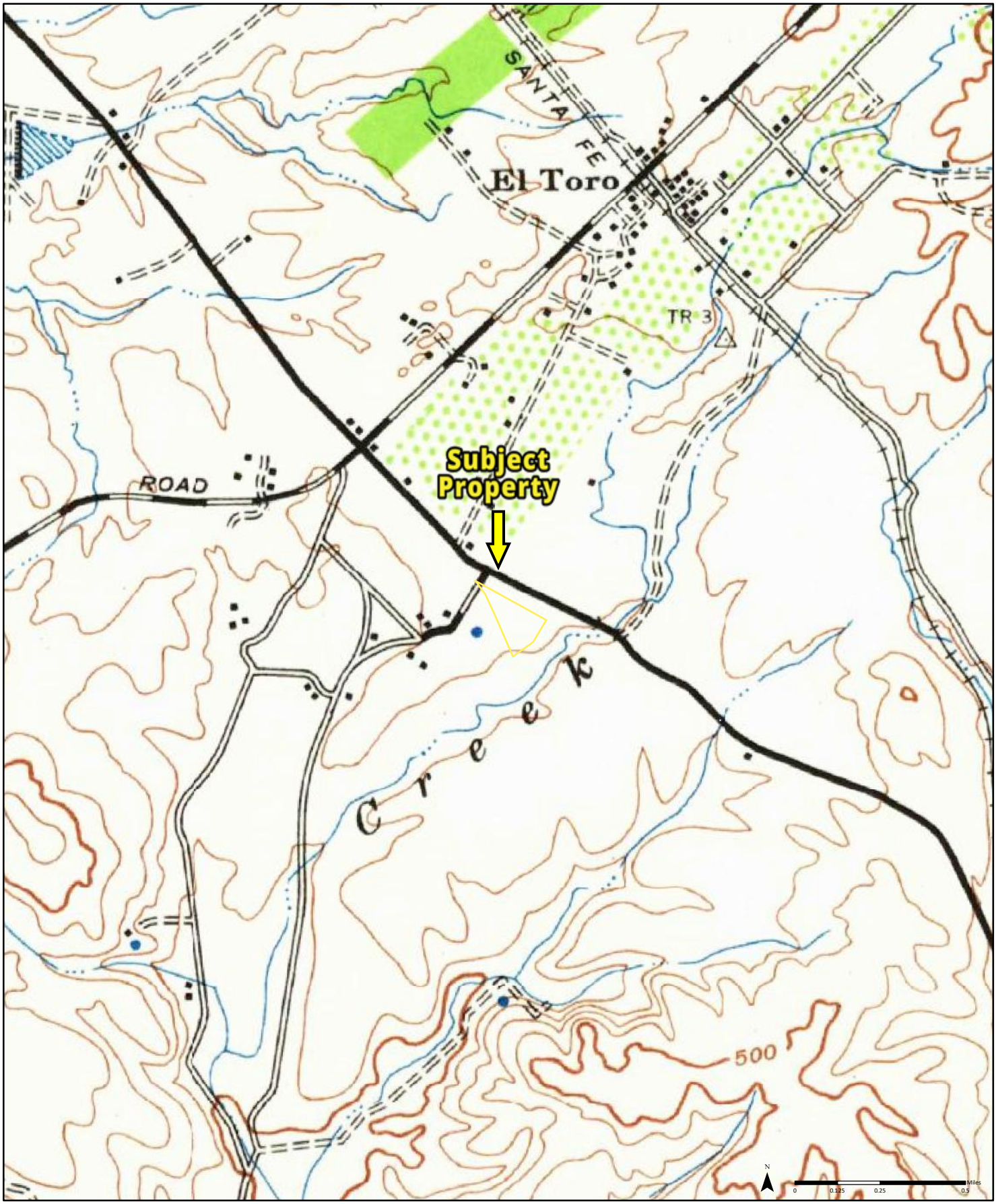


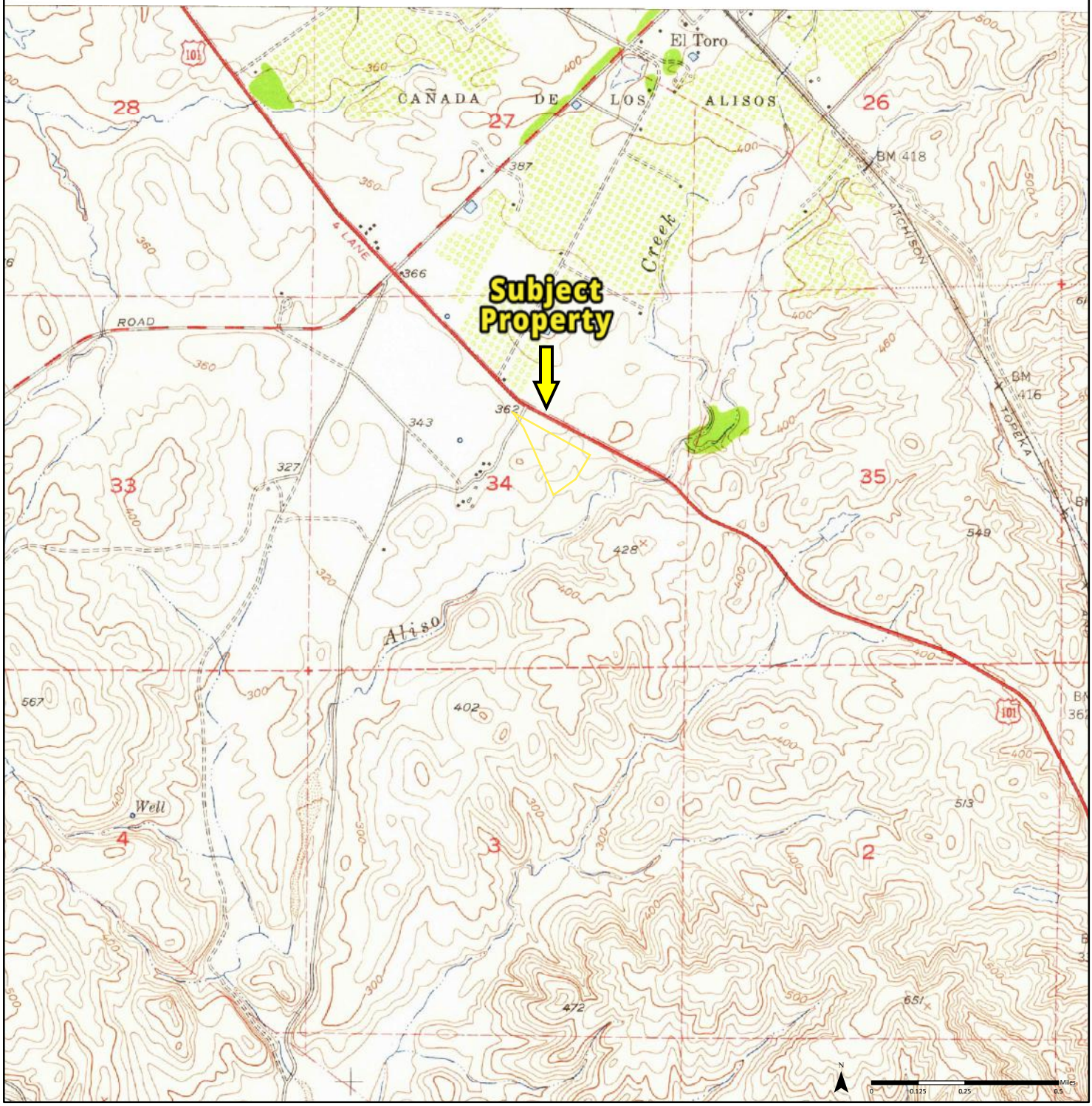
1942 *(1-1942)*
Aerial Photo Year: 1939

Quadrangle(s): Santiago Peak, CA(1-1942)

Order No. 22082304257

Source: USGS 15 Minute Topographic Map

PARTNER



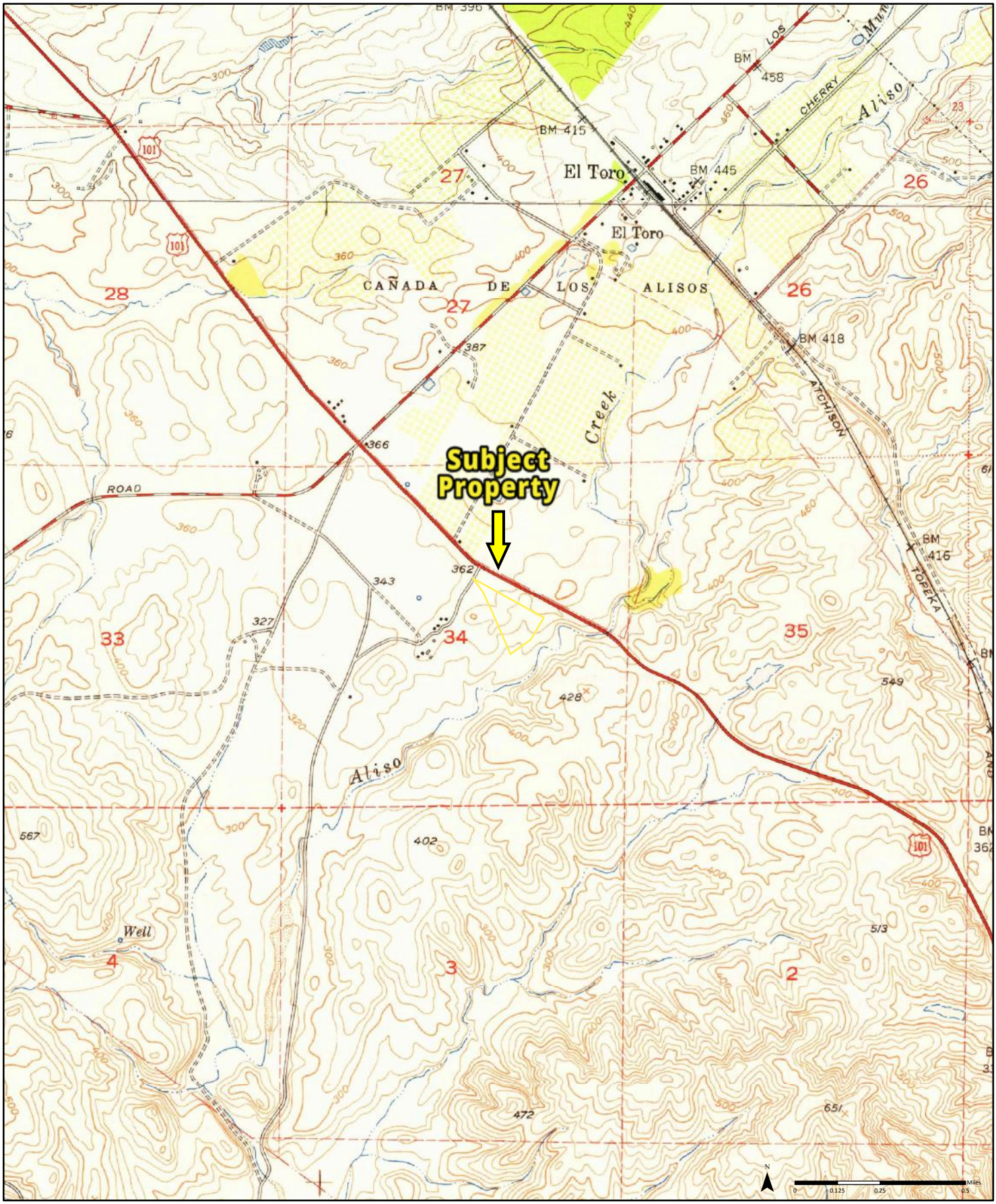
1948 (1-1948)
Aerial Photo Year: 1946

Quadrangle(s): San Juan Capistrano, CA(1-1948)

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER



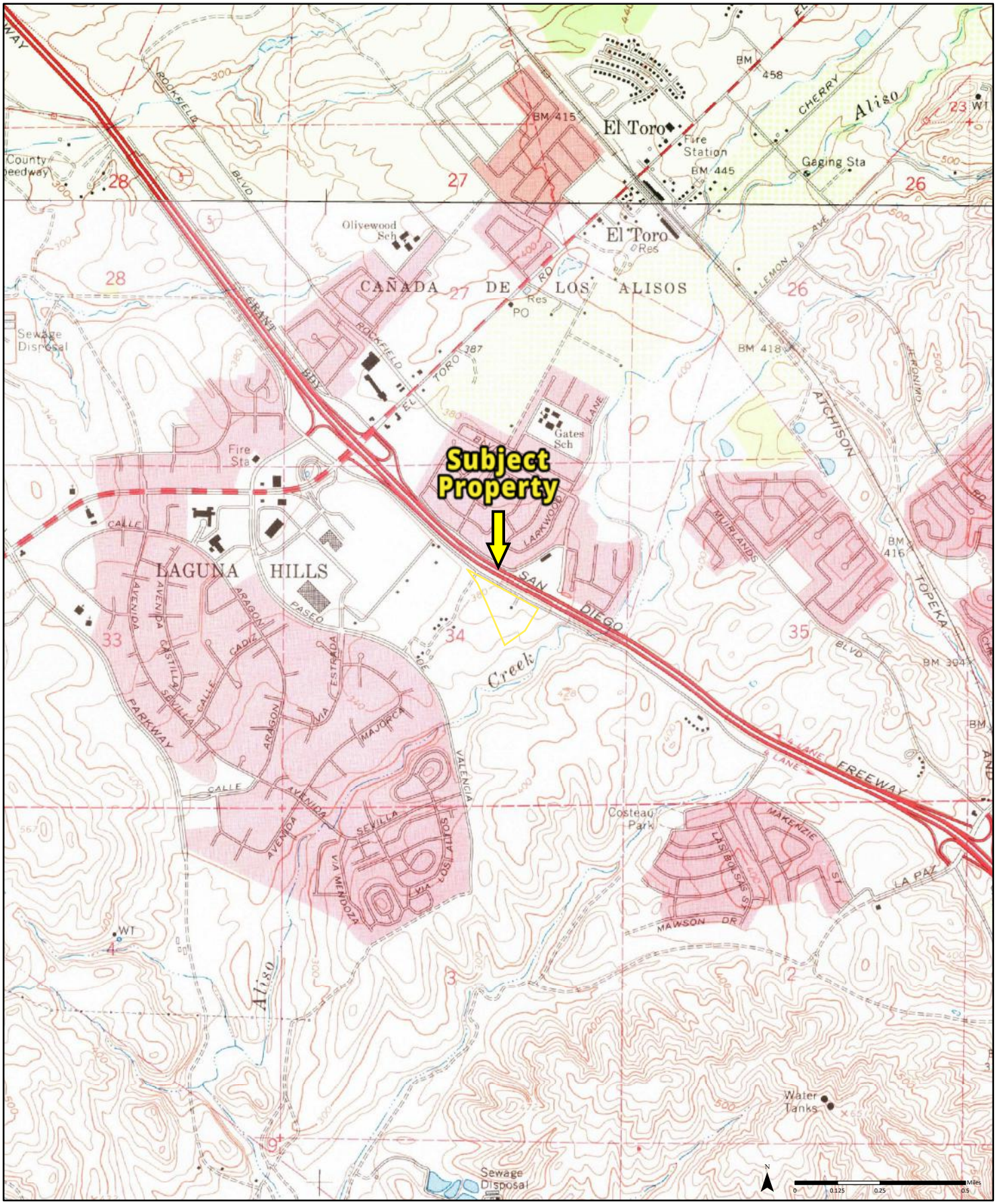
1949 (1-1949) *Aerial Photo Year: 1946* (2-1949) *Aerial Photo Year: 1946*

Quadrangle(s): San Juan Capistrano, CA(1-1949)
El Toro, CA(2-1949)

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER



1968 (1-1968) *Aerial Photo Year: 1967* (2-1968) *Aerial Photo Year: 1967*

Quadrangle(s): San Juan Capistrano, CA(2-1968)
El Toro, CA(1-1968)

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER

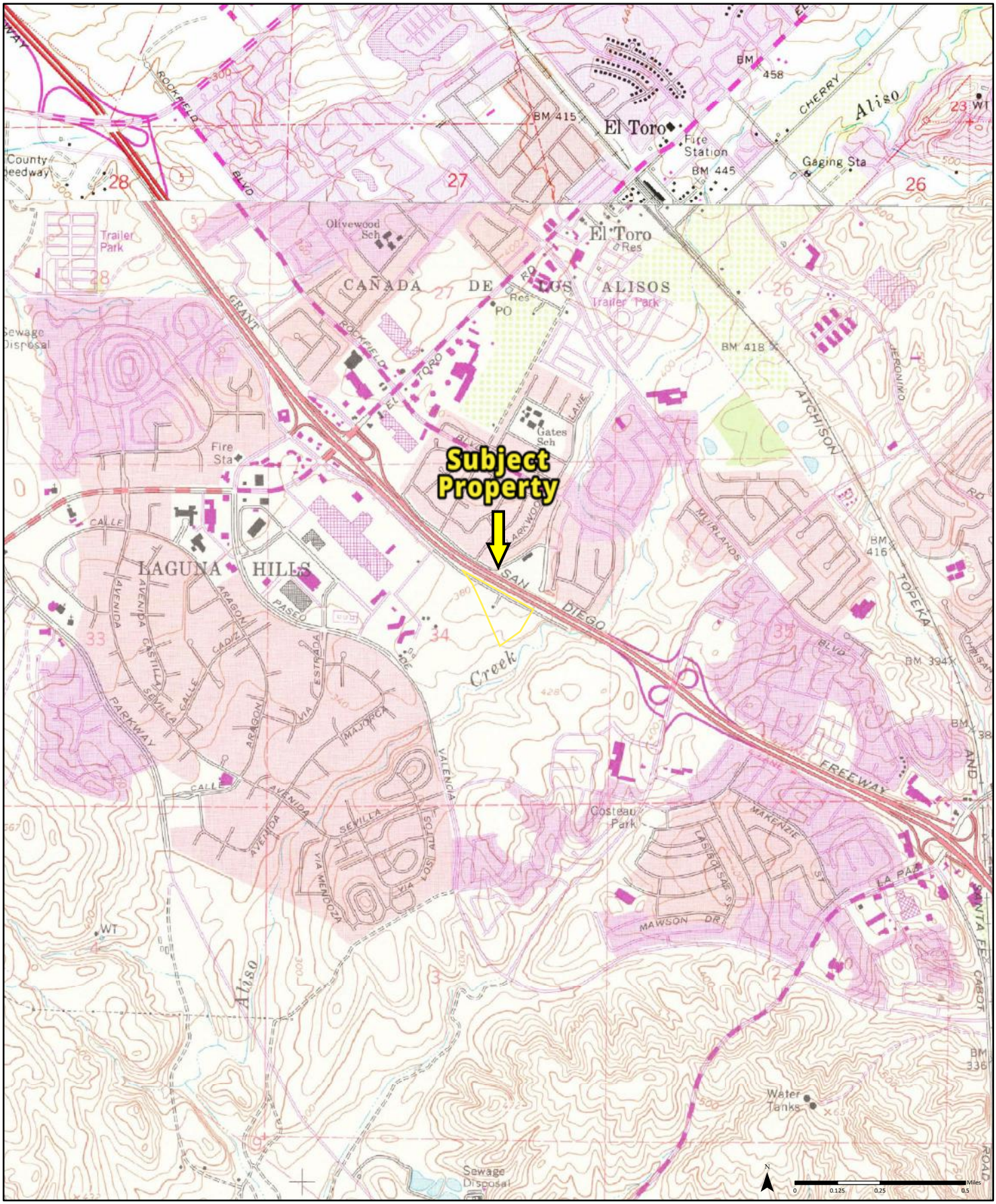
1974 *(1-1974) Aerial Photo Year: 1974* *(2-1974) Aerial Photo Year: 1974*

Quadrangle(s): San Juan Capistrano, CA(2-1974)
El Toro, CA(1-1974)

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER



1978

(1-1978) *Aerial Photo Year: 1974* *Photo Revision Year: 1978*

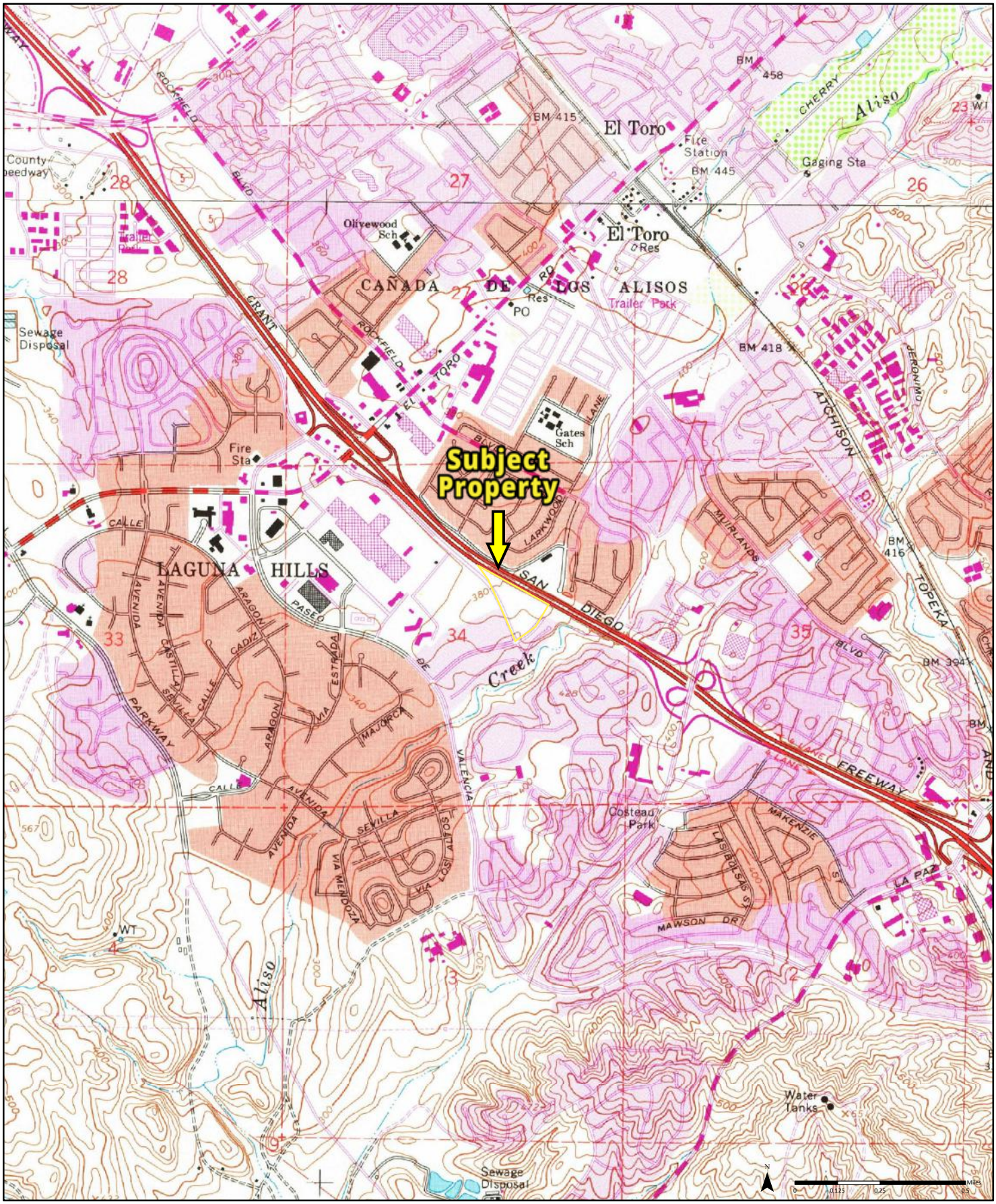
(2-1978) *Aerial Photo Year: 1974* *Photo Revision Year: 1978*

Quadrangle(s): San Juan Capistrano, CA(2-1978)
El Toro, CA(1-1978)

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER



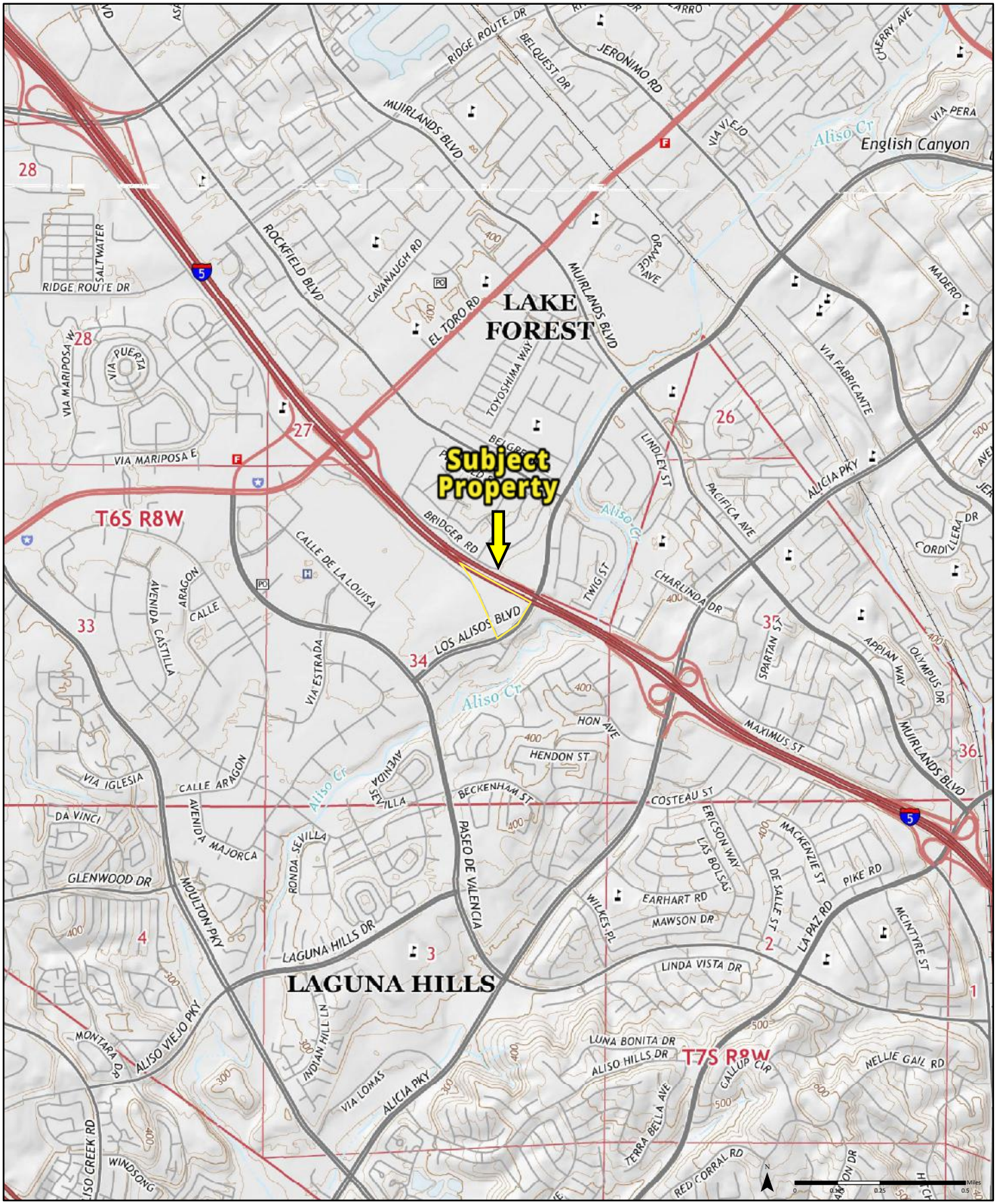
1981 *(1-1981)* *Aerial Photo Year: 1978* *Photo Revision Year: 1981* *(2-1981)* *Aerial Photo Year: 1977*

Quadrangle(s): San Juan Capistrano, CA(2-1981)
El Toro, CA(1-1981)

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER



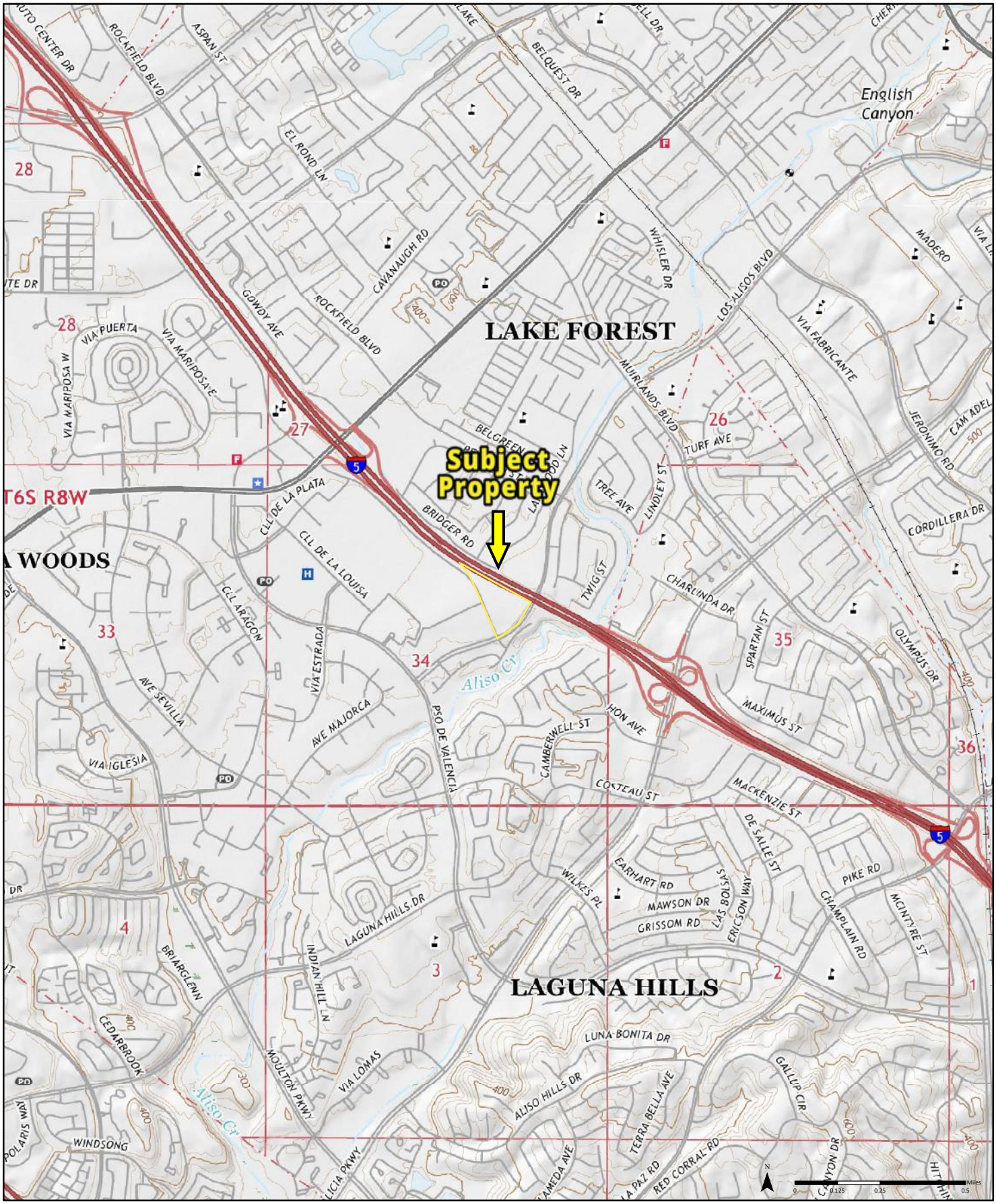
2015

Quadrangle(s): San Juan Capistrano, CA
Lake Forest, CA

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER



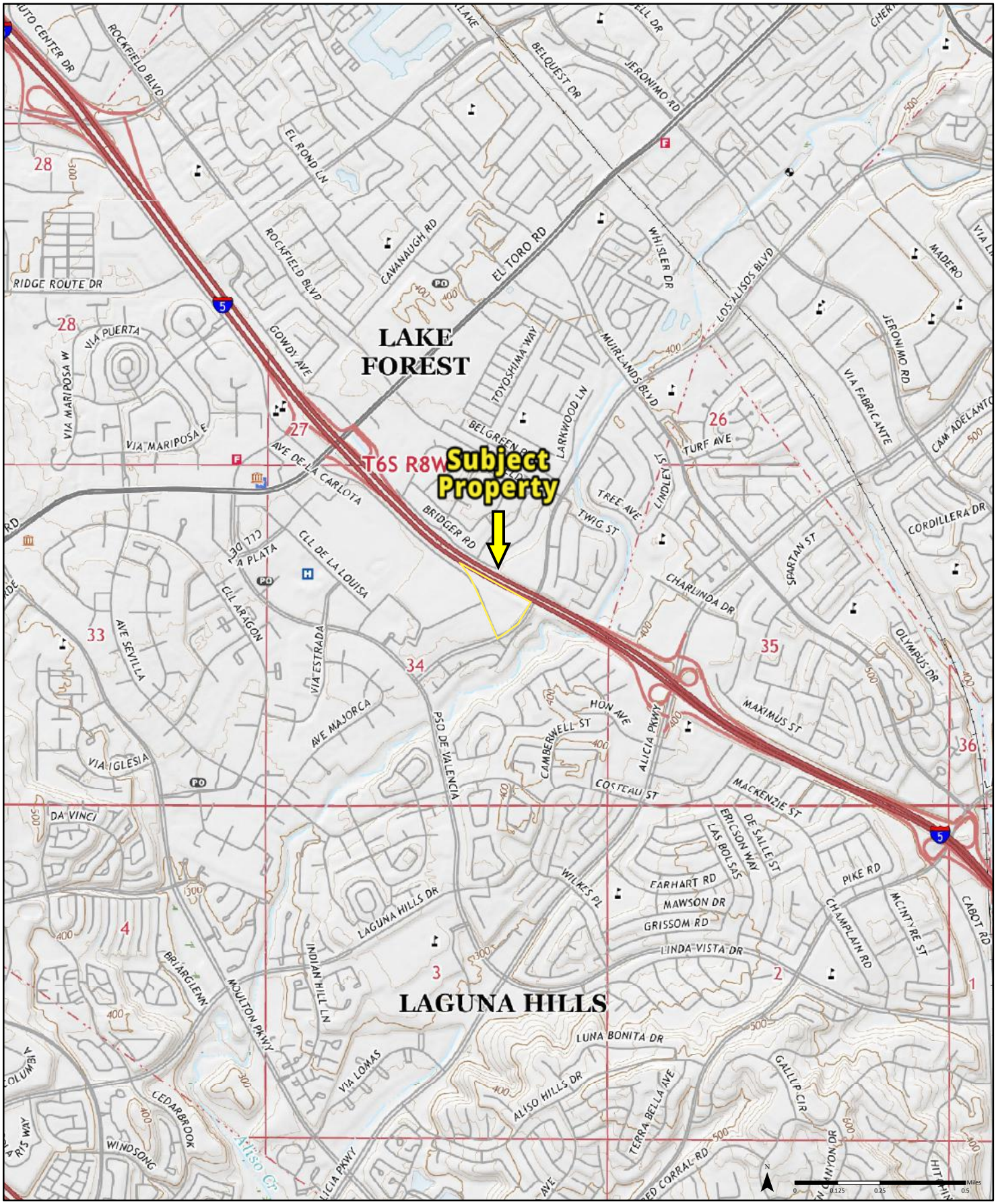
2018

Quadrangle(s): San Juan Capistrano, CA
Lake Forest, CA

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER



2022

Quadrangle(s): San Juan Capistrano, CA
Lake Forest, CA

Order No. 22082304257

Source: USGS 7.5 Minute Topographic Map

PARTNER

ORANGE COUNTY FIRE AUTHORITY

Prevention Field Services
1 Fire Authority Road
Irvine, CA 92602
Phone (714) 573-6254
Fax (714) 368-8836

RECORDS REQUEST INVOICE

FIRE ORANGE COUNTY PAID CALIFORNIA AUTHORITY

To: Brooklynn Marcus – Partner ESI

Number of Pages (including cover): 1

Date: 8/24/2022

COMMENTS: The information you requested for **24422 AV DE LA CARLOTA in the city of LAGUNA HILLS** is ready. Your fee for this request is $2.50.

***** PAY ONLINE! *** To ensure I receive a copy of the receipt, please use this link only (do not use previously saved payment links)**

If you prefer not to pay online, please send a check payable to ORANGE COUNTY FIRE AUTHORITY and a **SELF-ADDRESSED, STAMPED ENVELOPE** to: *Orange County Fire Authority, Atten: Iris Vicent/Prevention Field Services, 1 Fire Authority Rd, Irvine CA 92602* and the records will be mailed to you. If you prefer your records to be emailed to you, please send payment only and indicate the email address you would like the records sent to.

PLEASE NOTE: WITH OUR COVID SAFETY PRECAUTIONS, OCFA IS CURRENTLY CLOSED TO THE PUBLIC. YOU WILL BE UNABLE TO COME IN AND PICK UP YOUR RECORDS AT THIS TIME.

ORANGE COUNTY FIRE AUTHORITY

Report run on: August 24, 2022 10:48 AM

BUSINESS RECORDS AT: 24422 AV DE LA CARLOTA
LAGUNA HILLS

Bus Id: **4149** DBA: **OAKBROOK PLAZA-BSO** Status: Active
24422 AV DE LA CARLOTA Bldg# Ste#
LAGUNA HILLS
Last Insp Date: 25 APR 2018 Bus Type: BUSINESS OFFICE
Insp Type: ROUTINE INSPECTION Insp Category: CATEGORY 5, NO HAZARDOUS MATERIALS
Alarm Type:
Sprinkler Type: 1 Wet Pipe, Supervised Sprinkler Due Date: 01 APR 2021

VIOLATIONS

Identify Date: 25 APR 2018

House Keeping:	Fire Protect: 1	High Piled:	Electrical:
Exiting:	Permit Related:	Hazmat Related:	Misc:
Notice Issued Dt:		Self Clr Issued Dt:	

1st Reinsp clear: Y	Date: 30 APR 2018	2nd Reinsp clear:	Date:
3rd Reinsp clear:	Date:	4th Reinsp clear:	Date:
5th Reinsp clear:	Date:		

PERMITS : NO PERMITS FOUND *****

CHEMICALS : NO CHEMICALS FOUND *****

***** END OF REPORT *****

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: FAIRBANKS AND POWER PHYSICAL THERAPY CORP

Address where business will be conducted: DBA PACIFIC PRO PHYSICAL THERAPY AND SPORTS MEDICINE
24422 AVENIDA DE LA CARLOTA STE 100

Business Owner: BRET FAIRBANKS Business Phone: (949)716-2730

Permit # : CO-0118-2020 Occupancy Group: B Type of Construction: I-B

Occupancy Description: OUTPATIENT PHYSICAL THERAPY

PLANNING DEPARTMENT

Date Approved: 12/14/2020 By:

BUILDING DEPARTMENT

Date Approved: 12/14/2020 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: ORANGE COAST ORTHODONTICS/JUNGLE OF SMILES

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA # 120, LAGUNA HILLS, CA 92653

Business Owner: DR. BOBBY GHANDEHARI Business Phone: (949)305-0550

Permit # : COM-5-14-9186 Occupancy Group: B Type of Construction: I-B

Occupancy Description: ORTHODONTICS; PEDIATRIC DENTISTRY

PLANNING DEPARTMENT

Date Approved: 02/02/2021 By:

BUILDING DEPARTMENT

Date Approved: 02/02/2021 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: COASTAL KIDS

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 130

Business Owner: STEVEN ABELOWITZ, M.D., FAAP Business Phone: (949)951-1376

Permit # : COM-9-15-11888 Occupancy Group: B Type of Construction: IIA

Occupancy Description: PEDIATRIC MEDICAL OFFICE

PLANNING DEPARTMENT

Date Approved: 07/01/2016 By:

BUILDING DEPARTMENT

Date Approved: 07/01/2016 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: NATIONWIDE REAL ESTATE EXECUTIVES

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 450

Business Owner: DARYL OWENS Business Phone: (949)334-2900

Permit # : CO-10-16-13948 Occupancy Group: B Type of Construction: VB

Occupancy Description: REAL ESTATE BROKERAGE

PLANNING DEPARTMENT

Date Approved: 10/07/2016 By:

BUILDING DEPARTMENT

Date Approved: 10/07/2016 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: ASSURED PERFORMANCE NETWORK

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 490

Business Owner: SCOTT BIGGS Business Phone: (949)221-0010

Permit # : COM-6-14-9379 Occupancy Group: B Type of Construction: V-B

Occupancy Description: PROGRAM MANAGEMENT FOR COLLISION REPAIR CENTERS

PLANNING DEPARTMENT

Date Approved: 09/24/2014 By:

BUILDING DEPARTMENT

Date Approved: 09/24/2014 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: RCE CONSULTANTS, INC.

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 300

Business Owner: RICHARD CLARK Business Phone: (949)453-111

Permit # : COM-5-14-9171 Occupancy Group: B Type of Construction: IIA

Occupancy Description: CIVIL ENGINEERING CONSULTANTS

PLANNING DEPARTMENT

Date Approved: 08/04/2014 By: Chris Domingues

BUILDING DEPARTMENT

Date Approved: 08/04/2014 By: Robert Hubaugh

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: KIEL MORTGAGE

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 230

Business Owner: MORTGAGE BROKER SERVICES, INC. Business Phone: (888)988-5435

Permit # : CO-11-12-6546 Occupancy Group: B Type of Construction: VB

Occupancy Description: MORTGAGE SALES AND OPERATIONS

PLANNING DEPARTMENT

Date Approved: 11/06/2012 By:

BUILDING DEPARTMENT

Date Approved: 11/06/2012 By: Robert Kubasak

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: NATIONWIDE

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 450

Business Owner: DARYL OWEN Business Phone: (714)348-1774

Permit # : COM-3-14-8906 Occupancy Group: B Type of Construction: IIA

Occupancy Description: INSURANCE COMPANY

PLANNING DEPARTMENT

Date Approved: 07/14/2014 By:

BUILDING DEPARTMENT

Date Approved: 07/14/2014 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: ROEHL & GLOWACKI, P.C.

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 285

Business Owner: CYNTHIA V. ROEHL/ JOHN GLOWACKI

Business Phone: (949)231-0199

Permit # : COM-3-16-12838

Occupancy Group: B

Type of Construction: IIA

Occupancy Description: LAW PRACTICE

PLANNING DEPARTMENT

Date Approved: 10/14/2016 By:

BUILDING DEPARTMENT

Date Approved: 10/14/2016 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: REHAB CARE

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 165

Name of Occupant/Owner: KINDRED HEALTHCARE Business Phone: (949)951-2770

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: CO-3-12-5577 Occupancy Group: B Type of Construction: VB

PLANNING DEPARTMENT

Date Approved: 03 / 15 / 2012 By:

Occupancy Description: OUTPATIENT PHYSICAL THERAPY/REHABILITATION

BUILDING DEPARTMENT

Date Approved: 03 / 15 / 2012 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: ORANGE COAST WOMEN'S MEDICAL GROUP

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 225

Business Owner: PHYSICIAN OWNED Business Phone: (949)829-5522

Permit # : COM-7-13-7669 Occupancy Group: B Type of Construction: VB

Occupancy Description: OB/GYN MEDCIAL PRIVATE PRACTICE

PLANNING DEPARTMENT

Date Approved: 10/16/2013 By:

BUILDING DEPARTMENT

Date Approved: 10/16/2013 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: HANDS ON HANDS OF LAGUNA HILLS

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 320

Business Owner: SCOTT COSTELLO Business Phone: (949)470-0021

Permit # : CO-3-16-12926 Occupancy Group: B Type of Construction: VB

Occupancy Description: OUTPATIENT OCCUPATIONAL THERAPY OFFICE

PLANNING DEPARTMENT

Date Approved: 03/23/2016 By:

BUILDING DEPARTMENT

Date Approved: 03/23/2016 By: Robert Hathaway

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: PURE PEDIATRIC THERAPY, INC.

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 100

Business Owner: LIZ KOREN Business Phone: (949)916-1654

Permit # : CO-12-13-8442 Occupancy Group: B Type of Construction: VB

Occupancy Description: PEDIATRIC OCCUPATIONAL & PHYSICAL THERAPY OUT PATIENT CLINIC

PLANNING DEPARTMENT

Date Approved: 02/06/2014 By:

BUILDING DEPARTMENT

Date Approved: 02/06/2014 By: Robert Hubaugh

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: LOANDEPOT.COM, LLC dba iMORTGAGE

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 110

Business Owner: LOANDEPOT.COM, LLC Business Phone: (949)297-1400

Permit # : COM-8-13-7724 Occupancy Group: B Type of Construction: II-A

Occupancy Description: RETAIL MORTGAGE BANKER

PLANNING DEPARTMENT

Date Approved: 11/21/2013 By:

BUILDING DEPARTMENT

Date Approved: 11/21/2013 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: SOUTH ORANGE COUNTY ENDOCRINOLOGY

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 375

Business Owner: ALAN O. MARCUS, MD FACP FACE Business Phone: (949)770-4177

Permit # : CO-5-16-13236 Occupancy Group: B Type of Construction: VB

Occupancy Description: MEDICAL PRACTICE

PLANNING DEPARTMENT

Date Approved: 10/10/2016 By:

BUILDING DEPARTMENT

Date Approved: 10/10/2016 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: R&B MEDICAL GROUP INC. DBA UNIVERSAL DX

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 375

Business Owner: UDX, LLC Business Phone: (844)826-8274

Permit # : CO-8-18-17198 Occupancy Group: B Type of Construction: V-B

Occupancy Description: MEDICAL OFFICE

PLANNING DEPARTMENT

Date Approved: 09/19/2018 By:

BUILDING DEPARTMENT

Date Approved: 09/19/2018 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: COMPLETE BALANCE SOLUTIONS

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 190

Name of Occupant/Owner: SAPAN PALKHIWALA/ NIRAV PATEL

Business Phone: (949)340-6927

Address of Home Office of Occupant if different than above:

Home Phone: ( ) -

Permit #: COM-1-11-3952 Occupancy Group: B Type of Construction: VB

PLANNING DEPARTMENT

Date Approved: 05 / 09 / 2011 By:

Occupancy Description: PHYSICAL THERAPY

BUILDING DEPARTMENT

Date Approved: 05 / 09 / 2011 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: GELLER CONRAD DUVEL LLP

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 310

Business Owner: CHRISTIAN CONRAD Business Phone: (949)855-0600

Permit # : CO-10-16-13966 Occupancy Group: B Type of Construction: VB

Occupancy Description: LAW OFFICE

PLANNING DEPARTMENT

Date Approved: 03/27/2017 By:

BUILDING DEPARTMENT

Date Approved: 03/27/2017 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: SADDLEBACK FAMILY MED.

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 272

Business Owner: STEPHEN J. IERARDI, M.D. Business Phone: (949)282-6500

Permit # : CO-3-17-14697 Occupancy Group: B Type of Construction: VB

Occupancy Description: GENERAL MEDICAL OFFICE

PLANNING DEPARTMENT

Date Approved: 03/27/2017 By:

BUILDING DEPARTMENT

Date Approved: 03/27/2017 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: MAGIC SOFTWARE ENTERPRISES, INC

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 365

Business Owner: MAGIC SOFTWARE ENTERPRISES LTD. Business Phone: (949)250-1718

Permit # : COM-2-13-6914 Occupancy Group: B Type of Construction: VB

Occupancy Description: SOFTWARE DEVELOPER AND CONSULTANT

PLANNING DEPARTMENT

Date Approved: 06/19/2013 By: Chris Dominguez

BUILDING DEPARTMENT

Date Approved: 06/19/2013 By: Robert Hubaugh

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: SUSIE RUDZIK dba PURE PEDIATRIC THERAPY

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 100

Business Owner: SUSIE RUDZIK Business Phone: (949)916-1654

Permit # : CO-10-12-6496 Occupancy Group: B Type of Construction: VB

Occupancy Description: PEDIATRIC OCCUPATIONAL & PHYSICAL THERAPY

PLANNING DEPARTMENT

Date Approved: 11/02/2012 By:

BUILDING DEPARTMENT

Date Approved: 11/02/2012 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: COASTAL KIDS

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 210

Business Owner: STEVEN ABELOWITZ, M.D., FAAP Business Phone: (949)759-1720

Permit # : COM-4-16-13009 Occupancy Group: B Type of Construction: IIA

Occupancy Description: MEDICAL OFFICE

PLANNING DEPARTMENT

Date Approved: 07/01/2016 By:

BUILDING DEPARTMENT

Date Approved: 07/01/2016 By: Robert Hubrash

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: HARVEST SMALL BUSINESS FINANCE, LLC

Address where business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 232

Business Owner: DAVID SCHERER Business Phone: (949)305-0920

Permit # : CO-3-17-14696 Occupancy Group: B Type of Construction: VB

Occupancy Description: NON-BANK LENDER FOR SMALL BUSINESS

PLANNING DEPARTMENT

Date Approved: 03/27/2017 By:

BUILDING DEPARTMENT

Date Approved: 03/27/2017 By:

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(714)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: AG EDWARDS

Address where Business will be conducted: 24422 AVE DE LA CARLOTA • SUITE 190

Name of Occupant/Owner: AG EDWARDS Business Phone: (714) 851-0888

Address of Home Office of Occupant if different than above: 24422 AVE DE LA CARLOTA • SUITE 190 Home Phone: ____

Permit #: 5564 Occpancy Group: B-2 Type of Construction: N/A

BUILDING DEPARTMENT

Date Approved: ____/____/____ By: ____

Occupancy Description: GENERAL OFFICES

PLANNING DEPARTMENT

Date Approved: 6/28/96 By: Randal Lovett for Kim Noland

Date: ____/____/____ ____
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: FAVOR & FAVOR, CPA'S

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 275

Name of Occupant/Owner: LISA FAVOR Business Phone: (949)829-8299

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: COM-11-09-2410 Occupancy Group: B Type of Construction: VB

PLANNING DEPARTMENT

Date Approved: 02 / 01 / 2010 By:

Occupancy Description: ACCOUNTING FIRM

BUILDING DEPARTMENT

Date Approved: 02 / 01 / 2010 By: Robert Hedaya

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: SUNWEST BANK

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 110

Name of Occupant/Owner: MICHAEL RAMIREZ Business Phone: (949)707-2200

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 2003-0068 Occupancy Group: B Type of Construction: III-1

PLANNING DEPARTMENT

Date Approved: 05/01/03 By: Judith A. Mallery

Occupancy Description: BUSINESS BANK

BUILDING DEPARTMENT

Date Approved: 05/01/03 By: Robert Hartwig

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: SOUTH LAKE MORTGAGE CAPITAL

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 120

Name of Occupant/Owner: BRETT FLOYD Business Phone: (949)462-9990

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit #: 2005-0929 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 11 / 22 / 05 By: Julie A. Mollog

Occupancy Description: MORTGAGE LENDER

BUILDING DEPARTMENT

Date Approved: 11 / 22 / 05 By: Robert Hubaugh

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: END 2 END LOANS, INC.

Address where Business will be conducted: 24421 [illegible] DE LAGUNA, SUITE 390

Name of Occupant/Owner: [illegible] MCGLINN — Business Phone: (949)461-5185

Address of Home Office if Occupant if different than above: — Home Phone: ( ) -

Permit #: [illegible]02-0830 Occupancy Group: B Type of Construction: NONE

[illegible] DEPARTMENT

Date Approved: [illegible] By:

Occupancy Description: [illegible]CH FOR SOFTWARE COMPANY

[illegible] DEPARTMENT

Date Approved: 11/[illegible]

Building Official

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(714)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: COMMODORE INSURANCE

Address where Business will be conducted: 24422 AVE DE LA CARLOTA • SUITE 390

Name of Occupant/Owner: COMMODORE INSURANCE Business Phone: (714) 851-0888

Address of Home Office of Occupant if different than above: 24422 AVE DE LA CARLOTA • SUITE 390 Home Phone: _____

Permit #: 6170 Occupancy Group: B-2 Type of Construction: N/A

BUILDING DEPARTMENT

Date Approved: 2/3/97 By: David Fibbs

Occupancy Description: GENERAL OFFICES

PLANNING DEPARTMENT

Date Approved: 1/3/97 By: Randal Lamb for Kim Noland

Date: ____/____/____

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: FAVOR & FAVOR, CPA'S

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 275

Name of Occupant/Owner: LISA FAVOR Business Phone: (949)829-8299

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: COM-11-09-2410 Occupancy Group: B Type of Construction: VB

PLANNING DEPARTMENT

Date Approved: 02 / 01 / 2010 By:

Occupancy Description: ACCOUNTING FIRM

BUILDING DEPARTMENT

Date Approved: 02 / 01 / 2010 By: Robert Hedaya

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: CONSULTNET, LLC.

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA, SUITE 375

Name of Occupant/Owner: MICHAEL SAULINER Business Phone: (949)421-0640

Address of Home Office of Occupant if different than above: _____ Home Phone: ( ) -

Permit #: 2006-0481 Occupancy Group: B Type of Construction: VN

PLANNING DEPARTMENT

Date Approved: 09 / 19 / 06 By: _____

Occupancy Description: STAFFING FIRM

BUILDING DEPARTMENT

Date Approved: 09 / 19 / 06 By: _____

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: PRINCIPAL FINANCIAL GROUP

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA #275 LAGUNA HILLS, CA. 92653

Name of Occupant/Owner: VINCE GIOVINASSO Business Phone: (949)581-4646

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: Occpancy Group: B2 Type of Construction: VN

BUILDING DEPARTMENT

Date Approved: 09 / 27 / 99 By:

Occupancy Description: INSURANCE COMPANY

PLANNING DEPARTMENT

Date Approved: 09 / 27 / 99 By:

Date: 09 / 27 / 99

Building Official

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(714)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: AG EDWARDS

Address where Business will be conducted: 24422 AVE DE LA CARLOTA • SUITE 190

Name of Occupant/Owner: AG EDWARDS Business Phone: (714) 851-0888

Address of Home Office of Occupant if different than above: 24422 AVE DE LA CARLOTA • SUITE 190 Home Phone: ____

Permit #: 5564 Occpancy Group: B-2 Type of Construction: N/A

BUILDING DEPARTMENT

Date Approved: ____/____/____ By: ____

Occupancy Description: GENERAL OFFICES

PLANNING DEPARTMENT

Date Approved: 6/28/96 By: Randal Tomek for Kim Noland

Date: ____/____/____ ____
Building Official

Certificate of Occupancy

CITY OF LAGUNA HILLS

25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653 • (714) 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:

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA #210

Name of Occupant/Owner: GENERAL NUTRITION CENTERS Business Phone: _____

Address of Home Office of Occupant if different than above: _____ Home Office Phone: _____

Permit No. #1270 Occupancy Group: B-2 No. of Units: _____ Type of Construction: III

Building Division Date Approved: 9/28/93 By: Curtis Ziak, Deputy Building Official

Use Zone: MATHIS RANCH P.C. Occupancy Description: OFFICE

Planning Division Date Approved: 9/28/93 By: Michael Thiele, Planning Director

LIMITATIONS: _____

Date 9/29/93

Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official

White—Original; Yellow—Bldg. Records;

Certificate of Occupancy

CITY OF LAGUNA HILLS

25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653 • (714) 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:

Address where Business will be conducted 24422 AVENIDA DE LA CARLOTA #265

Name of Occupant/Owner WHITTAKER, CLARK & DANIELS **Business Phone** _____

Address of Home Office of Occupant if different than above _____ **Home Office Phone** _____

Permit No. #1107 **Occupancy Group** B-2 **No. of Units** _____ **Type of Construction** III

Building Division **Date Approved:** 9/28/93 **By:** Curtis Mak, Deputy Building Official

Use Zone MATHIS RANCH P.C. **Occupancy Description** OFFICE

Planning Division **Date Approved:** 9/28/93 **By:** Michael Thiele, Planning Director

LIMITATIONS: _____

Date 9.28.93

Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official

White—Original; Yellow—Bldg. Records;

Certificate of Occupancy

CITY OF LAGUNA HILLS

25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653 • (714) 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:

Address where Business will be conducted: 24422 Avenida de la Carlota #305

Name of Occupant/Owner: Metropolitan Life Business Phone: _____

Address of Home Office of Occupant if different than above: _____ Home Office Phone: _____

Permit No. 3139 Occupancy Group B-2 No. of Units _____ Type of Construction III N

Building Division Date Approved: 4/6/94 By: Curtis Ziak, Deputy Building Official

Use Zone Mathis Ranch Occupancy Description Office

Planning Division Date Approved: 4/6/94 By: Michael Thiele, Planning Director

LIMITATIONS: _____

Date 4-12-94

Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official

White—Original; Yellow—Bldg. Records;

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: AMERICREDIT FINANCIAL SERVICES

Address where Business will be conducted: 24422 AVENIDA DE LA CARLOTA #320 LAGUNA HILLS, CA. 92653

Name of Occupant/Owner: CHRISTINA WELTON Business Phone: (949)951-3510

Address of Home Office of Occupant if different than above: Home Phone: ( ) -

Permit #: 10365 Occpancy Group: B2 Type of Construction: VN09

BUILDING DEPARTMENT

Date Approved: 09 / 08 / 99 By:

Occupancy Description: INDIRECT CONSUMER AUTO FINANCE

PLANNING DEPARTMENT

Date Approved: 09 / 08 / 99 By:

Date: 09 / 08 / 99

Building Official

Certificate of Occupancy

CITY OF LAGUNA HILLS
25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653
(714)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: AG EDWARDS

Address where Business will be conducted: 24422 AVE DE LA CARLOTA • SUITE 190

Name of Occupant/Owner: AG EDWARDS Business Phone: (714) 851-0888

Address of Home Office of Occupant if different than above: 24422 AVE DE LA CARLOTA • SUITE 190 Home Phone: _____

Permit #: 5564 Occpancy Group: B-2 Type of Construction: N/A

BUILDING DEPARTMENT

Date Approved: 8/01/96 By: David Tibbs

Occupancy Description: GENERAL OFFICES

PLANNING DEPARTMENT

Date Approved: 6/28/96 By: Kendal Smart for Kim Noland

Date: ____/____/____

Building Official

Certificate of Occupancy

CITY OF LAGUNA HILLS

25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653 • (714) 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:

Address where Business will be conducted 24422 AVENIDA DE LA CARLOTA #360

Name of Occupant/Owner UNION PACIFIC REALTY **Business Phone** _____

Address of Home Office of Occupant if different than above _____ **Home Office Phone** _____

Permit No. #1065 **Occupancy Group** B-2 **No. of Units** _____ **Type of Construction** _____

Building Division **Date Approved:** 9/28/93 **By:** Curtis Ziak, Deputy Building Official

Use Zone MATHIS RANCH P.C. **Occupancy Description** OFFICE

Planning Division **Date Approved:** 9/28/93 **By:** Michael Thiele, Planning Director

LIMITATIONS: _____

Date 9.28.93

Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official

White—Original; Yellow—Bldg. Records;

Certificate of Occupancy

CITY OF LAGUNA HILLS

25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653 • (714) 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:

Address where Business will be conducted 24422 AVENIDA DE LA CARLOTA #400

Name of Occupant/Owner MERRILL LYNCH T I **Business Phone** _____

Address of Home Office of Occupant if different than above _____ **Home Office Phone** _____

Permit No. 0693 **Occupancy Group** B-2 **No. of Units** _____ **Type of Construction** III

Building Division **Date Approved:** 9/28/93 **By:** Curtis Ziak, Deputy Building Official

Use Zone MATHIS RANCH P.C. **Occupancy Description** OFFICE

Planning Division **Date Approved:** 9/28/93 **By:** Michael Thiele, Planning Director

LIMITATIONS: _____

Date 9-28-93

Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official

White—Original; Yellow—Bldg. Records;

Certificate of Occupancy

CITY OF LAGUNA HILLS

25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653 • (714) 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:

Address where Business will be conducted 24422 AVENIDA DE LA CARLOTA #230

Name of Occupant/Owner _____ **Business Phone** _____

Address of Home Office of Occupant if different than above VAN KAMPEN MERRITT **Home Office Phone** _____

Permit No. 1416 **Occupancy Group** B-2 **No. of Units** _____ **Type of Construction** III

Building Division **Date Approved:** 12/10/93 **By:** Curtis Ziak, Deputy Building Official

Use Zone P.C. Mathis Ranch **Occupancy Description** Office

Planning Division **Date Approved:** 12/10/93 **By:** Michael Thiele, Planning Director

LIMITATIONS: _____

Date 12-14-93

_____ **Building Official**

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official

White—Original; Yellow—Bldg. Records;

Certificate of Occupancy

CITY OF LAGUNA HILLS

25201 PASEO DE ALICIA • LAGUNA HILLS, CALIFORNIA 92653 • (714) 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:

Address where Business will be conducted 24422 AVENIDA DE LA CARLOTA #200

Name of Occupant/Owner ELLSWORTH & TIBBITTS **Business Phone** _____

Address of Home Office of Occupant if different than above _____ **Home Office Phone** _____

Permit No. 0918 **Occupancy Group** B-2 **No. of Units** _____ **Type of Construction** III

Building Division **Date Approved:** 9/28/93 **By:** Curtis Ziak, Deputy Building Official

Use Zone MATHIS RANCH P.C. **Occupancy Description** OFFICE

Planning Division **Date Approved:** 9/28/93 **By:** Michael Thiele, Planning Director

LIMITATIONS: _____

Date 9.28.93

_____
Building Official

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official

White—Original; Yellow—Bldg. Records;

4

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

ADDRESS 24422 Ave. de la Carlota Ste. 350 Laguna Hills

FILE COPY

Bldg. Permit No.	Group	Lot	Block	Tract
77080				

Use: Int. alt. to estab. occpy for corporate office.

ISSUED TO OWNER: Derian Industries Inc. ON 6-26-90

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To:

Derian Industries Inc
24422 Ave. de la Carlota #350
Laguna Hills, CA 92653

F0250-138.6 (R1/89)

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS Laguna Hills

Bldg. Permit No.	Group	Lot	Block	Tract

Use:

Int. alt. to estab. use & occpy for insurance office.

ISSUED TO OWNER:	ON
Farmers Insurance Group	6-8-90

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To:

Farmers Insurance Group
2601 E. Chapman Ave. Ste. 106
Fullerton, CA 92631

F0250-138.6 (R1/89)

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS

Bldg. Permit No.	Group	Lot	Block	Tract

Use:

Interior Alteration to Establish Law Offices in Suite

ISSUED TO OWNER:	ON
Small, Henstridge, Cabodi	7/9/90

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To:

Small, Henstridge, Cobodi
1820 E.1st St.
Santa Ana, CA 92705

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0250-138.6 (R1/89)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE copy

ADDRESS 24422 Ave. de la Carlota Suite 160

Bldg Permit No	Group	Lot	Block	Tract
54933				

Use

Int alt to expand exist. yogurt office.

ISSUED TO OWNER

Heidi's Frozen Yogurt

ON 8-22-89

the building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Heidi's Frozen Yogurt
24422 Ave. de laCarlota
Laguna Hills, CA 92653

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

I 0250 130.6 (R1/89)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlota Ste. 390

Bldg Permit No	Group	Lot	Block	Tract
72070				

Use

Int. alt. to estab. occpy for Sales Office.

ISSUED TO OWNER	ON
Armstrong World Industries	12-26-89

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Armstrong World Industries
24422 Ave. de la Carlota #390
Laguna Hills, CA 92653

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0260 138.0 (R1/89)

FILE COPY

COUNTY OF ORANGE

CERTIFICATE OF USE AND OCCUPANCY

ADDRESS 24422 Ave. De La Carlota #200

Bldg Permit No	Group	Lot	Block	Tract
64746				

Use

Int. Alt. to estab. Use & Occpy. for Admin. Real Estate Office.

ISSUED TO OWNER Coldwell Banker

ON 04-03-89

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

- Coldwell Banker
- 24422 Ave. De La Carlota
- Laguna Hills CA 92653

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
PO Box 4048
12 Civic Center Plaza
SANTA ANA CALIFORNIA 92702-4048

F0250 138.6 (R1/89)

COUNTY OF ORANGE

CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlota Suite 300

Bldg Permit No	Group	Lot	Block	Tract
56905				

Use

Int alt to estab occpy for insurance office in exist. bldg.

ISSUED TO OWNER	ON
Metropolitant Life Ins.	8-22-89

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

- Metropolitant Life Ins.
- 10960 Wilshire Blvd. Ste 1438
- Los Angeles, CA 90024

F0250 138 6 (R1/P9)

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. De La Carlota

Bldg Permit No	Group	Lot	Block	Tract
89497				

Use

Interior Attention to Basic Building.

ISSUED TO OWNER

The Sammis Company

ON 03-14-89

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

The Sammis Company
17922 Fitch
Irvine, CA 92714

F 0250 138 6 (R1/89)

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlota Suite 415

Bldg Permit No	Group	Lot	Block	Tract
65236				

Use

Int. Alt. to estab. occupancy for regional offices.

ISSUED TO OWNER:	ON
American Home Shield	04-03-89

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

American Home Shield
24422 Ave. de la Carlota Suite 415
Laguna Hills, CA 92653

F 0250 138 6 (R1/89)

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
P O Box 4048
12 Civic Center Plaza
SANTA ANA CALIFORNIA 92702-4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

ADDRESS

Bldg Permit No	Group	Unit	Plan	Page

Use

ISSUED TO
OWNER

The building described herein has been inspected and found to comply with the provisions of the Code in force at the time of issuance and applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE KEPT IN THE LEGAL OWNER'S POSSESSION

Mail To

[redacted]

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

ADDRESS

Bldg. Permit No.	Group	Lot	Block	

Use

ISSUED TO
OWNER

The building described herein has been inspected and found to conform substantially to the requirements of the Uniform Building Code for occupancies and use listed hereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER

MAIL TO

[redacted]

[redacted]
Director of Planning
Environmental Management Agency
P.O. Box 4048
Santa Ana, California 92702

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. De La Carlotta, Suite #400, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
77595	B-2		620-011-90	

Use Interior alterations to establish occupancy "General Office" in an existing basic building.

ISSUED TO OWNER: BURROUGH'S CORP. OK 4-20-85

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Burrough's Corp.
24422 Ave. De La Carlotta, Suite #400
Laguna Hills, CA.

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0250 138 1 (R-5 9/

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave De La Caflotta, Suite 310, Laguna Hills

Bldg. Permit No	Group	Lot	Block	Tract
080303	B2	2	620-011-90	

Use: Interior alter for future tenant occpy in an existing basic commercial building

ISSUED TO OWNER	On
The Sammis Co.	10-16-85

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

The Sammis Co.
17922 Pitch Ave.
Irvine, CA 92714

F0250 138 4 (R3-85)

W L ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave De La Carlota Laguna Hills Area

Bldg Permit No	Group	Lot	Block	Tract
080577		2		

Use Interior alter. use & occ. to establish general offices for Life Insurance Co. in an exist basic bldg.

ISSUED TO OWNER Paul Revere Life Insurance Company-Tenant

ON 12-6-85

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

- Paul Revere Life Insurance Company #320
- 24422 Ave De La Carlota
- Laguna Hills, CA

W.L. Zaun

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250-138 4 (6-3-85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave De La Carlotta #285, Laguna Hills Area

Bldg Permit No	Group	Lot	Block	Tract
074302	B2	2		

Use Inter. Alter. for future tenant occpy in an exist Comm. Basic Bldg.

ISSUED TO OWNER: LEE SAMIS CO.

ON: 8-9-85

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

Lee Samis Co.
17922 Fitch Ave
Irvine, Ca. 92714

W L Zaun

W L ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250 (38 1 (R3:85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave De La Carlotta Suite 290, Laguna Hills Area

Bldg. Permit No	Group	Lot	Block	Tract
074301	B-2	2		

Use

Inter. Alter for future tenant Occpy in an exist. Basic Comm. Bldg.

ISSUED TO OWNER

LEE SAMIS CO.

ON

8-9-85

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

Lee Samis Co.
17922 Fitch
Irvine, Ca. 92714

F0250 133 4 (R3 85)

W L ZALIN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA CALIFORNIA 92702 4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlotta, Ste. 335, Laguna Hills

Bldg Permit No.	Group	Lot	Block	Tract
89492	B-2		620-011-90	

Use

To establish use & occupancy insurance marketing office.

ISSUED TO OWNER	ON
THE SAMMIS COMPANY	10-24-86

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

The Sammis Company
17922 Fitch
Irvine, CA.

W. E. Zaun
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0250 138 4 (8/2/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. Del La Carlotta Suite #330, Laguna Hills Area

Bldg Permit No	Group	Lot	Block	Tract
083036	B-2	Pcl 2		PM 65-44

Use Interior Alter to estab. Occpy "General Office" in an exist. Basic Bldg.

ISSUED TO OWNER	JN
CH CORP.	

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

CH 1 Corp.
19200 Fairchild Rd.
Irvine, Ca. 92715

W. L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0230 1334 (P3-85)

COUNTY OF ORANGE

CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlotta, #350, Laguna Hills

Bldg. Permit No.	Group	Lot	Block	Tract
39079	B-2		620-011-90	

Use: Interior alteration to establish use & occupancy for an Insurance Co. office in a basic building.

ISSUED TO OWNER: SUN LIFE

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

ON: 10-7-86

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

Sun Life
25251 Paseo de Alicia
Laguna Hills, CA.

F0250 138 4 (II 1/85)

WL ZAUN
Director of Regulatory
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
Santa Ana, CA. 92702-4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlotta, #350, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
39079	B-2		620-011-00	

Use: Interior alteration to establish use & occupancy for an Insurance Co. office in a basic building.

ISSUED TO OWNER: SUN LIFE

ON: 10-7-86

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Sun Life
25251 Paseo de Alicia
Laguna Hills, CA.

W. E. Zahn
Director of Regulatory
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
Santa Ana, CA. 92702-4048

F0250 133 4 (8/86)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlotta, Ste. 335, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
89492	B-Z		620-011-90	

Use

To establish use & occupancy insurance marketing office.

ISSUED TO OWNER	ON
THE SANSIS COMPANY	10-24-86

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

The Sansis Company
17922 Fitch
Irvine, CA.

F0250 138 4 (03 85)

W. L. Zahn
W. L. ZAHN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

COUNTY OF ORANGE

CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS	24422 Ave De La Carlotta 92653, Laguna Hills Area			
Bldg. Permit No	Group	Lot	Block	Tract
074303	B-2	2		

Use Interior Alter for Private Tenant Occpy in an Exist. Basic Comm. Bld

ISSUED TO OWNER: LEE SAVIS CO.

ON: 6-9-85

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To:

Lee Savis Co.
17922 Fitch Ave
Irvine, Ca. 92714

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250 133.4 (R3/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de La Carlota, Ste. 115, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
89164	B-2		620-011-99	

Use To establish use & occupancy in existing suite.

ISSUED TO OWNER	On
THE SAVING COMPANY	10-1-86

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

The Saving Company
17922 Fitch Ave.
Irvine, CA. 92714

F0250 138 (10) 85

W L ZAUN
Director of Regulation
Environmental Management Agency
P O Box 4048
12 Civic Center Plaza
SANTA ANA CALIFORNIA 92702 4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlota, Ste. 115, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
88581	B-4		620-011-90	

Use

Interior alteration to basic building, for offices.

ISSUED TO OWNER	ON
The Sarath Co.	8-29-86

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

The Sarath Co.
17922 Fitch Ave., #100
Irvine, CA. 92714

F0250 138 4 (R3 85

W.L. ZAHN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. De La Carlota, Laguna Hills, #120

Bldg Permit No	Group	Lot	Block	Tract
87901			620-011-90	

Use Interior alteration to establish occupancy "Gen. Office" within an existing basic building.

ISSUED TO OWNER: COLDWELL BANKER

OK 10-15-86

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

Coldwell Banker
533 Fremont Ave.
Los Angeles, CA. 9[illegible]

F0250 138 11R3 851

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. De La Carlotta, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
86742	B-2		620-011-90	

Use
Interior alteration to basic on 1st floor for corridor.

ISSUED TO OWNER	DATE
SARIES CO.	9-5-86

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

Saries Co.
17922 Fitch
Irvine, CA. 92714

F0250 138 (10/85)

W. L. ZAUN
Director of Regulation
Environmental Management Agency
P O Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlotta #110, Laguna Hills			
Bldg Permit No	Group	Lot	Block / Tract
86743	B-2		600-011-90

Use To establish use & occupancy for general office use, in a basic building.

On 9-5-80

ISSUED TO OWNER THE SAMMIS CO.

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE SIGNED BY THE LEGAL OWNER OR PURCHASER.

W L ZAUN

Director of Resources
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

Mail To

The Sammis Co.
17922 Fitch
Irvine, CA. 9271-

COUNTY OF ORANGE

CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 26422 Ave De La Carlotta 0295, Laguna Hills Area

Bldg Permit No	Group	Lot	Block	Tract
074303	B-2	2		

Use Interior Alter for Future Tenant Occpy in an Exist. Basic Comm. Bld

ISSUED TO OWNER LEE SAMIS CO.

ON 6-9-85

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MAY BE GIVEN TO THE LEGAL OWNER OR PURCHASER

W. L. Zaun

W L ZAUN
Director of Regulation
Environmental Management Agency
P.O Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

Mail To

Lee Samis Co.
17922 Fitch Ave
Irvine, Ca. 92714

F0252 139-4 (R3 85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlota, Ste. 315, Laguna Hills

Bldg Permit No	Group	Unit	Block	Tract
89162	B-2		620-011-90	

Use To establish use & occupancy in existing suite.

ISSUED TO OWNER THE SACHS COMPANY

ON 10-1-86

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

W. L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

Mail To

The Sachs Company
17922 Fitch Ave.
Irvine, CA. 92714

F0250-138 (10/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlota, Ste. 115, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
88581	B-2		620-011-90	

Use

Interior alteration to basic building, for offices.

ISSUED TO OWNER	DATE
The Sarata Co.	8-20-86

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

The Sarata Co.
17922 Fitch Ave., #109
Irvine, CA. 92714

W. L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250 338 1-R3 87

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. De La Carlota, Laguna Hills, #120

Bldg Permit No	Group	Lot	Block	Tract
87901			620-011-90	

Use Interior alteration to establish occupancy "Gen. Office" within an existing basic building.

ISSUED TO OWNER COLDWELL BANKER

ON 10-15-86

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Coldwell Banker
533 Fremont Ave.
Los Angeles, CA. 90071

F0250 133 4 (R3 85)

W.L. Zahn
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlotta, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
86742	B-2		620-011-39	

Use
Interior alteration to basic on 1st floor for corridor.

ISSUED TO OWNER	DATE
SANDIS CO.	9-5-86

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

- Sandis Co.
- 17922 Fitch
- Irvine, CA. 92714

F0250 133 (-03 86)

W. L. ZIMMER
Director of Inspection
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

COUNTY OF ORANGE

CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlotta Ville, Laguna Hills				
Bldg Permit No	Group	Lot	Block	Tract
86743	B-2		600-011-90	

Use To establish use & occupancy for general office use, in a basic building.

On 9-5-86

ISSUED TO OWNER THE SAMUIS CO.

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

W. L. Zoun

W L ZOUN
Director of Regulation
Environmental Management Agency
P O Box 4048
12 Civic Center Plaza
SANTA ANA CALIFORNIA 92702 4048

Mail To

The Samuis Co.
17922 Fitch
Irvine, CA. 9271-

F0255 138 (-83 85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. Del La Carlotta Suite 330, Laguna Hills Area

Bldg Permit No	Group	Lot	Block	Tract
083036	B-2	Pcl 2		PM 65-44

Use Interior Alter to estab. Ocean "General Office" in an exist. Basic Bldg.

ISSUED TO OWNER CII CORP. ON

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

CII Corp.
12200 Fairchild Rd.
Irvine, Ca. 92715

W L ZAUR
Director of Regulation
Environmental Management Agency
P O Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0250 (234-B3/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Avenida de la Carlotta				
Bldg. Permit No 60548	Group	Lot	Block	Tract

Use Interior Alterations to Establish Occupancy.

ISSUED TO OWNER Ali State Insurance Office.

ON 8-25-88

The building described herein has been inspected and found to comply with the provisions of all County of Orange ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Floyd H. McLellan

FLOYD H. McLELLAN
County Building Official
Environmental Management Agency
PO Box 4048
12 Civic Center Plaza
SANTA ANA CA 92702-4048

Mail To

All State Ins. Office
24422 Avenida de la Carlotta
Laguna Hills, ca

F0250 13b 6 (R1/89)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Avenida de la Carlotta				
Bldg. Permit No 60835	Group	Lot	Block	Tract

Use: To establish Occupancy in an Office.

ON 10-12-88

ISSUED TO OWNER: C I S Corp.

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Floyd G. McLellan

FLOYD G. McLELLAN
County Building Official
Environmental Management Agency
PO Box 4048
12 Civic Center Plaza
SANTA ANA CALIFORNIA 92702-4048

Mail To:

- C I S Corp.
- 24422 Avenida de la Carolatta
- Laguna Hills, CA

F0280-138.0 (R1/89)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave., de la Carlota, Lag. Hills				
Bldg Permit No 35099	Group B-2	Lot	Block 620-611-00	Tract

Use New hallway station an existing commercial building. OK 7-24-87

ISSUED TO OWNER Life SAVERS CO.

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

The Sandy Co.
24422 Ave. de la Carlota
Laguna Hills, CA.

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250 138 (.83/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Avenida de la Carlota, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
93965	B-2		620-011-90	

Use.
Interior alteration to create new hallway in existing building.

ISSUED TO OWNER.	DATE
THE SAMATA CO.	7-2-87

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

The Samata Co.
24422 Avenida de la Carlota,
Laguna Hills, CA.

W L ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250 138 4 (03/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Avenida De La Carlotta Ste 430			
Bldg Permit No 62084	Group	Lot	Block	Tract

Use: Interior Alteration to Establish Admin. Office for Wicken Manufacture in Exist. Basic Building.

Date: 11/22/88

ISSUED TO OWNER: Wicken Manufacturing

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

K R Smith

K R SMITH
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

Mail To:

- Wickes Manufacturing
- 24422 Avenida De La Carlotta Ste 430
- Laguna Hills, CA 92653

FORM 139.5/11-88

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Avenida de la Carlota, #160, Lag. Hills			
Bldg Permit No 93964	Zoning B-2	Lot	Block 620-011-90
Tract			

Use: Interior alteration to establish use & occupancy for office in basic ste

Occ 7-29-87

ISSUED TO OWNER: CARVER SAVINGS & LOAN ASSOC.

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To:
Carver Savings & Loan Assoc.
24422 Avenida de la Carlota, #160
Laguna Hills, CA.

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0250 138 4 (R3/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Avenida de la Carlota, Ste. 190, Lag. Hills				
Bldg. Permit No 93149	Group B-2	Lot	Block 620-011-90	Tract

Use.
Interior alteration to establish use & occupancy for computer leasing offi

ON 7-20-87

ISSUED TO OWNER. C.M.I. CORP.

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To
C.M.I. CORP.
24422 Avenida de la Carlota, Ste. 190
Laguna Hills, CA. 92653

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250 138 4 (R3/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

ORIGINAL - OWNER

ADDRESS 24422 Ave de la Carlotta, Ste. 465 & 400, Laguna Hills

Bldg Permit No	Group	Lot	Block	Tract
54912	B-2			PM 65-44

Use Alterations to expand occpy of existing tenant.

ISSUED TO OWNER Lee Sammis Company

ON 3-25-88

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Lee Sammis Company
17922 Fitch Ave.
Irvine, CA

W L Zaun

W L ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F9250 138 4 (R3/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS: 24422 Ave. De La Carlota 4th Floor L.H.

Bldg. Permit No.	Group	Lot	Block	Tract
60160				

Use: Interior Alteration To Improve Corridor.

ISSUED TO OWNER: Metropolitan Life

ON: 9-16-83

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To:

Metropolitan Life
24422 Ave. De La Carlota
Laguna Hills, CA 92653

F0260-138.4 (R3/85)

WL ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24622 Avenida De La Carlota Ste 420			
Bldg Permit No. 60569	Group	Lot	Block	Tract

Use: Interior Alt. to Establish Use and Occupancy for Executive Office

ON 2-10-86

ISSUED TO OWNER: Miller, Roberts, Richards

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable there

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To:

Miller, Roberts, Richards
24622 Ave. De La Carlota Ste 420
Laguna Hills, CA 92653

W. L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

F0250-139.4 (R9-85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. De La Carlota Ste. 440				
Bldg. Permit No. 60550	Group	Lot 2	Block	Tract
Use. Interior Alt. to Basic Bldg. to Establish Spec Suite for Future Tenant.				
ISSUED TO OWNER: Tishman West Management				ON 8-16-88

The building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

- Tishman West Management
- 24422 Ave. De La Carlota Ste. 440
- Laguna Hills, CA 92653

W. L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
Santa Ana, California 92702-4048

F0250-138 4 (8/85)

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. De La Carlotta, Ste. 490, Lag. Hills

Bldg Permit No	Group	Lot	Block	Tract
57736	B-2		629-011-90	

Use Interior alteration to establish occupancy "Insurance brokerage office" within an existing building.

ISSUED TO OWNER PROGRAMMED INSURANCE MARKETING INC. ON 1-20-87

This building described herein has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Mail To

Programmed Insurance Market Ing. Inc.
25201 Paseo de Alicia
Laguna Hills, CA. 92653

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250 138 4 (83/85)

COUNTY OF ORANGE

CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave De La Carlotta Suite 380			
Bldg Permit No	Group	Lot	Block	Tract
51643				

Use: Interior Alterations to Exist. Realty office.

ON: 8-17-88

ISSUED TO OWNER: Mlg Realty Advisors Inc

for building described, which has been inspected and found to comply with the provisions of all County of Orange Ordinances applicable thereto

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

K R Smith

KR SMITH
Director of Resource
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702-4048

Mail To

Mlg Realty Advisors Inc
2091 Business Ctr. Dr.
Irvine, CA 92715

COUNTY OF ORANGE
CERTIFICATE OF USE AND OCCUPANCY

FILE COPY

ADDRESS 24422 Ave. de la Carlota, Ste. 360, Lag. Hills

Bldg Permit No	Group	Lot	Block	Tract
97302	B-2		620-011-90	

Use Interior alteration to establish occupancy "General Office" within an existing building.

ISSUED TO OWNER: MISSION VIEJO BUS. PROPERTIES

OF: 7-29-87

The building described herein has been inspected and found to comply with the provisions of the County of Orange Ordinances applicable thereto

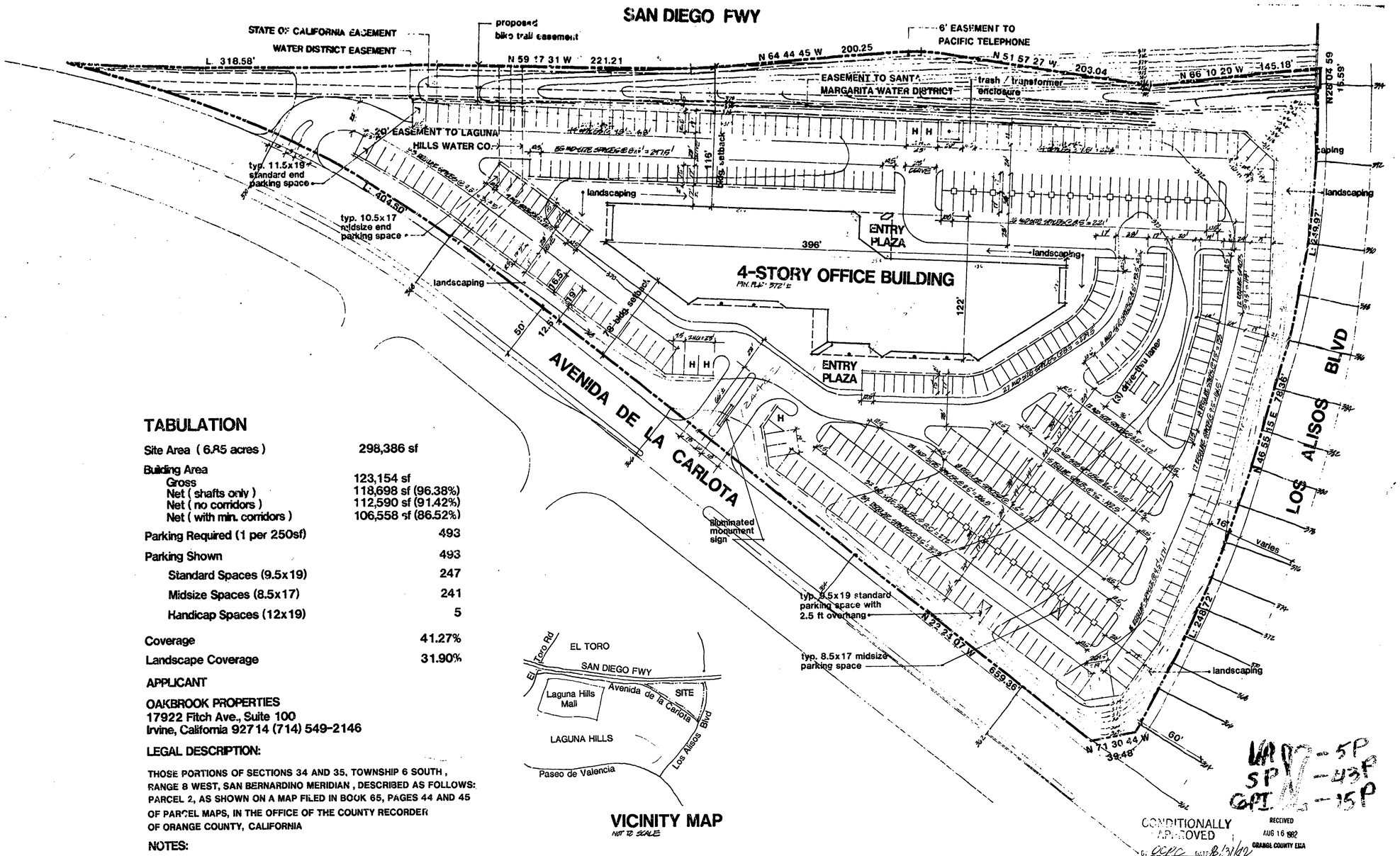
THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER

Mail To

Mission Viejo Bus. Properties
24800 Carlsanta Dr.
Mission Viejo, CA. 92691

W.L. ZAUN
Director of Regulation
Environmental Management Agency
P.O. Box 4048
12 Civic Center Plaza
SANTA ANA, CALIFORNIA 92702 4048

F0250 138 4 (83/05)



VICINITY MAP
NOT TO SCALE

TABULATION

Site Area (6.85 acres)	298,386 sf
Building Area	
Gross	123,154 sf
Net (shafts only)	118,698 sf (96.38%)
Net (no corridors)	112,590 sf (91.42%)
Net (with min. corridors)	106,558 sf (86.52%)
Parking Required (1 per 250sf)	493
Parking Shown	493
Standard Spaces (9.5x19)	247
Midsize Spaces (8.5x17)	241
Handicap Spaces (12x19)	5
Coverage	41.27%
Landscape Coverage	31.90%

APPLICANT

OAKBROOK PROPERTIES
17922 Fitch Ave., Suite 100
Irvine, California 92714 (714) 549-2146

LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS: PARCEL 2, AS SHOWN ON A MAP FILED IN BOOK 65, PAGES 44 AND 45 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA

NOTES:

1. ALL UTILITIES ARE LOCATED UNDERGROUND
2. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNING AUTHORITIES
3. BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT
4. CONTOUR INTERVAL: 2 FEET
5. CONTOURS SHOWN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT

UA 87 - 5P
SP 87 - 43P
CAT. EX - 15P

CONDITIONALLY APPROVED
BY: CCPC DATE: 8/31/92

RECEIVED
AUG 16 1992
ORANGE COUNTY ESA

FILE COPY

DIMENSIONAL SITE PLAN

OAKBROOK PROFESSIONAL CENTER

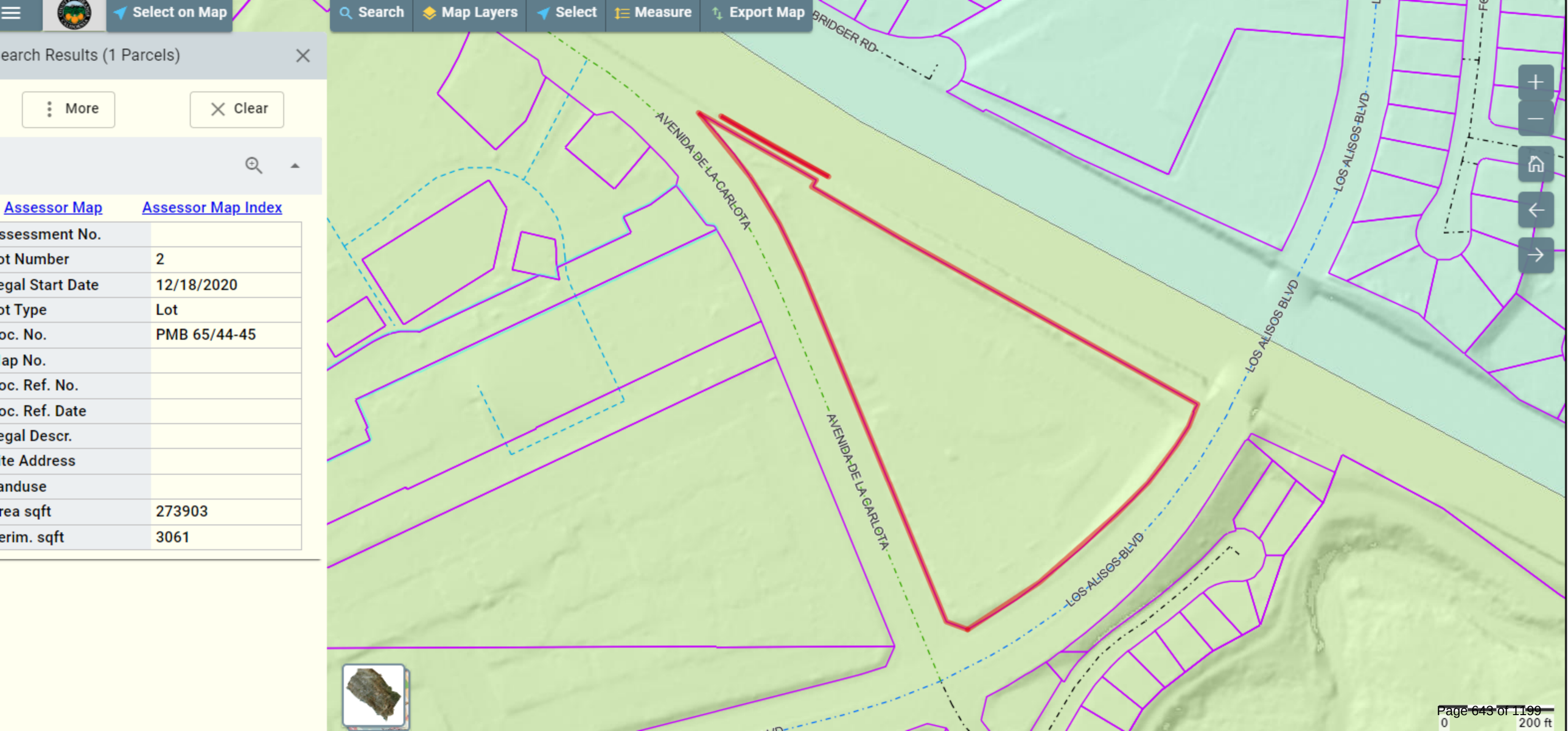
A DEVELOPMENT BY:
OAKBROOK PROPERTIES
LAGUNA HILLS, CALIF.

30 90

lpa

8-6-92 81022

1


Select on Map
Search
Map Layers
Select
Measure
Export Map
earch Results (1 Parcels)
More
Clear
Assessor Map
Assessor Map Index
ssessment No.
ot Number 2
egal Start Date 12/18/2020
ot Type Lot
oc. No. PMB 65/44-45
ap No.
oc. Ref. No.
oc. Ref. Date
egal Descr.
te Address
anduse
rea sqft 273903
erim. sqft 3061
BRIDGER RD
AVENIDA DE LA CARLOTA
AVENIDA DE LA CARLOTA
LOS ALISOS BLVD
LOS ALISOS BLVD
LOS ALISOS BLVD
0
200 ft

24422 Avenida De La Ca

6 sites found

Did you mean: 24422 Avenida de la Carlota, Laguna Hills, CA 92653

Trader Joe's #039
24231 AVENIDA DE LA CARLOTA
LAGUNA HILLS CA 92653

Verizon Wireless: Carlota
24422 AVENIDA DE LA CARLOTA
LAGUNA HILLS CA 92653

AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)
24422 AVENIDA DE LA CARLOTA
LAGUNA HILLS CA 92653

AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)

24422 AVENIDA DE LA CARLOTA
LAGUNA HILLS CA 92653

PROFILE | MAP | REGULATORY PROGRAMS | COMPLIANCE | CHEMICALS

SHOW LESS INFORMATION

Chemical Storage

REPORTING PERIOD	SUBMITTED ON
2022	01/27/2022

Chemicals

Name	Max Daily Amount / Unit	Avg Daily Amount / Unit	Days Onsite	Physical State(S)
Lead-Acid Batteries	60-119 Gallons	60-119 Gallons	365	Liquid, Mix

Site Report

AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)

24422 AVENIDA DE LA CARLOTA
LAGUNA HILLS, CA 92653

County	Orange County
CalEnviroscreen 3.0 Percentile Range	46-50%

SIC Codes

4812	Radiotelephone communications

NAICS Codes

Alternate IDs

Dun & Bradstreet Number	102026754	**Facility Identifier**	FA0044241
Facilities Explorer ID	555235		

Regulatory Programs

Description	Source System	Program Id	Start Date	End Date
Chemical Storage Facilities	California Environmental Reporting System	10447036	07/10/2013	

Site Contacts

Name	Title	Phone	Address
AT&T EH&S Hotline - Option #1			308 S. Akard St., 17th Floor Dallas, TX 75202

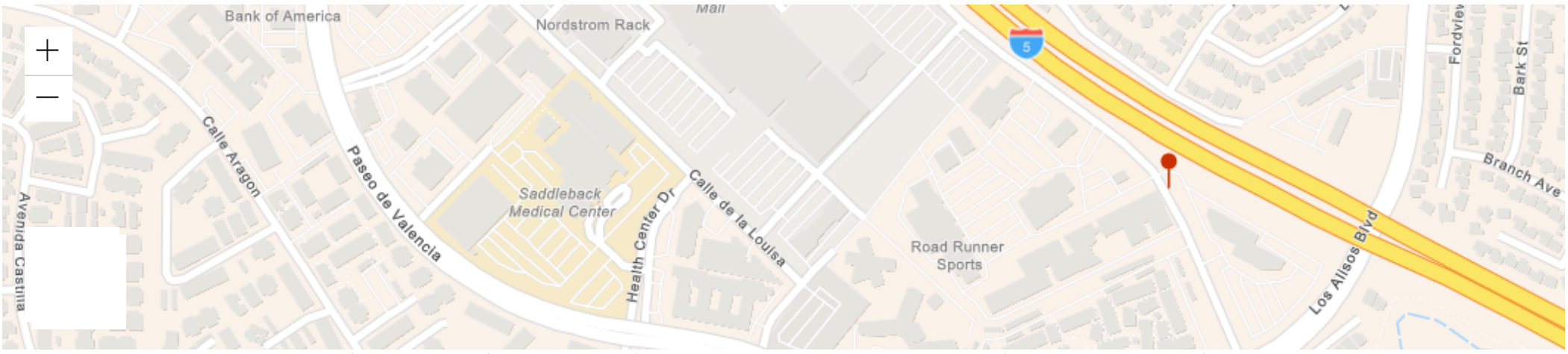
Name	Title	Phone	Address
AT&T Mobility		(800) 566-9347	
Jeremy McGrue	National EPCRA Manager		
Mailing Address			308 S. Akard St., 17th Floor Dallas, TX 75202
New Cingular Wireless PCS, LLC dba AT&T Mobility		(214) 464-1712	308 S. Akard St., 17th Floor Dallas, TX 75202
Orange County Env Health		(714) 433-6406	1241 East Dyer RoadSuite 120 Santa Ana, CA 92705-5611
Peter Burnell, Sigma Consultants, Inc.			

Handler Profile

Home | Search | Handler Profile

CAC002960004 - KEYENCE CORPORTATION OF AMERICA

Status: INACTIVE



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ID Number Profile

ID Number: CAC002960004
Facility Name: KEYENCE CORPORTATION OF AMERICA
Status: INACTIVE (expired: 8/2/2018)
ID Type: TEMPORARY
ID Category: STATE
Entity Types:
Issued Date: 5/2/2018
Last Updated: 8/2/2018

Facility Address

24422 AVENIDA DE LA
CARLOTA STE 200
LAGUNA BEACH, CA 92653
ORANGE County
(33.608654, -117.700554)

Mailing Address

669 RIVER DR STE 403
ELMWOOD PARK , NJ 88853

Owner

KEYENCE CORPORATION OF AMERICA
669 RIVER DR STE 403
ELMWOOD PARK , NJ 88853
(888) 539-3623

Contact

BRIAN GAEHRING
24422 AVENIDA DE LA CARLOTA STE 200
LAGUNA BEACH, CA 92653
(888) 539-3623

CalEnviroScreen 4.0 Results

Census Tract: 6059062647 (Population: 4553)

The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6059062647 relative to other census tracts.

Overall Percentiles		Environmental Effects	
CalEnviroScreen:	52	Cleanup Sites:	41
Pollution Burden:	69	Groundwater Threats:	60
Population Characteristics:	38	Hazardous Waste:	48
		Solid Waste:	36

NAICS Codes

99999	Not Otherwise Specified

Annual ID Number Verification History

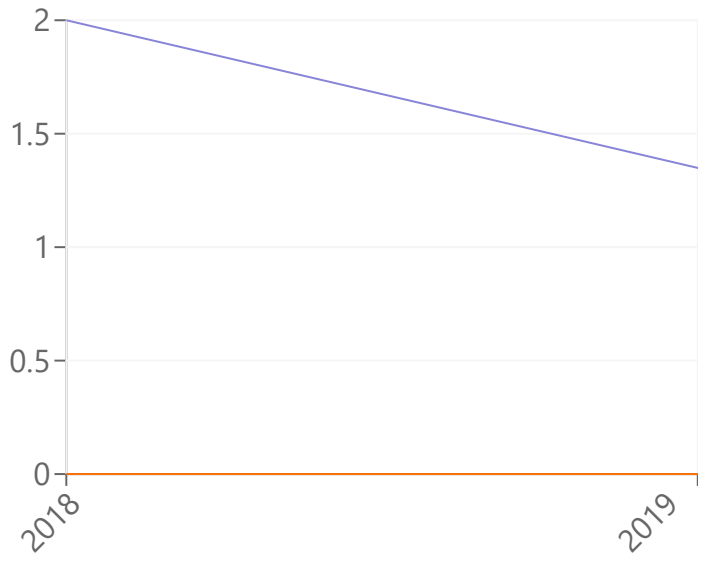
Year	Status	Method	VQ Number (VQ)	Completed Date	Signed By

No results found matching your search criteria.

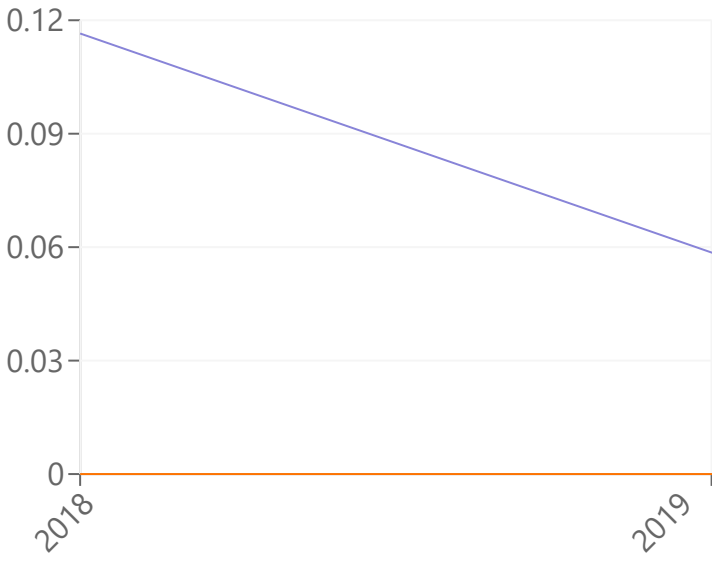
Page Size: 10 0 to 0 of 0 Page 0 of 0

Manifests

Manifest Per Year by Handler Type



Tonnage Handled Per Year by Handler Type



Manifest Counts and Total Tonnage

Export CSV

	Generator		Transporter		TSDF	
Year	Count	Tons	Count	Tons	Count	Tons
2019	1	0.0275	0	0	0	0
2018	2	0.1165	0	0	0	0

Waste Code Matrix

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Handler Profile

CAL000413079 - KEYENCE CORPORATION OF AMERICA

Status: ACTIVE

ID Number Profile

ID Number:	CAL000413079
Facility Name:	KEYENCE CORPORATION OF AMERICA
Status:	ACTIVE
ID Type:	PERMANENT
ID Category:	STATE
Entity Types:	GENERATOR
Issued Date:	12/9/2015
Last Updated:	8/30/2022

Facility Address

24422 AVENIDA DE LA
CARLOTA STE 200
LAGUNA HILLS, CA 92653
ORANGE County
(33.608012, -117.69945301)

Mailing Address

669 RIVER DR STE 403
ELMWOOD PARK, NJ 07407

Owner

KEYENCE CORP OF AMERICA
669 RIVER DR STE 403
ELMWOOD PARK, NJ 07407
(888) 539-3623

Contact

LEGAL DEPARTMENT
669 RIVER DR STE 403
ELMWOOD PARK, NJ 07407
(888) 539-3623

CalEnviroScreen 4.0 Results

Census Tract: 6059062647 (Population: 4553)

The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6059062647 relative to other census tracts.

Overall Percentiles		**Environmental Effects**	
CalEnviroScreen:	52	Cleanup Sites:	41
Pollution Burden:	69	Groundwater Threats:	60
Population Characteristics:	38	Hazardous Waste:	48
		Solid Waste:	36

NAICS Codes

42183	Industrial Machinery and Equipment Wholesalers

Annual ID Number Verification History

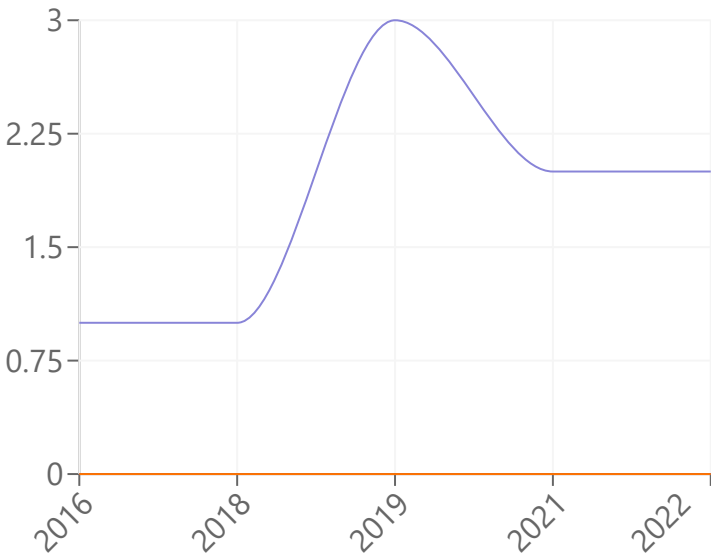
Year	Status	Method	VQ Number (eVQ)	Completion Date
2022	COMPLETE	eVQ	202278803	8/30/2022
2021	COMPLETE	eVQ	202178803	8/2/2021

2020	COMPLETE	eVQ	202078803	8/3/2020
2019	COMPLETE	eVQ	201978803	9/6/2019
2018	COMPLETE	eVQ	201878803	12/14/2018

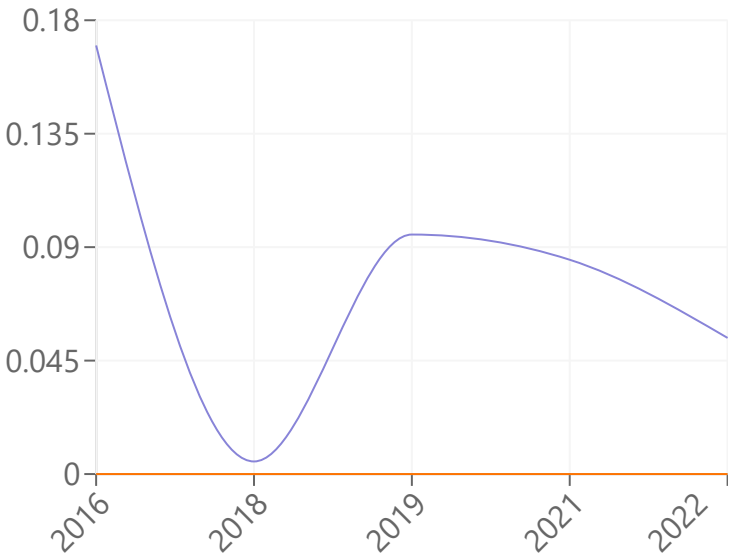
Page Size: 10 1 to 5 of 5 Page 1 of 1

Manifests

Manifest Per Year by Handler Type



Tonnage Handled Per Year by Handler Type



Manifest Counts and Total Tonnage

Export CSV

	Generator		Transporter		TSDF	
Year	Count	Tons	Count	Tons	Count	Tons
2022	2	0.054	0	0	0	0
2021	2	0.085	0	0	0	0
2019	3	0.095	0	0	0	0
2018	1	0.005	0	0	0	0
2016	1	0.17	0	0	0	0

Waste Code Matrix

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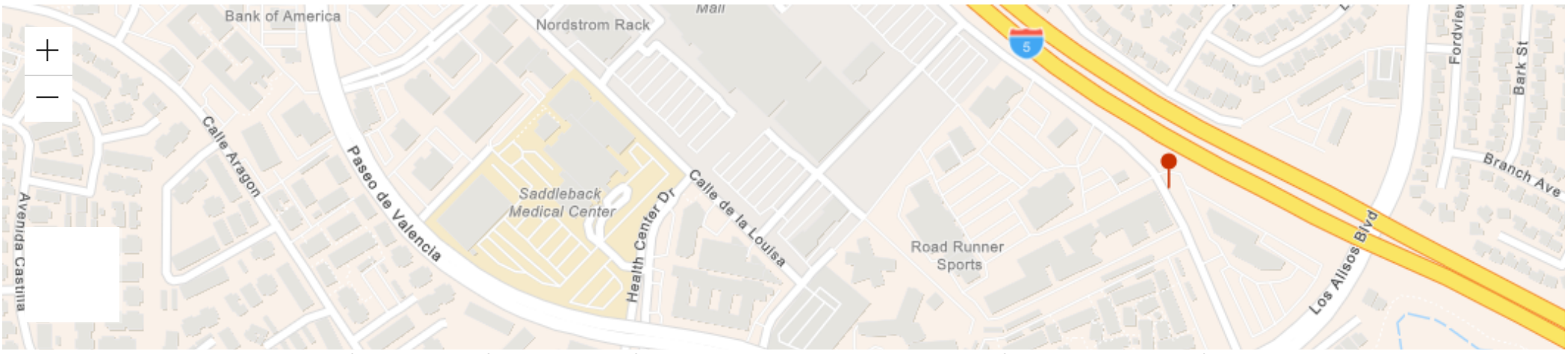
Handler Profile

Home | Search | Handler Profile

CAC002569841 - SCHINDLER ELEVATOR CORP

Status: INACTIVE



ID Number Profile

ID Number:	CAC002569841
Facility Name:	SCHINDLER ELEVATOR CORP
Status:	INACTIVE (expired: 6/22/2004)
ID Type:	TEMPORARY
ID Category:	STATE
Entity Types:	GENERATOR
Issued Date:	9/8/2003
Last Updated:	9/8/2003

Facility Address

24422 AVENIDA DE LA CARLOTA
LAGUNA HILLS, CA 92653
ORANGE County
(33.608654, -117.700554)

Mailing Address

18005 SKYPARK CIR #A&B
IRVINE, CA 92614

Owner

NIKI SCHINDLER
18005 SKYPARK CIR #A&B
IRVINE, CA 92614
(949) 251-8762

Contact

CAROL HOLT-MILLER/ACCT REP
18005 SKYPARK CIR #A&B
IRVINE, CA 92614
(949) 251-8762

CalEnviroScreen 4.0 Results

Census Tract: 6059062647 (Population: 4553)

The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6059062647 relative to other census tracts.

Overall Percentiles		Environmental Effects	
CalEnviroScreen:	52	Cleanup Sites:	41
Pollution Burden:	69	Groundwater Threats:	60
Population Characteristics:	38	Hazardous Waste:	48
		Solid Waste:	36

NAICS Codes

Annual ID Number Verification History

Year	Status	Method	VQ Number (VQ)	Completed Date	Signed By

No results found matching your search criteria.

Page Size: 10 0 to 0 of 0 Page 0 of 0

Manifests

No Manifest Data for this ID Number.

Waste Code Matrix

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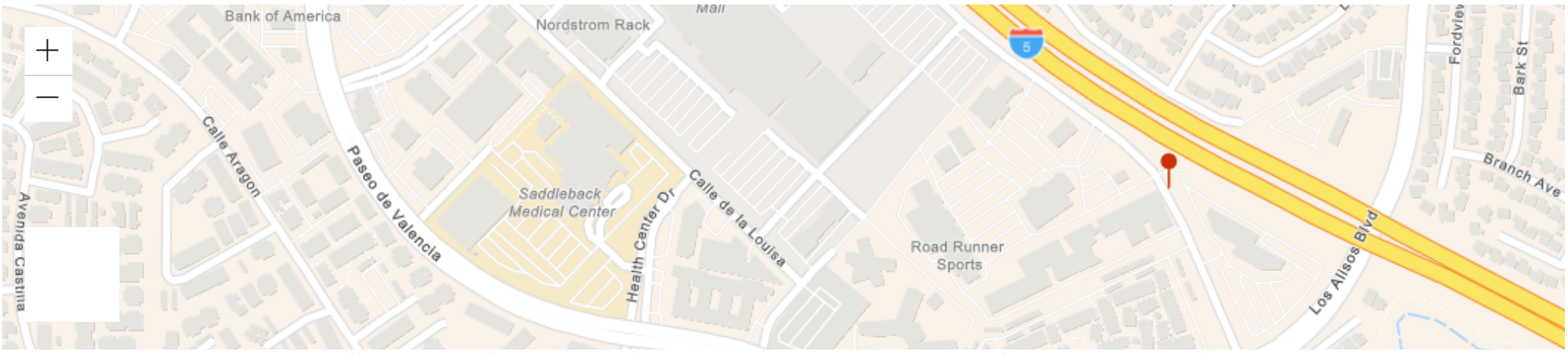
Handler Profile

Home | Search | Handler Profile

CAC002935118 - KEYENCE CORPORTATION OF AMERICA

Status: INACTIVE



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ID Number Profile

ID Number: CAC002935118
Facility Name: KEYENCE CORPORTATION OF AMERICA
Status: INACTIVE (expired: 2/2/2018)
ID Type: TEMPORARY
ID Category: STATE
Entity Types:
Issued Date: 11/2/2017
Last Updated: 2/2/2018

Facility Address

24422 AVENIDA DE LA
CARLOTA STE 200
LAGUNA BEACH, CA 92653
ORANGE County
(33.608654, -117.700554)

Mailing Address

669 RIVER DR STE 403
ELMWOOD PARK, NJ 88853

Owner

KEYENCE CORPORATION OF AMERICA
669 RIVER DR STE 403
ELMWOOD PARK, NJ 88853
(888) 539-3623

Contact

BRIAN GAEHRING
24422 AVENIDA DE LA CARLOTA STE 200
LAGUNA BEACH, CA 92653
(888) 539-3623

CalEnviroScreen 4.0 Results

Census Tract: 6059062647 (Population: 4553)

The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6059062647 relative to other census tracts.

Overall Percentiles		Environmental Effects	
CalEnviroScreen:	52	Cleanup Sites:	41
Pollution Burden:	69	Groundwater Threats:	60
Population Characteristics:	38	Hazardous Waste:	48
		Solid Waste:	36

NAICS Codes

Annual ID Number Verification History

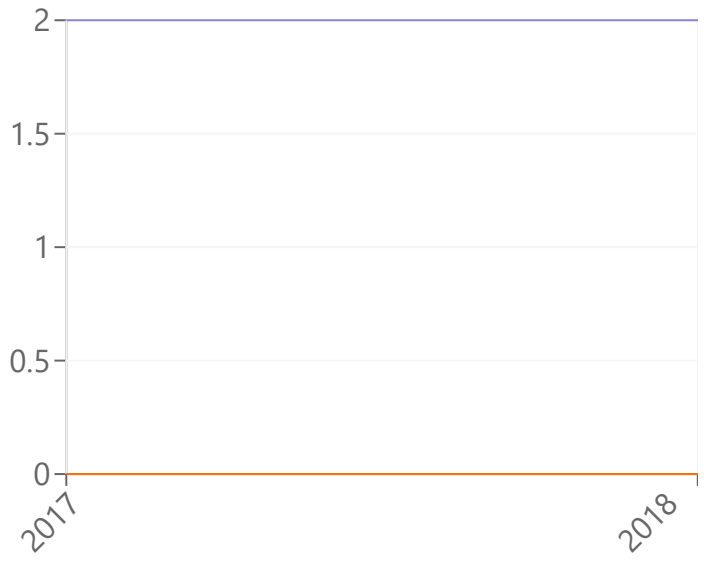
Year	Status	Method	VQ Number (VQ)	Completed Date	Signed By

No results found matching your search criteria.

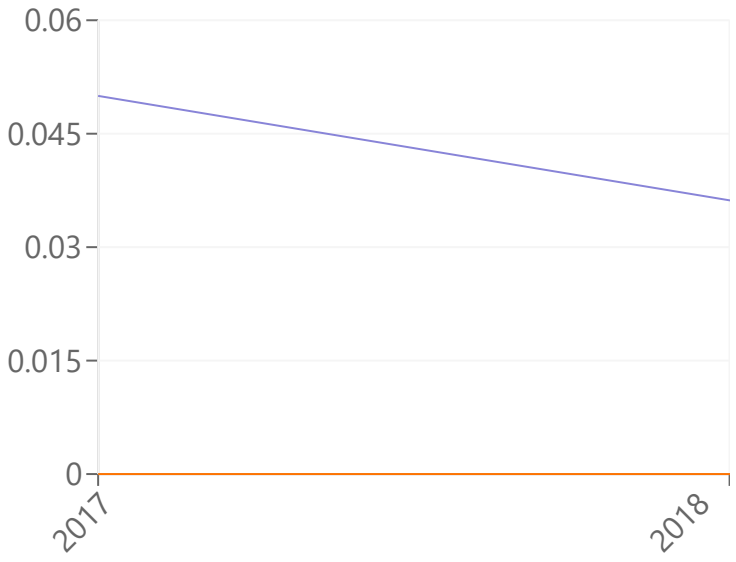
Page Size: 10 0 to 0 of 0 Page 0 of 0

Manifests

Manifest Per Year by Handler Type



Tonnage Handled Per Year by Handler Type



Manifest Counts and Total Tonnage

Export CSV

	Generator		Transporter		TSDF	
Year	Count	Tons	Count	Tons	Count	Tons
2018	2	0.029	0	0	0	0
2017	2	0.05	0	0	0	0

Waste Code Matrix

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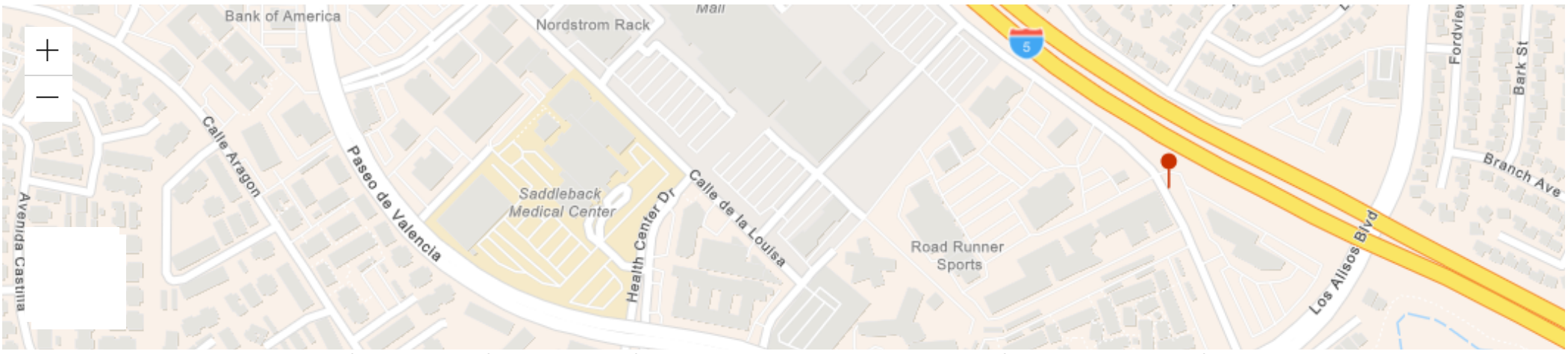
Handler Profile

CAC002949233 - KEYENCE CORPORATION OF AMERICA

Status: INACTIVE



ID Number Profile

ID Number:	CAC002949233
Facility Name:	KEYENCE CORPORATION OF AMERICA
Status:	INACTIVE (expired: 5/26/2018)
ID Type:	TEMPORARY
ID Category:	STATE
Entity Types:	
Issued Date:	2/20/2018
Last Updated:	5/26/2018

Facility Address

24422 AVENIDA DE LA
CARLOTA STE 200
LAGUNA BEACH, CA 92653
ORANGE County
(33.608654, -117.700554)

Mailing Address

669 RIVER DR STE 403
ELMWOOD PARK, NJ 88853

Owner

KEYENCE CORPORATION OF AMERICA
669 RIVER DR STE 403
ELMWOOD PARK, NJ 88853
(888) 539-3623

Contact

BRIAN GAEHRING
24422 AVENIDA DE LA CARLOTA STE 200
LAGUNA BEACH, CA 92653
(888) 539-3623

CalEnviroScreen 4.0 Results

Census Tract: 6059062647 (Population: 4553)

The results for each indicator range from 0-100 and represent the percentile ranking of census tract 6059062647 relative to other census tracts.

Overall Percentiles		Environmental Effects	
CalEnviroScreen:	52	Cleanup Sites:	41
Pollution Burden:	69	Groundwater Threats:	60
Population Characteristics:	38	Hazardous Waste:	48
		Solid Waste:	36

NAICS Codes

99999	Not Otherwise Specified

Annual ID Number Verification History

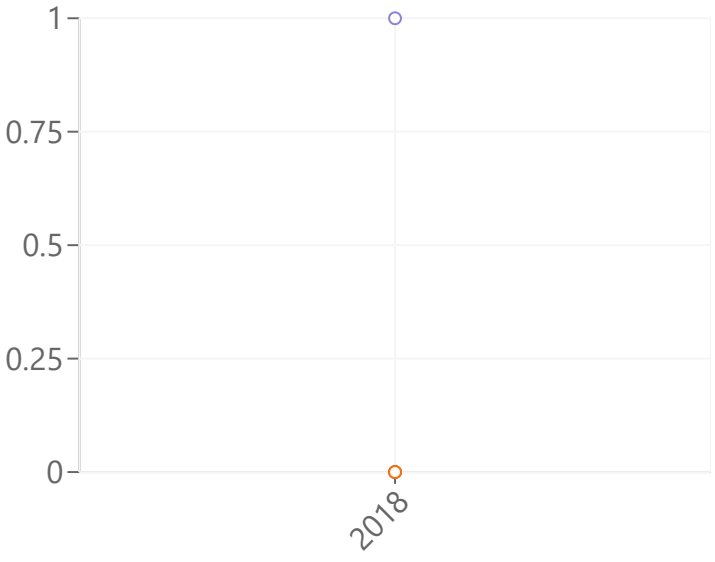
Year	Status	Method	VQ Number (VQ)	Completed Date	Signed By

No results found matching your search criteria.

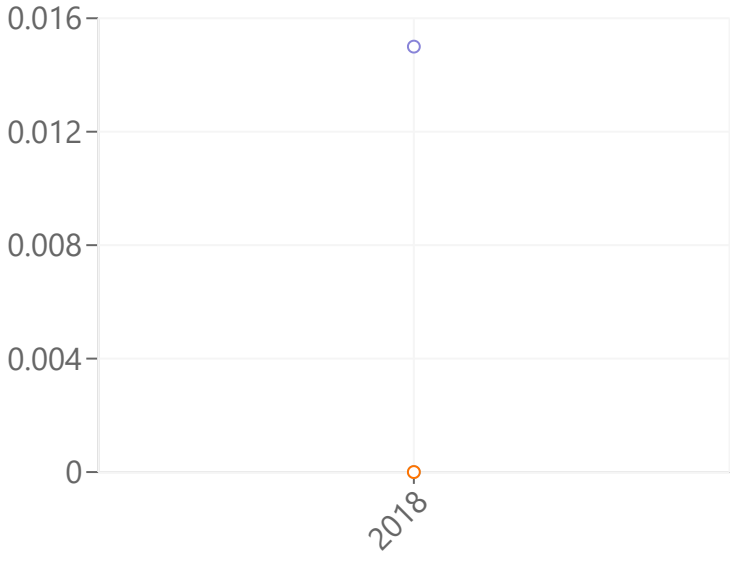
Page Size: 10 0 to 0 of 0 Page 0 of 0

Manifests

Manifest Per Year by Handler Type



Tonnage Handled Per Year by Handler Type



Manifest Counts and Total Tonnage

Export CSV

	Generator		Transporter		TSDF	
Year	Count	Tons	Count	Tons	Count	Tons
2018	1	0.015	0	0	0	0

Waste Code Matrix

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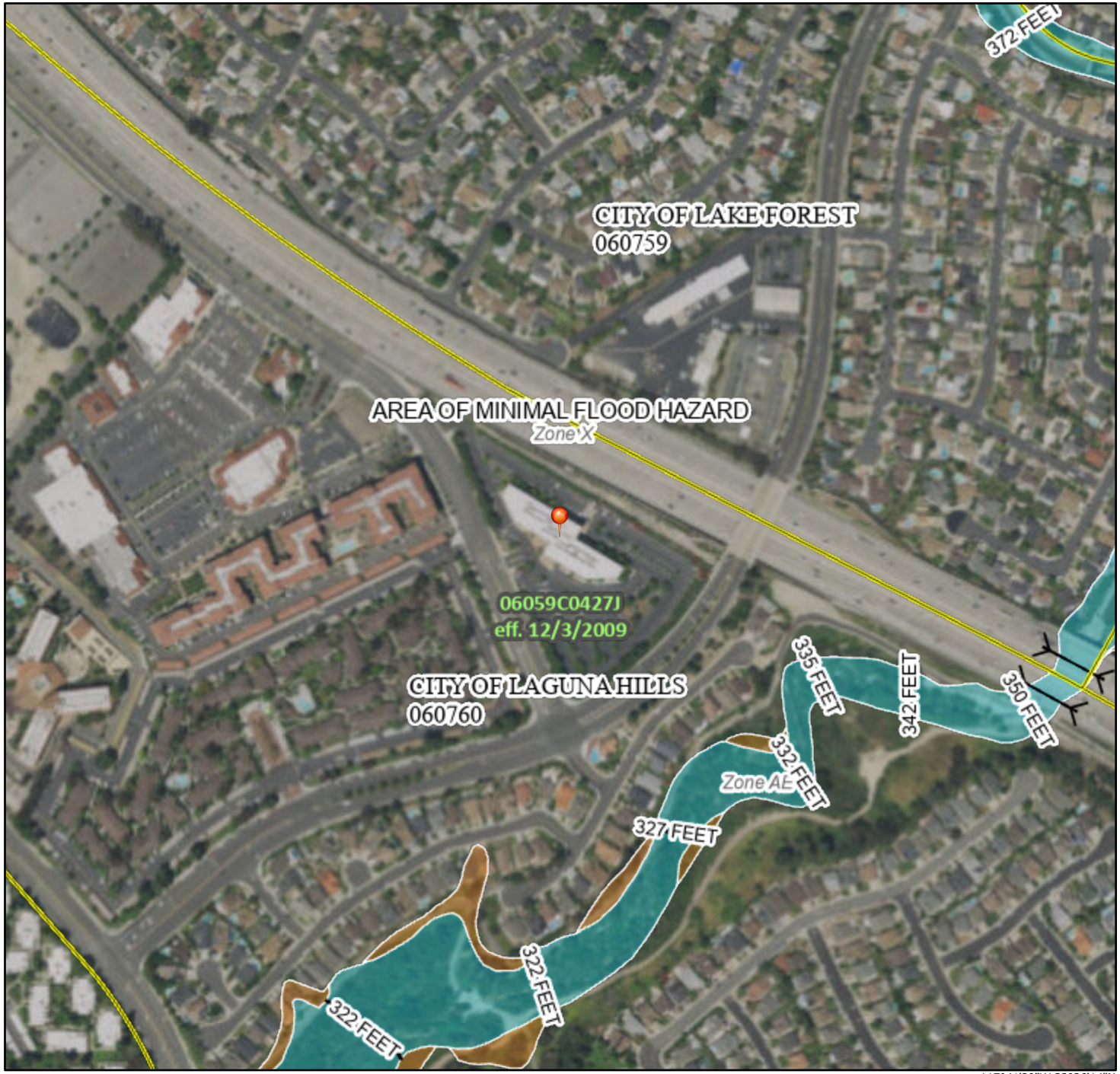
National Flood Hazard Layer FIRMette

FEMA

117°42'17"W 33°36'44"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

117°41'39"W 33°36'14"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 / 17.5 Cross Sections with 1% Annual Chance / 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 9/2/2022 at 5:20 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.

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	-- Future Rent Increases -- Cat	Date	Monthly Amount	PSF
New Leases														
24067	0270	Edward D Jones & Co	10/1/2022	2/29/2028	1,199									
24067	0290	Abracon, LLC	2/1/2023	1/31/2025	2,650									
Vacant Suites														
24067	0101	Vacant			263									
24067	0210	Vacant			1,241									
24067	0225	Vacant			3,096									
24067	0235	Vacant			5,287									
24067	0272	Vacant			1,100									
24067	0295	Vacant			1,140									
24067	0310	Vacant			2,401									
24067	0315	Vacant			2,378									
24067	0320	Vacant			755									
24067	0330	Vacant			2,395									
24067	0350	Vacant			2,016									
24067	0365	Vacant			6,831									
24067	0370a	Vacant			453									
24067	0380	Vacant			1,714									
24067	0420	Vacant			11,265									
24067	99999	Vacant			277									
Occupied Suites														
24067	0100	Pacific Pro Physical Therapy	1/1/2021	5/31/2026	2,259	7,212.99	38.32	117.86			RNT	1/1/2023	7,429.38	39.47

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	-- Future Rent Increases -- Cat	Date	Monthly Amount	PSF
											RNT	1/1/2024	7,652.26	40.65
											RNT	1/1/2025	7,881.83	41.87
											RNT	1/1/2026	8,118.28	43.12
24067	0105	Hands on Hands Rehabilitation Center	2/1/2022	2/28/2027	1,501	2,436.75	19.48	117.86			CON	3/1/2023	-1,899.24	-15.18
											RNT	3/1/2023	4,412.94	35.28
											RNT	3/1/2024	4,533.02	36.24
											RNT	3/1/2025	4,668.11	37.32
											RNT	3/1/2026	4,818.21	38.52
24067	0110	OC Eye Institute	6/1/2018	5/31/2028	4,033	14,298.41	42.54				RNT	6/1/2023	14,727.36	43.82
											RNT	6/1/2024	15,169.18	45.14
											RNT	6/1/2025	15,624.26	46.49
											RNT	6/1/2026	16,092.98	47.88
											RNT	6/1/2027	16,575.77	49.32
24067	0120	OC Orthodontics, Jungle of Smiles	9/1/2014	8/31/2024	5,417	17,659.42	39.12	1,461.29			RNT	9/1/2022	18,201.12	40.32
											RNT	9/1/2023	18,742.82	41.52
24067	0165	RehabCare Group East Inc	3/5/2012	6/30/2023	1,318	4,301.92	39.17							
24067	0170	AT&T Wireless	6/1/1999	5/31/2024	400	4,231.39	126.94				RNT	6/1/2023	4,400.65	132.02
24067	0180	Woodard & Curran, Inc	2/1/2018	1/31/2023	5,148	15,341.04	35.76			168.83				
24067	0190	Sensible Care LLC	11/1/2021	3/31/2027	3,601	9,145.00	30.47				RNT	11/1/2022	9,424.00	31.40
											RNT	5/1/2023	11,271.13	37.56
											RNT	11/1/2023	11,595.22	38.64
											RNT	11/1/2024	11,955.32	39.84
											RNT	11/1/2025	12,315.42	41.04
											RNT	11/1/2026	12,675.52	42.24
24067	0200	Keyence Corporation of America	8/1/2022	4/30/2023	4,820	14,942.00	37.20	1,153.11						
24067	0220	DDCM Incorporated	6/1/2022	5/31/2023	1,406	4,471.08	38.16	121.57						
24067	0230	Krone Hearing Aid Center LLC	4/1/2022	3/31/2023	1,194	3,522.30	35.40							
24067	0265	Ernie M Ellsworth	11/1/2021	11/30/2022	1,294	3,817.30	35.40							
24067	0270	Edward D Jones & Co	8/1/2017	9/30/2022	1,199	3,441.13	34.44	103.68						
24067	0275	Lance, Soll and Lunghard, LLP	1/1/2022	10/31/2025	2,232	7,011.83	37.70				RNT	11/1/2022	7,222.18	38.83
											RNT	11/1/2023	7,438.85	39.99
											RNT	11/1/2024	7,662.01	41.19
24067	0280	The FHL Financial Group	5/1/2022	10/31/2022	1,015	3,230.44	38.19							

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	-- Future Rent Increases -- Cat	Date	Monthly Amount	PSF
24067	0285	Roehl & Glowacki, P.C.	8/1/2022	11/30/2025	1,889	5,572.55	35.40	264.65			CON	9/1/2022	-5,572.55	-35.40
											CON	1/1/2023	0.00	0.00
											RNT	8/1/2023	5,742.56	36.48
											RNT	8/1/2024	5,912.57	37.56
											RNT	8/1/2025	6,082.58	38.64
24067	0290	Abracon, LLC	10/1/2017	1/31/2023	2,650	8,215.00	37.20	229.14			RNT	10/1/2022	8,453.50	38.28
24067	0300	Coastal Kids	2/1/2022	8/31/2029	4,000	22,673.45	40.35				CON	3/1/2023	-6,583.68	-11.72
											CON	4/1/2023	0.00	0.00
											CON	3/1/2024	-6,781.80	-12.07
											CON	4/1/2024	0.00	0.00
											CON	2/1/2025	-6,972.30	-12.41
											CON	3/1/2025	0.00	0.00
											RNT	6/1/2023	23,317.27	41.50
											RNT	6/1/2024	24,042.61	42.79
											RNT	6/1/2025	24,746.24	44.04
											RNT	6/1/2026	25,502.06	45.38
											RNT	6/1/2027	26,250.26	46.72
											RNT	6/1/2028	27,065.89	48.17
											RNT	6/1/2029	27,812.94	49.50
		Additional Space 24067 - 0130	2/1/2022	8/31/2029	2,743									
				Total	6,743	22,673.45		0.00		0.00				
24067	0340	Van Cline & Associates Insurance	3/1/2022	8/31/2022	944	2,784.80	35.40							
24067	0345	Schneyer Financial Services	11/1/2020	10/31/2022	1,223	3,716.09	36.46	113.61						
24067	0360	Stix Holdings, LLC	2/1/2020	1/31/2025	2,554	11,380.12	53.47				CON	2/1/2023	-11,721.52	-55.07
											CON	2/1/2024	-12,073.16	-56.73
											RNT	2/1/2023	11,721.52	55.07
											RNT	2/1/2024	12,073.16	56.73
		Additional Space 24067 - 0335	2/1/2020	1/31/2025	963									
				Total	3,517	11,380.12		0.00		0.00				
24067	0370	Karen Cheng & Corbett Williams	4/1/2018	3/31/2025	1,224	3,929.04	38.52				RNT	4/1/2023	4,051.44	39.72
											RNT	4/1/2024	4,173.84	40.92
24067	0375	South OC Endocrinology	5/1/2022	7/31/2027	1,970			275.99			CON	9/1/2022	0.00	0.00
											RNT	5/1/2023	5,988.80	36.48
											RNT	5/1/2024	6,166.10	37.56
											RNT	5/1/2025	6,343.40	38.64
											RNT	5/1/2026	6,540.40	39.84

Bldg Id	Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	Future Rent Increases Cat	Date	Monthly Amount	PSF
											RNT	5/1/2027	6,737.40	41.04
24067	0400	Harvest Small Business Finance	5/1/2022	12/31/2029	15,988						CON	5/1/2023	45,246.04	33.96
											RNT	5/1/2023	45,246.04	33.96
											RNT	5/1/2024	46,684.96	35.04
											RNT	5/1/2025	47,964.00	36.00
											RNT	5/1/2026	49,562.80	37.20
											RNT	5/1/2027	51,001.72	38.28
											RNT	5/1/2028	52,440.64	39.36
											RNT	5/1/2029	54,039.44	40.56
24067	0450	Vintage Real Estate Group, Inc	1/8/2018	12/31/2023	4,329	14,237.98	39.47				RNT	11/1/2022	14,373.37	39.84
											RNT	4/1/2023	14,502.15	40.20
24067	ANTE	Verizon Wireless	10/1/2003	9/30/2023	0					2,553.65	ANT	10/1/2022	2,630.26	0.00
24067	ANTE1	Royal St Communications LLC	3/22/2022	3/21/2032	0					2,737.58	ANT	3/22/2027	3,148.22	0.00
24067	ANTE2	Dish Wireless, LLC	5/1/2022	4/30/2027	0					2,250.00	ANT	8/1/2023	2,306.25	0.00
											ANT	8/1/2024	2,363.91	0.00
											ANT	8/1/2025	2,423.01	0.00
											ANT	8/1/2026	2,483.59	0.00
Totals:		Occupied Sqft:	64.47%	27 Units	77,314	187,572.03		3,958.76		7,710.06				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	35.53%	16 Units	42,612									
		Total Sqft:		43 Units	119,926	187,572.03								
Total AG-LO Oakbrook Owner LLC:														
		Occupied Sqft:	64.47%	27 Units	77,314	187,572.03		3,958.76		7,710.06				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	35.53%	16 Units	42,612									
		Total Sqft:		43 Units	119,926	187,572.03								
Grand Total:														
		Occupied Sqft:	64.47%	27 Units	77,314	187,572.03		3,958.76		7,710.06				
		Leased/Unoccupied Sqft:		0 Units	0									
		Vacant Sqft:	35.53%	16 Units	42,612									
		Total Sqft:		43 Units	119,926	187,572.03								

HAZARDOUS MATERIAL RELEASE RESPONSE PLAN (HMRRP) INSPECTION REPORT

FACILITY NAME VERIZON WIRELESS CARLOTA	FACILITY ADDRESS 24422 AVENIDA DE LA CARLOTA , LAGUNA HILLS, CA 9265		
MAILING ADDRESS 15505 SAND CANYON AVE MS D104, IRVINE CA 92618		CERS ID / EPA ID 10161573 N/A	
C/O - OWNER ENVIRONMENTAL COMPLIANCE-VERIZON WIRELESS		INSPECTOR ARGHAVAN RASHIDI-FARD	
FACILITY ID FA0073144	RELATED ID PR0107568	SERVICE: A01 - ROUTINE INSPECTION	INSPECTION DATE 6/12/2020
PROGRAM DESCRIPTION 5801 - HAZ MAT DISCLOSURE 1-4 CHEMICALS			REINSPECTION DATE: NEXT ROUTINE

Consent to enter, inspect, and take photos of the facility was given by: Martin Jackson, Network Assurance Engineer

OPENING COMMENTS

On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Martin Jackson granted consent to conduct inspection.

This in an unmanned facility. Equipment enclosure is on the roof of a commercial building.

There has been no changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period.

Facility stores sulfuric acid in batteries at disclosure threshold.

Emergency contact information is posted on the door leading to roof and on the panel next to battery cell tower.

Site map shows a fire extinguisher in the enclosure. However, there is no fire extinguisher in the enclosure. Also, the fire hydrant located in the parking lot at the front entrance is not shown on site map. Revised site map must be submitted within 30 days of this inspection.

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.

INSPECTOR:

A RASHIDI-FARD
HAZARDOUS MATERIALS SPECIALIST III
(714) 559-0107
arashidi@ochca.com

HAZARDOUS MATERIAL RELEASE RESPONSE PLAN (HMRRP) INSPECTION REPORT

FACILITY NAME AT&T MOBILITY ALICIA PKWY/5 FWY 12467	FACILITY ADDRESS 24422 AVENIDA DE LA CARLOTA , LAGUNA HILLS, CA 9265		
MAILING ADDRESS 308 S AKARD ST 17TH FLOOR, DALLAS TX 75202	CERS ID 10447036	EPA ID N/A	
C/O - OWNER AT&T MOBILITY-NEW CINGULAR WIRELESS PCS LLC	INSPECTOR ARGHAVAN RASHIDI-FARD		
FACILITY ID FA0044241	RELATED ID PR0090506	SERVICE: A01 - ROUTINE INSPECTION	INSPECTION DATE 9/30/2019
PROGRAM DESCRIPTION 5801 - HAZ MAT DISCLOSURE 1-4 CHEMICALS		REINSPECTION DATE: NEXT ROUTINE	

Consent to enter, inspect, and take photos of the facility was given by: Robert Fields, Environmental Site Manager

OPENING COMMENTS

On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Robert Fields granted consent to conduct inspection.

This site is an unmanned facility located inside a multiple story office building.

I walked through the facility and inspected hazardous material storage room/office.

There has been no changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period.

Facility stores batteries with sulfuric acid at disclosure threshold.

A copy of HMBP document is available inside room.

Hazardous materials training is provided for employees that manage site and records are available for review.

Emergency contact information is posted outside of door.

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.

INSPECTOR:

A RASHIDI-FARD
HAZARDOUS MATERIALS SPECIALIST III
(714) 559-0107
arashidi@ochca.com

AT&T Mobility - ALICIA PKWY/5 FWY (USID12467) (CERSID: 10447036)

Facility Information **Accepted Apr 11, 2022**

Submitted on 1/27/2022 8:42:43 PM by *Ben Zamek* of AT&T Mobility (San Ramon, CA)
Comments by Submitter: Annual Inventory
Submittal was ***Accepted*** on 4/11/2022 2:27:25 PM by Christopher Garcia
Comments by regulator: Conditionally ACCEPTED pending onsite verification.

- Business Activities
- Business Owner/Operator Identification

Hazardous Materials Inventory **Accepted Apr 11, 2022**

Submitted on 1/27/2022 8:42:43 PM by *Ben Zamek* of AT&T Mobility (San Ramon, CA)
Submittal was ***Accepted*** on 4/11/2022 2:27:49 PM by Christopher Garcia
Comments by regulator: Conditionally ACCEPTED pending onsite verification.

- Hazardous Material Inventory (1)
- Site Map (Official Use Only)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 248KB)

Emergency Response and Training Plans **Accepted Apr 11, 2022**

Submitted on 1/27/2022 8:42:43 PM by *Ben Zamek* of AT&T Mobility (San Ramon, CA)
Submittal was ***Accepted*** on 4/11/2022 2:29:42 PM by Christopher Garcia
Comments by regulator: Conditionally ACCEPTED pending onsite verification.

- Emergency Response/Contingency Plan
  - *Emergency Response/Contingency Plan* (Adobe PDF, 364KB)
- Employee Training Plan
  - Provided In Submital Element: Emergency Response and Training Plans

Site Identification

AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)
24422 Avenida De La Carlota
Laguna Hills, CA 92653
County
Orange

CERS ID
10447036
EPA ID Number

Submittal Status

Submitted on 1/27/2022 by *Ben Zamek* of AT&T Mobility (San Ramon, CA)
Comments by submitter: Annual Inventory
Submittal was ***Accepted***; Processed on 4/11/2022 by *Christopher Garcia* for Orange County Environmental Health
Comments by regulator: Conditionally ACCEPTED pending onsite verification.

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

AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)
24422 Avenida De La Carlota
Laguna Hills, CA 92653

CERS ID
10447036

Submittal Status

Submitted on 1/27/2022 by *Ben Zamek* of AT&T Mobility (San Ramon, CA)
Comments by submitter: Annual Inventory
Submittal was ***Accepted***; Processed on 4/11/2022 by *Christopher Garcia* for Orange County Environmental Health
Comments by regulator: Conditionally ACCEPTED pending onsite verification.

Identification

AT&T Mobility

Operator Phone	Business Phone	Business Fax
(800) 566-9347	(800) 638-2822	

Beginning Date	Ending Date	
1/27/2022	2/28/2023	
Dun & Bradstreet	**SIC Code**	**Primary NAICS**
102026754	4812	517312

Facility/Site Mailing Address

308 S. Akard St., 17th Floor
Dallas, TX 75202

Primary Emergency Contact

AT&T EH&S Hotline - Option #1
Title
Environmental Site Manager

Business Phone	24-Hour Phone	Pager Number
(800) 566-9347	(800) 566-9347	

Owner

New Cingular Wireless PCS, LLC dba AT&T Mobility
(214) 464-1712
308 S. Akard St., 17th Floor
Dallas, TX 75202

Secondary Emergency Contact

Wireless Network Control Center
Title
Call Center

Business Phone	24-Hour Phone	Pager Number
(800) 638-2822	(800) 638-2822	

Billing Contact

AT&T Mobility Manager EH&S EPCRA
(214) 464-1712 g43573@att.com
308 S. Akard St., 17th Floor
Dallas, TX 75202

Environmental Contact

AT&T EH&S Hotline - Option #1
(800) 566-9347 g43573@att.com
308 S. Akard St., 17th Floor
Dallas, TX 75202

Name of Signer	Signer Title	Document Preparer
Jeremy McGrue	National EPCRA Manager	Peter Burnell, Sigma Consultants, Inc.

Additional Information
Prepared under the direction of AT&T Services, Inc

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
FA0044241

Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. **AT&T Mobility**
Facility Name **AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)**
24422 Avenida De La Carlota, Laguna Hills 92653

Chemical Location **Inside cell site**

CERS ID **10447036**
Facility ID **FA0044241**
Status **Submitted** on 1/27/2022 8:42 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 Map: 1	**Gallons** State: Liquid Type: Mixture	**71.3** Storage Container: Other Days on Site: 365	**3.3**	71.3 Pressue: Ambient Temperature: Ambient	0 Waste Code	- Physical Explosive - Physical Corrosive To Metal - Health Carcinogenicity - Health Acute Toxicity - Health Reproductive Toxicity - Health Skin Corrosion Irritation - Health Respiratory Skin Sensitization - Health Serious Eye Damage Eye Irritation - Health Specific Target Organ Toxicity - Health Aspiration Hazard - Health Germ Cell Mutagenicity	SULFURIC ACID (H2S04)	40 %	✓	7664-93-9

CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)

CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN

Prior to completing this Plan, please refer to the INSTRUCTIONS FOR COMPLETING A CONSOLIDATED CONTINGENCY PLAN

A. FACILITY IDENTIFICATION AND OPERATIONS OVERVIEW

FACILITY ID #	A1.	CERS ID #	A2.	DATE OF PLAN PREPARATION/REVISION (MM/DD/YYYY)	A3.
FA-0044-4241		10447036		2/12/2021	

BUSINESS NAME *(Same as Facility Name or DBA - Doing Business As)* A4.
AT&T Mobility - ALICIA PKWY/5FW OVLY - C638 - USID12467

BUSINESS SITE ADDRESS A5.
24422 AVEINIDA DE LA CARLOTA

BUSINESS SITE CITY	A6.		ZIP CODE	A7.
LAGUNA HILLS		CA	926530000	

TYPE OF BUSINESS (e.g., Painting Contractor)	A8.	INCIDENTAL OPERATIONS (e.g., Fleet Maintenance)	A9.
Telecommunications - Cell Site			

THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING (Check all that apply): A10.

☒ 1. HAZARDOUS MATERIALS; ☐ 2. HAZARDOUS WASTES

B. INTERNAL RESPONSE

INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR BY (Check all that apply): B1.

☒ 1. CALLING PUBLIC EMERGENCY RESPONDERS (e.g., 9-1-1)
☒ 2. CALLING HAZARDOUS WASTE CONTRACTOR
☒ 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM

C. EMERGENCY COMMUNICATIONS, PHONE NUMBERS AND NOTIFICATIONS

In the event of an emergency involving hazardous materials and/or hazardous waste, all facilities must IMMEDIATELY:
1. Notify facility personnel and evacuate if necessary in accordance with the Emergency Action Plan (Title 8 California Code of Regulations §3220);
2. Notify local emergency responders by calling 9-1-1;
3. Notify the local Unified Program Agency (UPA) at the phone number below; and
4. Notify the State Warning Center at (800) 852-7550.

Facilities that generate, treat, store or dispose of hazardous waste have additional responsibilities to notify and coordinate with other response agencies. Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator must follow the appropriate requirements for the category of facility and type of release involved:
1. Title 22 California Code of Regulations §66265.56. Emergency Procedures for generators of 1,000 kilograms or more of hazardous waste in any calendar month.
2. Title 22 California Code of Regulations §66265.196. Response to Leaks or Spills and Disposition of Leaking or Unfit-for-Use Tank Systems.
3. Title 40 Code of Federal Regulations §302.6. Notification requirements for a release of a hazardous substance equal to or greater than the reportable quantity.
4. Title 22 California Code of Regulations §66262.34(d)(2) and Title 40 Code of Federal Regulations §262.34(d)(5)(ii) for generators of less than 1000 kilograms of hazardous waste in any calendar month.

Following notification and before facility operations are resumed in areas of the facility affected by the incident, the Emergency Coordinator shall notify the local UPA and the local fire department's hazardous materials program, if necessary, that the facility is in compliance with requirements to:
1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and
2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

EMERGENCY RESPONSE PHONE NUMBERS:			
	AMBULANCE, FIRE, POLICE AND CHP	9-1-1	
	CALIFORNIA STATE WARNING CENTER (CSWC)/CAL OES.	(800) 852-7550	
	NATIONAL RESPONSE CENTER (NRC)	(800) 424-8802	
	POISON CONTROL CENTER	(800) 222-1222	
	LOCAL UNIFIED PROGRAM AGENCY (UPA)	(714) 433-6406	C1.
	OTHER (Specify):	C2.	C3.
NEAREST MEDICAL FACILITY / HOSPITAL NAME:	Saddleback Memorial Med Center	C4.	949-837-4500 C5.

AGENCY NOTIFICATION PHONE NUMBERS:			
	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC)	(916) 255-3545	
	REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).	(619) 516-1990	C6.
	U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA)	(800) 300-2193	
	CALIFORNIA DEPT. OF FISH AND WILDLIFE (CDFW)	(916) 358-2900	
	U.S. COAST GUARD (USCG)	(202) 267-2180	
	CAL OSHA	(916) 263-2800	
	CAL FIRE OFFICE OF THE STATE FIRE MARSHAL (OSFM)	(916) 323-7390	
	OTHER (Specify):	C7.	C8.
	OTHER (Specify):	C9.	C10.

INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR BY (Check all that apply): C11.

☒ 1. VERBAL WARNINGS; ☐ 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; ☒ 3. TELEPHONE;
☐ 4. PAGERS; ☐ 5. ALARM SYSTEM; ☐ 6. PORTABLE RADIO

NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY (Check all that apply): C12.

☒ 1. VERBAL WARNINGS; ☐ 2. PUBLIC ADDRESS OR INTERCOM SYSTEM; ☐ 3. TELEPHONE;
☐ 4. PAGERS; ☐ 5. ALARM SYSTEM; ☐ 6. PORTABLE RADIO

EMERGENCY COORDINATOR CONTACT INFORMATION: Network Operations Center C13.

PRIMARY EMERGENCY COORDINATOR NAME: Manager On-Call PHONE NO.: (800) 638-2822 PHONE NO.: (800) 566-9347

ALTERNATE EMERGENCY COORDINATOR NAME: AT&T Wireless Network Control Center; option 1 PHONE NO.: (800) 566-9347 PHONE NO.: (800) 638-2822

☐ Check if additional Emergency Coordinator contact and address information is available onsite or by calling PHONE NO.:

Note: If more than one alternate emergency coordinator is designated, attach a list in order of responsibility.

D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES

Check the applicable boxes to indicate your facility's procedures for containing spills and preventing and mitigating releases, fires and/or explosions.

D1.

☒ 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.;
☐ 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls, built-in berms);
☐ 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, spill pigs, spill pillows);
☒ 4. COVER OR BLOCK FLOOR AND/OR STORM DRAINS;
☐ 5. LINED TRENCH DRAINS AND/OR SUMPS;
☐ 6. AUTOMATIC FIRE SUPPRESSION SYSTEM;
☒ 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS;
☒ 8. STOP PROCESSES AND/OR OPERATIONS;
☐ 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM;
☒ 10. SHUT OFF WATER, GAS, ELECTRICAL UTILITIES;
☒ 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE AND/OR MEDICAL AID;
☒ 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AND/OR IMPACTED AREAS;
☒ 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION;
☐ 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE EMERGENCY RESPONSE TEAM;
☐ 15. REMOVE CONTAINERS AND/OR ISOLATE AREAS;
☒ 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR;
☐ 17. USE ABSORBENT MATERIAL FOR SPILL CONTAINMENT;
☐ 18. VACUUM SUCTION USING APPROPRIATE VACUUM (e.g., Intrinsically safe) FOR SPILL CONTROL AND/OR CLEANUP;
☐ 19. DECONTAMINATE PERSONNEL AND EQUIPMENT WITHIN DESIGNATED AREA AND DISPOSE OF WASTEWATER AS HAZARDOUS WASTE;
☐ 20. PROVIDE SAFE TEMPORARY STORAGE OF HAZARDOUS WASTE GENERATED DURING EMERGENCY ACTIONS;
☐ 21. OTHER (Specify): D2.

E. FACILITY EVACUATION

THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (Check all that apply): E1.

☐ 1. BELLS; E2.
☐ 2. HORNS/SIRENS;
☒ 3. VERBAL (i.e., Shouting);
☐ 4. OTHER (Specify):

THE FOLLOWING LOCATION(S) WILL BE USED FOR AN EMERGENCY ASSEMBLY AREA(S) (e.g., Parking lot, street corner): E3.

parking lot outside facility

Note: The Emergency Coordinator must account for all onsite employees and visitors after evacuation.

EVACUATION ROUTE S AND ALTERNATE EVACUATION ROUTES ARE DESCRIBED AS FOLLOWS: E4.

☐ 1. WRITTEN PROCEDURES DESCRIBING ROUTES, EXITS, AND ASSEMBLY AREAS;
☐ 2. EVACUATION MAP(S) DEPICTING ROUTES, EXITS, AND ASSEMBLY AREAS;
☒ 3. OTHER (Specify): See staging/assembly area on site map. E5.

Note: Evacuation procedures and/or maps should be posted in visible facility locations and must be included in the Contingency Plan.

F. ARRANGEMENTS FOR EMERGENCY SERVICES

ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following): F1.

☒ 1. HAVE BEEN DETERMINED NOT NECESSARY;
☐ 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify): F2.

Note: Advance arrangements with local fire and police departments, hospitals, state and local emergency response teams, and/or emergency services contractors should be made for your facility, if necessary. Large Quantity Generators must describe arrangements in the Contingency Plan.

G. EMERGENCY EQUIPMENT

Check the applicable boxes to list emergency response equipment available at the facility, identify the location(s) where the equipment is kept, and indicate the equipment's capability, if applicable.

TYPE	EQUIPMENT AVAILABLE G1.	LOCATION G2.	CAPABILITY G3.
EXAMPLE	☒ *CHEMICAL PROTECTIVE GLOVES*	*SPILL RESPONSE KIT*	*SINGLE USE, OIL RESISTANT ONLY*
Safety and First Aid	1. ☐ CHEMICAL PROTECTIVE SUITS, APRONS, AND/OR VESTS		
	2. ☐ CHEMICAL PROTECTIVE GLOVES		
	3. ☐ CHEMICAL PROTECTIVE BOOTS		
	4. ☐ SAFETY GLASSES, GOGGLES, AND FACE SHIELDS		
	5. ☐ HARD HATS		
	6. ☐ AIR-PURIFYING RESPIRATORS		
	7. ☐ SELF-CONTAINED BREATHING APPARATUS (SCBA)		
	8. ☒ FIRST AID KITS	Tech Truck	Standard first aid kit
	9. ☐ PLUMBED EYEWASH FOUNTAIN AND/OR SHOWER		
	10. ☐ PORTABLE EYEWASH KITS AND/OR STATION		
	11. ☐ OTHER		
Fire Fighting	12. ☐ PORTABLE FIRE EXTINGUISHERS		
	13. ☐ FIXED FIRE SUPPRESSION SYSTEMS AND/ OR SPRINKLERS		
	14. ☐ FIRE ALARM BOXES		
	15. ☐ OTHER		
Spill Control and Clean-Up	16. ☐ ALL-IN-ONE SPILL KIT		
	17. ☐ ABSORBENT MATERIAL		
	18. ☐ CONTAINER FOR USED ABSORBENT		
	19. ☐ BERM AND/OR DIKING EQUIPMENT		
	20. ☐ BROOM		
	21. ☐ SHOVEL		
	22. ☐ VACUUM		
	23. ☐ EXHAUST HOOD		
	24. ☐ SUMP AND/OR HOLDING TANK		
	25. ☐ CHEMICAL NEUTRALIZERS		
	26. ☐ GAS CYLINDER LEAK REPAIR KIT		
	27. ☐ SPILL OVERPACK DRUMS		
	28. ☐ OTHER		
Communi-cations and Alarm Systems	29. ☒ TELEPHONES (e.g., Cellular)	Employee	Cell phones
	30. ☐ INTERCOM AND/OR PA SYSTEM		
	31. ☐ PORTABLE RADIOS		
	32. ☐ AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT		
Other	33. ☐ OTHER		
	34. ☐ OTHER		

H. EARTHQUAKE VULNERABILITY

Identify areas of the facility that are vulnerable to hazardous materials releases due to seismic motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS (Check all that apply): H1.	LOCATIONS (e.g., Shop, outdoor shed, lab): H2.
☒ 1. HAZARDOUS MATERIALS AND/OR WASTE STORAGE AREAS	Battery racks inside cell site.
☐ 2. PROCESS LINES AND PIPING	
☐ 3. LABORATORY	
☐ 4. WASTE TREATMENT AREA	

Identify mechanical systems vulnerable to releases / spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS AND/OR EQUIPMENT (Check all that apply): H3.	LOCATIONS: H4.
☒ 1. SHELVES, CABINETS AND/OR RACKS	Battery racks inside cell site.
☐ 2. TANKS AND SHUT-OFF VALVES	
☐ 3. PORTABLE GAS CYLINDERS	
☒ 4. EMERGENCY SHUT-OFF AND/OR UTILITY VALVES	On control panel
☐ 5. SPRINKLER SYSTEMS	
☐ 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane tank)	

I. EMPLOYEE TRAINING

Employee training is required for all employees and/or contractors handling hazardous materials and/or hazardous wastes during normal and/or emergency operations. Most facilities will need to submit a separate Training Plan. However, your CUPA may accept this section as the Training Plan for some small facilities.
Employee training plans may include the following content:

- Applicable laws and regulations;
- Emergency response plans and procedures;
- Safety Data Sheets;
- Hazard communication related to health and safety;
- Methods for safe handling of hazardous substances;
- Hazards of materials and processes (e.g., fire, explosion, asphyxiation);
- Hazard mitigation, prevention and abatement procedures;
- Coordination of emergency response actions;
- Notification procedures for local emergency responders, CUPA, Cal OES, and onsite personnel;
- Communication and alarm systems;
- Personal protective equipment;
- Use and maintenance of emergency response equipment and supplies (e.g. Fire extinguishers, respirators, spill control materials);
- Decontamination procedures;
- Evacuation procedures and evacuation staging locations;
- Identification of facility areas, equipment, and systems vulnerable to earthquakes and other natural disasters.
- OTHER (Specify):

Check the applicable boxes below to indicate how the employee training program is administered.

☐ 1. FORMAL CLASSROOM ☐ 2. VIDEOS ☒ 3. SAFETY MEETINGS ☐ 4. STUDY GUIDES / MANUALS I1.

☒ 5. OTHER (Specify): All hazardous material employees are trained on proper procedures for responding to a spill or other hazardous material emergency through AT&T ' s on-line training program. I2.

☐ 6. NOT APPLICABLE SINCE FACILITY HAS NO EMPLOYEES

☐ 7. CHECK IF A SEPARATE EMPLOYEE TRAINING PLAN IS USED AND UPLOADED TO CERS AS A PDF DOCUMENT I3.

☐ 8. CHECK IF EMPLOYEE TRAINING IS COVERED BY THE ABOVE REFERENCED CONTENT AND OTHER DOCUMENTS ONSITE I4.

EMPLOYEE TRAINING FREQUENCY AND RECORDKEEPING TRAINING MUST BE:

- Provided initially for new employees as soon as possible following the date of hire. New employees should not work in an unsupervised position that involves hazardous materials handling and/or hazardous waste management without proper training;
- Provided within six months from the date of hire for new employees at a large quantity generator;
- Ongoing and provided at least annually;
- Amended prior to a change in process or work assignment;
- Given upon modification to the Emergency Response/Contingency Plan.

Large Quantity Generator Training: Large quantity generators (1,000 kg or more) must retain written plan and documentation of employee training which includes:

- A written description of the type and amount of both initial and ongoing training that will be given to persons filling each job position having responsibility for hazardous waste management and/or emergency response.
- The name, job title and job description for each position at the facility related to hazardous waste management.
- Current employee training records must be retained until closure of the facility and former employee training records must be retained for at least three years after termination of employment.

Small Quantity Generator Training: Small quantity generators (less than 1,000 kg) must include basic hazardous waste management and emergency response procedures but a written employee training plan and training records are not required. In order to show that the facility has met the small quantity generator employee training requirement, an employee training plan and training records may be made available.

Hazardous Materials Business Plan Training: Businesses must provide initial and annual employee training that includes the content referenced above. The training may be based on the job position and training records must be made available for a period of at least three years.

J. LIST OF ATTACHMENTS

Check one of the following: J1.

☒ 1. NO ATTACHMENTS ARE REQUIRED; or

☐ 2. THE FOLLOWING DOCUMENTS ARE ATTACHED: J2.

Verizon Wireless: Carlota (CERSID: 10161573)

Facility Information **Certified Jan 20, 2022**

Certified on 1/20/2022 3:22:09 PM by *Anne Roth* of Verizon Wireless [Southern California] (Irvine, CA)

- Business Activities
- Business Owner/Operator Identification

Hazardous Materials Inventory **Certified Jan 20, 2022**

Certified on 1/20/2022 3:22:09 PM by *Anne Roth* of Verizon Wireless [Southern California] (Irvine, CA)

- Hazardous Material Inventory (1)
- Site Map (Official Use Only)
  - *Annotated Site Map (Official Use Only)* (Adobe PDF, 70KB)
  - *Facility Map (Official Use Only)* (Adobe PDF, 50KB)

Emergency Response and Training Plans **Certified Jan 20, 2022**

Certified on 1/20/2022 3:22:09 PM by *Anne Roth* of Verizon Wireless [Southern California] (Irvine, CA)

- Emergency Response/Contingency Plan
  - *Emergency Response/Contingency Plan* (Adobe PDF, 368KB)
- Employee Training Plan
  - *Employee Training Plan* (Adobe PDF, 229KB)

Site Identification

Verizon Wireless: Carlota
24422 Avenida de la Carlota
Laguna Hills, CA 92653
County
Orange

CERS ID
10161573
EPA ID Number

Submittal Status

Certified on 1/20/2022 by *Anne Roth* of Verizon Wireless [Southern California] (Irvine, CA)

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: Carlota
24422 Avenida de la Carlota
Laguna Hills, CA 92653

CERS ID
10161573

Submittal Status

Certified on 1/20/2022 by *Anne Roth* of Verizon Wireless [Southern California] (Irvine, CA)

Identification

Verizon Wireless

Operator Phone	Business Phone	Business Fax
(949) 286-7000	(949) 286-0617	

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	N/A

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) 286-0617 wilson.rodriguez@verizonwireless.com
15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Environmental Contact

Environmental Compliance
(949) 286-0617 wilson.rodriguez@verizonwireless.com
15505 Sand Canyon Avenue, MS D-104
Irvine, CA 92618

Name of Signer	Signer Title	Document Preparer
Wilson Rodriguez	Engr III Spec-RE/Regulatory	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: Carlota**
24422 Avenida de la Carlota, Laguna Hills 92653

Chemical Location **Back-up batteries to power equipment**

CERS ID **10161573**
Facility ID
Status **Submitted** on 1/20/2022 3:22 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	**56.16** Storage Container Other Days on Site: 365	**2.34**	56.16 Pressue Ambient Temperature Ambient	0 Waste Code	- Physical Corrosive To Metal - Health Carcinogenicity - Health Acute Toxicity - Health Reproductive Toxicity - Health Skin Corrosion Irritation - Health Serious Eye Damage Eye Irritation - Health Specific Target Organ Toxicity	Sulfuric Acid	40 %	✓	7664-93-9

CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS)

CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN

Prior to completing this Plan, please refer to the INSTRUCTIONS FOR COMPLETING A CONSOLIDATED CONTINGENCY PLAN

A. FACILITY IDENTIFICATION AND OPERATIONS OVERVIEW

FACILITY ID # A1.	CERS ID # A2.	DATE OF PLAN PREPARATION/REVISION (MM/DD/YYYY) A3.
	10161573	01/29/2020

BUSINESS NAME *(Same as Facility Name or DBA - Doing Business As)* A4.
Verizon Wireless: Carlota

BUSINESS SITE ADDRESS A5.
24422 Avenida de la Carlota

BUSINESS SITE CITY A6.		ZIP CODE A7.
Laguna Hills	CA	92653

TYPE OF BUSINESS (e.g., Painting Contractor) A8.	INCIDENTAL OPERATIONS (e.g., Fleet Maintenance) A9.
Wireless Telecommunications Site	

THIS PLAN COVERS CHEMICAL SPILLS, FIRES, AND EARTHQUAKES INVOLVING (Check all that apply): A10.

☒ 1. HAZARDOUS MATERIALS; ☐ 2. HAZARDOUS WASTES

B. INTERNAL RESPONSE

INTERNAL FACILITY EMERGENCY RESPONSE WILL OCCUR BY (Check all that apply): B1.

☒ 1. CALLING PUBLIC EMERGENCY RESPONDERS (e.g., 9-1-1)
☒ 2. CALLING HAZARDOUS WASTE CONTRACTOR
☐ 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM

C. EMERGENCY COMMUNICATIONS, PHONE NUMBERS AND NOTIFICATIONS

In the event of an emergency involving hazardous materials and/or hazardous waste, all facilities must IMMEDIATELY:
1. Notify facility personnel and evacuate if necessary in accordance with the Emergency Action Plan (Title 8 California Code of Regulations §3220);
2. Notify local emergency responders by calling 9-1-1;
3. Notify the local Unified Program Agency (UPA) at the phone number below; and
4. Notify the State Warning Center at (800) 852-7550.

Facilities that generate, treat, store or dispose of hazardous waste have additional responsibilities to notify and coordinate with other response agencies. Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator must follow the appropriate requirements for the category of facility and type of release involved:
1. Title 22 California Code of Regulations §66265.56. Emergency Procedures for generators of 1,000 kilograms or more of hazardous waste in any calendar month.
2. Title 22 California Code of Regulations §66265.196. Response to Leaks or Spills and Disposition of Leaking or Unfit-for-Use Tank Systems.
3. Title 40 Code of Federal Regulations §302.6. Notification requirements for a release of a hazardous substance equal to or greater than the reportable quantity.
4. Title 22 California Code of Regulations §66262.34(d)(2) and Title 40 Code of Federal Regulations §262.34(d)(5)(ii) for generators of less than 1000 kilograms of hazardous waste in any calendar month.

Following notification and before facility operations are resumed in areas of the facility affected by the incident, the Emergency Coordinator shall notify the local UPA and the local fire department's hazardous materials program, if necessary, that the facility is in compliance with requirements to:
1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and
2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

EMERGENCY RESPONSE PHONE NUMBERS:		
	AMBULANCE, FIRE, POLICE AND CHP	9-1-1
	CALIFORNIA STATE WARNING CENTER (CSWC)/CAL OES	(800) 852-7550
	NATIONAL RESPONSE CENTER (NRC)	(800) 424-8802
	POISON CONTROL CENTER	(800) 222-1222
	LOCAL UNIFIED PROGRAM AGENCY (UPA)	714-433-6406 C1.
	OTHER (Specify): C2.	C3.
NEAREST MEDICAL FACILITY / HOSPITAL NAME:	MemorialCare Saddleback Medical Center C4.	(949) 837-4500 C5.

AGENCY NOTIFICATION PHONE NUMBERS:		
	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC)	(916) 255-3545
	REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)	6195161990 C6.
	U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA)	(800) 300-2193
	CALIFORNIA DEPT. OF FISH AND WILDLIFE (CDFW)	(916) 358-2900
	U.S. COAST GUARD (USCG)	(202) 267-2180
	CAL OSHA	(916) 263-2800
	CAL FIRE OFFICE OF THE STATE FIRE MARSHAL (OSFM)	(916) 323-7390
	OTHER (Specify): Verizon Wireless Compliance Hotline C7.	8003869639 C8.
	OTHER (Specify): Verizon Wireless N.O.C. C9.	8002646620 C10.

INTERNAL FACILITY EMERGENCY COMMUNICATIONS OR ALARM NOTIFICATION WILL OCCUR BY (Check all that apply): C11.

- [x] 1. VERBAL WARNINGS;
- [ ] 2. PUBLIC ADDRESS OR INTERCOM SYSTEM;
- [x] 3. TELEPHONE;
- [ ] 4. PAGERS;
- [ ] 5. ALARM SYSTEM;
- [ ] 6. PORTABLE RADIO

NOTIFICATIONS TO NEIGHBORING FACILITIES THAT MAY BE AFFECTED BY AN OFF-SITE RELEASE WILL OCCUR BY (Check all that apply): C12.

- [x] 1. VERBAL WARNINGS;
- [ ] 2. PUBLIC ADDRESS OR INTERCOM SYSTEM;
- [x] 3. TELEPHONE;
- [ ] 4. PAGERS;
- [ ] 5. ALARM SYSTEM;
- [ ] 6. PORTABLE RADIO

EMERGENCY COORDINATOR CONTACT INFORMATION: C13.

PRIMARY EMERGENCY COORDINATOR NAME: Network Operations Center PHONE NO.: (800) 264-6620 PHONE NO.: (800) 264-6620

ALTERNATE EMERGENCY COORDINATOR NAME: Environmental Compliance PHONE NO.: (800) 386-9639 PHONE NO.: (800) 386-9639

- [ ] Check if additional Emergency Coordinator contact and address information is available onsite or by calling PHONE NO.:

Note: If more than one alternate emergency coordinator is designated, attach a list in order of responsibility.

D. EMERGENCY CONTAINMENT AND CLEANUP PROCEDURES

Check the applicable boxes to indicate your facility's procedures for containing spills and preventing and mitigating releases, fires and/or explosions.

D1.

- [x] 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.;
- [x] 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., Portable spill containment walls, built-in berms);
- [x] 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., Pads, spill pigs, spill pillows);
- [ ] 4. COVER OR BLOCK FLOOR AND/OR STORM DRAINS;
- [ ] 5. LINED TRENCH DRAINS AND/OR SUMPS;
- [ ] 6. AUTOMATIC FIRE SUPPRESSION SYSTEM;
- [x] 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS;
- [ ] 8. STOP PROCESSES AND/OR OPERATIONS;
- [ ] 9. AUTOMATIC / ELECTRONIC EQUIPMENT SHUT-OFF SYSTEM;
- [x] 10. SHUT OFF WATER, GAS, ELECTRICAL UTILITIES;
- [x] 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE AND/OR MEDICAL AID;
- [x] 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AND/OR IMPACTED AREAS;
- [x] 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION;
- [ ] 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE EMERGENCY RESPONSE TEAM;
- [x] 15. REMOVE CONTAINERS AND/OR ISOLATE AREAS;
- [x] 16. HIRE LICENSED HAZARDOUS WASTE CONTRACTOR;
- [x] 17. USE ABSORBENT MATERIAL FOR SPILL CONTAINMENT;
- [ ] 18. VACUUM SUCTION USING APPROPRIATE VACUUM (e.g., Intrinsically safe) FOR SPILL CONTROL AND/OR CLEANUP;
- [ ] 19. DECONTAMINATE PERSONNEL AND EQUIPMENT WITHIN DESIGNATED AREA AND DISPOSE OF WASTEWATER AS HAZARDOUS WASTE;
- [x] 20. PROVIDE SAFE TEMPORARY STORAGE OF HAZARDOUS WASTE GENERATED DURING EMERGENCY ACTIONS;
- [ ] 21. OTHER (Specify): D2.

E. FACILITY EVACUATION

THE FOLLOWING ALARM SIGNAL(S) WILL BE USED TO BEGIN EVACUATION OF THE FACILITY (Check all that apply): E1.

- [ ] 1. BELLS; E2.
- [ ] 2. HORNS/SIRENS;
- [x] 3. VERBAL (i.e., Shouting);
- [ ] 4. OTHER (Specify):

THE FOLLOWING LOCATION(S) WILL BE USED FOR AN EMERGENCY ASSEMBLY AREA(S) (e.g., Parking lot, street corner): E3.

This is an un-manned facility. However, if personnel are on site, they will evacuate to a safe distance outside the facility.

Note: The Emergency Coordinator must account for all onsite employees and visitors after evacuation.

EVACUATION ROUTE S AND ALTERNATE EVACUATION ROUTES ARE DESCRIBED AS FOLLOWS: E4.

- [x] 1. WRITTEN PROCEDURES DESCRIBING ROUTES, EXITS, AND ASSEMBLY AREAS;
- [ ] 2. EVACUATION MAP(S) DEPICTING ROUTES, EXITS, AND ASSEMBLY AREAS;
- [ ] 3. OTHER (Specify): E5.

Note: Evacuation procedures and/or maps should be posted in visible facility locations and must be included in the Contingency Plan.

F. ARRANGEMENTS FOR EMERGENCY SERVICES

ADVANCE ARRANGEMENTS FOR LOCAL EMERGENCY SERVICES (Check one of the following): F1.

- [x] 1. HAVE BEEN DETERMINED NOT NECESSARY;
- [ ] 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify): F2.

Note: Advance arrangements with local fire and police departments, hospitals, state and local emergency response teams, and/or emergency services contractors should be made for your facility, if necessary. Large Quantity Generators must describe arrangements in the Contingency Plan.

G. EMERGENCY EQUIPMENT

Check the applicable boxes to list emergency response equipment available at the facility, identify the location(s) where the equipment is kept, and indicate the equipment's capability, if applicable.

TYPE	EQUIPMENT AVAILABLE G1.	LOCATION G2.	CAPABILITY G3.
EXAMPLE	☒ *CHEMICAL PROTECTIVE GLOVES*	*SPILL RESPONSE KIT*	*SINGLE USE, OIL RESISTANT ONLY*
Safety and First Aid	1. ☐ CHEMICAL PROTECTIVE SUITS, APRONS, AND/OR VESTS		
	2. ■ CHEMICAL PROTECTIVE GLOVES	With Technician	
	3. ☐ CHEMICAL PROTECTIVE BOOTS		
	4. ■ SAFETY GLASSES, GOGGLES, AND FACE SHIELDS	With Technician	
	5. ☐ HARD HATS		
	6. ☐ AIR-PURIFYING RESPIRATORS		
	7. ☐ SELF-CONTAINED BREATHING APPARATUS (SCBA)		
	8. ■ FIRST AID KITS	Equipment area	
	9. ☐ PLUMBED EYEWASH FOUNTAIN AND/OR SHOWER		
	10. ■ PORTABLE EYEWASH KITS AND/OR STATION	Equipment area	
	11. ☐ OTHER		
Fire Fighting	12. ■ PORTABLE FIRE EXTINGUISHERS	Equipment area or with Technician	
	13. ☐ FIXED FIRE SUPPRESSION SYSTEMS AND/ OR SPRINKLERS		
	14. ☐ FIRE ALARM BOXES		
	15. ☐ OTHER		
Spill Control and Clean-Up	16. ■ ALL-IN-ONE SPILL KIT	On Technician ' s vehicle	
	17. ☐ ABSORBENT MATERIAL		
	18. ■ CONTAINER FOR USED ABSORBENT	On Technician ' s vehicle	
	19. ☐ BERM AND/OR DIKING EQUIPMENT		
	20. ☐ BROOM		
	21. ☐ SHOVEL		
	22. ☐ VACUUM		
	23. ☐ EXHAUST HOOD		
	24. ☐ SUMP AND/OR HOLDING TANK		
	25. ☐ CHEMICAL NEUTRALIZERS		
	26. ☐ GAS CYLINDER LEAK REPAIR KIT		
	27. ☐ SPILL OVERPACK DRUMS		
	28. ■ OTHER	800-386-9639	24/7 Call Center
Communi-cations and Alarm Systems	29. ■ TELEPHONES (e.g., Cellular)	On Technician ' s vehicle	cell phones
	30. ☐ INTERCOM AND/OR PA SYSTEM		
	31. ☐ PORTABLE RADIOS		
	32. ☐ AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT		
Other	33. ☐ OTHER		
	34. ☐ OTHER		

H. EARTHQUAKE VULNERABILITY

Identify areas of the facility that are vulnerable to hazardous materials releases due to seismic motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS (Check all that apply): H1.	LOCATIONS (e.g., Shop, outdoor shed, lab): H2.
☑ 1. HAZARDOUS MATERIALS AND/OR WASTE STORAGE AREAS	Battery Area, diesel tank
☐ 2. PROCESS LINES AND PIPING	
☐ 3. LABORATORY	
☐ 4. WASTE TREATMENT AREA	

Identify mechanical systems vulnerable to releases / spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS AND/OR EQUIPMENT (Check all that apply): H3.	LOCATIONS: H4.
☑ 1. SHELVES, CABINETS AND/OR RACKS	Battery Racks
☑ 2. TANKS AND SHUT-OFF VALVES	diesel tank
☐ 3. PORTABLE GAS CYLINDERS	
☑ 4. EMERGENCY SHUT-OFF AND/OR UTILITY VALVES	Main electrical panel
☐ 5. SPRINKLER SYSTEMS	
☐ 6. STATIONARY PRESSURIZED CONTAINERS (e.g., Propane tank)	

I. EMPLOYEE TRAINING

Employee training is required for all employees and/or contractors handling hazardous materials and/or hazardous wastes during normal and/or emergency operations. Most facilities will need to submit a separate Training Plan. However, your CUPA may accept this section as the Training Plan for some small facilities.
Employee training plans may include the following content:

- Applicable laws and regulations;
- Emergency response plans and procedures;
- Safety Data Sheets;
- Hazard communication related to health and safety;
- Methods for safe handling of hazardous substances;
- Hazards of materials and processes (e.g., fire, explosion, asphyxiation);
- Hazard mitigation, prevention and abatement procedures;
- Coordination of emergency response actions;
- Notification procedures for local emergency responders, CUPA, Cal OES, and onsite personnel;
- Communication and alarm systems;
- Personal protective equipment;
- Use and maintenance of emergency response equipment and supplies (e.g. Fire extinguishers, respirators, spill control materials);
- Decontamination procedures;
- Evacuation procedures and evacuation staging locations;
- Identification of facility areas, equipment, and systems vulnerable to earthquakes and other natural disasters.
- OTHER (Specify):

Check the applicable boxes below to indicate how the employee training program is administered.

☑ 1. FORMAL CLASSROOM ☑ 2. VIDEOS ☑ 3. SAFETY MEETINGS ☐ 4. STUDY GUIDES / MANUALS I1.

☐ 5. OTHER (Specify): _____ I2.

☐ 6. NOT APPLICABLE SINCE FACILITY HAS NO EMPLOYEES

☑ 7. CHECK IF A SEPARATE EMPLOYEE TRAINING PLAN IS USED AND UPLOADED TO CERS AS A PDF DOCUMENT I3.

☐ 8. CHECK IF EMPLOYEE TRAINING IS COVERED BY THE ABOVE REFERENCED CONTENT AND OTHER DOCUMENTS ONSITE I4.

EMPLOYEE TRAINING FREQUENCY AND RECORDKEEPING TRAINING MUST BE:

- Provided initially for new employees as soon as possible following the date of hire. New employees should not work in an unsupervised position that involves hazardous materials handling and/or hazardous waste management without proper training;
- Provided within six months from the date of hire for new employees at a large quantity generator;
- Ongoing and provided at least annually;
- Amended prior to a change in process or work assignment;
- Given upon modification to the Emergency Response/Contingency Plan.

Large Quantity Generator Training: Large quantity generators (1,000 kg or more) must retain written plan and documentation of employee training which includes:

- A written description of the type and amount of both initial and ongoing training that will be given to persons filling each job position having responsibility for hazardous waste management and/or emergency response.
- The name, job title and job description for each position at the facility related to hazardous waste management.
- Current employee training records must be retained until closure of the facility and former employee training records must be retained for at least three years after termination of employment.

Small Quantity Generator Training: Small quantity generators (less than 1,000 kg) must include basic hazardous waste management and emergency response procedures but a written employee training plan and training records are not required. In order to show that the facility has met the small quantity generator employee training requirement, an employee training plan and training records may be made available.

Hazardous Materials Business Plan Training: Businesses must provide initial and annual employee training that includes the content referenced above. The training may be based on the job position and training records must be made available for a period of at least three years.

J. LIST OF ATTACHMENTS

Check one of the following: J1.

☑ 1. NO ATTACHMENTS ARE REQUIRED; or

☐ 2. THE FOLLOWING DOCUMENTS ARE ATTACHED: J2.

Training Plan:

Training for Verizon Wireless (Verizon) personnel is conducted at the time of employment and on an annual basis thereafter. Personnel are made aware of the hazardous materials at the facility and their Safety Data Sheets

Training topics include, but are not limited to:

- Familiarity with the characteristics and hazards of each hazardous material stored on-site.
- Measures employees can take to protect themselves from chemical hazards.
- Procedures for coordination with local emergency response organizations.
- Personal protective equipment requirements for applicable containment activities.
- Release prevention and defensive response measures for potential releases
- Who and how to call for immediate assistance in the event of an accident involving hazardous materials.

In accordance with California Health and Safety Code §25510 and Title 19, §2631 of the California Code of Regulations, in the event of a spill, release, or threatened release of a hazardous material, unless Verizon has a reasonable belief that the release or threatened release poses no significant present or potential hazard to human health and safety, property, or the environment, Verizon will provide an immediate, verbal report to the Unified Program Agency and California Office of Emergency Services as soon as:

1. Verizon has knowledge of the release or threatened release;
2. Notification can be provided without impeding immediate control of the release or threatened release; and
3. Notification can be provided without impeding immediate emergency medical measures.

In order to ensure Verizon satisfies its reporting obligation, Verizon personnel shall immediately report any spill, release, or threatened release (regardless of size) to the Verizon Environmental Compliance Hotline as soon as they become aware of it. In the event Verizon personnel do not learn of a spill, release, or threatened release firsthand, but rather from another party, Verizon personnel shall not wait for confirmation of the details of a release to contact the Hotline.

Verizon Environmental Compliance personnel familiar with release reporting will then determine if the spill, release, or threatened release is reportable. If it is determined to be reportable, Verizon Environmental Compliance personnel shall immediately report the release or spill to the appropriate agencies.

Verizon personnel will not mitigate any release of hazardous materials requiring emergency response, as defined by Title 8, §5192 of the California Code of Regulations. They are instructed to: 1) report any release of hazardous materials to the Verizon Environmental Health & Safety Hotline and Network Operations Center immediately; 2) exit and secure the facility, if necessary; and 3) wait for responding emergency personnel.

For reportable releases, personnel shall contact a cleanup contractor to manage the release, either Clean Harbors Environmental Services at (800) 483-3718 or Emergency Response & Training Solutions at (800) 924-6804.

Please note that Verizon historically used three separate digital training courses to satisfy the annual training requirements set forth by Health and Safety Code §25505. The content of these courses was consolidated into a single course, which, beginning in 2020, will appear on training records as “Spill Prevention and Response”.

ORANGE COUNTY FIRE AUTHORITY

Prevention Field Services
1 Fire Authority Road
Irvine, CA 92602
Phone (714) 573-6254
Fax (714) 368-8836

RECORDS REQUEST INVOICE

FIRE ORANGE COUNTY PAID CALIFORNIA AUTHORITY

To: Brooklynn Marcus – Partner ESI

Number of Pages (including cover): 1

Date: 8/24/2022

COMMENTS: The information you requested for **24422 AV DE LA CARLOTA in the city of LAGUNA HILLS** is ready. Your fee for this request is $2.50.

***** PAY ONLINE! *** To ensure I receive a copy of the receipt, please use this link only (do not use previously saved payment links)**

If you prefer not to pay online, please send a check payable to ORANGE COUNTY FIRE AUTHORITY and a **SELF-ADDRESSED, STAMPED ENVELOPE** to: *Orange County Fire Authority, Atten: Iris Vicent/Prevention Field Services, 1 Fire Authority Rd, Irvine CA 92602* and the records will be mailed to you. If you prefer your records to be emailed to you, please send payment only and indicate the email address you would like the records sent to.

PLEASE NOTE: WITH OUR COVID SAFETY PRECAUTIONS, OCFA IS CURRENTLY CLOSED TO THE PUBLIC. YOU WILL BE UNABLE TO COME IN AND PICK UP YOUR RECORDS AT THIS TIME.

ORANGE COUNTY FIRE AUTHORITY

Report run on: August 24, 2022 10:48 AM

BUSINESS RECORDS AT: 24422 AV DE LA CARLOTA
LAGUNA HILLS

Bus Id: **4149** DBA: **OAKBROOK PLAZA-BSO** Status: Active
24422 AV DE LA CARLOTA Bldg# Ste#
LAGUNA HILLS
Last Insp Date: 25 APR 2018 Bus Type: BUSINESS OFFICE
Insp Type: ROUTINE INSPECTION Insp Category: CATEGORY 5, NO HAZARDOUS MATERIALS
Alarm Type:
Sprinkler Type: 1 Wet Pipe, Supervised Sprinkler Due Date: 01 APR 2021

VIOLATIONS

Identify Date: 25 APR 2018

House Keeping:	Fire Protect: 1	High Piled:	Electrical:
Exiting:	Permit Related:	Hazmat Related:	Misc:
Notice Issued Dt:		Self Clr Issued Dt:	

1st Reinsp clear: Y	Date: 30 APR 2018	2nd Reinsp clear:	Date:
3rd Reinsp clear:	Date:	4th Reinsp clear:	Date:
5th Reinsp clear:	Date:		

PERMITS : NO PERMITS FOUND *****

CHEMICALS : NO CHEMICALS FOUND *****

***** END OF REPORT *****

Atlas ENVIRONMENTAL ENGINEERING, INC.

Since 1991

April 11, 2022

Remediation Design and Implementation Programs

Groundwater, Soil and Air Compliance Sampling and Reporting

Phase I and II Commercial and Industrial Site Assessments

Discharge Permitting

Spill Prevention, Countermeasures and Control

Environmental Health and Safety Specialists

Feasibility and Risk Analysis

Hazardous Waste Management and Monitoring

Ms. Samantha Mak
Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, California 92501-3348

RE: **G&M Oil Company Station #40**
(Former Wright Petroleum)
23991 El Toro Road
Laguna Hills, California 92606
QUARTERLY STATUS REPORT
4th Quarter 2021
SARWQCB Case # 083000580T

Dear Ms. Mak:

On behalf of G&M Oil Company, Inc., enclosed is the *Quarterly Status Report – 4th Quarter 2021*, dated April 11, 2022, and prepared by Atlas Environmental Engineering, Inc. (ATLAS).

The ozone sparge treatment system operations were initiated as the on-site remediation in February 2013 and operations have continued through the 4th Quarter 2019. From February 2013 to December 31, 2019, the treatment unit injected approximately 15,021 pounds (lbs) of ozone in all of the wells combined. Treatment system operation data is summarized in **Table 7** and graphically depicted on **Figure 11**. The treatment system was shut down at the end of December 2019 for post treatment groundwater monitoring. As of 4th quarter 2021, ATLAS has established 8 quarters of post rebound groundwater concentrations. A review of the 4th quarter 2021 groundwater data indicates the concentrations continue to meet the Low Threat Closure Policy (LTCP) criteria for site closure. Based on this information, ATLAS would like to request the SARWQCB to consider this site for closure based on the LTCP criteria. However, a significant increase in the concentration of TPHd was reported in samples collected from wells AMW-12, AMW-13, and AMW-14. Current, historical, and additional analytical results are summarized in **Tables 1** through **3**, respectively, and the laboratory analytical report and associated chain of custody are included in **Appendix B**.

As requested by the Santa Ana Regional Water Control Board (SARWQCB), ATLAS also included Chromium, Hexavalent Chromium, and Arsenic analysis as part of the groundwater monitoring program. The analytical results are summarized in **Table 4** and the laboratory analytical report and associated chain of custody are included in **Appendix B**. ATLAS discontinued metals, general minerals and TDS analysis since Ozone treatment was discontinued for over a year and enough post treatment rebound data had been established. If you have any questions, please contact me at (714) 890-7129.

Sincerely,
ATLAS ENVIRONMENTAL ENGINEERING, INC.

Karl H. Kerner, P.E.
Senior Engineer/Project Manager

cc: Ms. Laura Lopez, G&M Oil Company (w/1 electronic)

G&M OIL COMPANY STATION #40
(FORMER WRIGHT PETROLEUM)
QUARTERLY STATUS REPORT
4th QUARTER 2021
April 11, 2022

SITE LOCATION:	23991 El Toro Road, Laguna Hills, CA
OWNER/OPERATOR:	G&M Oil Co., 16868 A Lane, Huntington Beach, CA 92647
CONTACT:	Ms. Laura Lopez
LEAD AGENCY:	Santa Ana Regional Water Quality Control Board
AGENCY CONTACT:	Ms. Samantha Mak
SARWQCB CASE #:	083000580T

Site Activities this Quarter

- Quarterly groundwater monitoring and sampling were performed on November 17, 2021.
- Approximately 661 gallons of groundwater were purged prior to sampling the wells using a vacuum truck equipped with a holding tank for subsequent proper disposal by the generator.
- LPH was not observed in any of the wells during this event.
- Ethanol was not detected at concentrations exceeding the laboratory detection limit.
- Discontinued ozone sparge treatment system operation, maintenance and monitoring on December 31, 2019 for post treatment groundwater rebound monitoring.
- Request SARWQCB to review site for closure under LTCP.

Future Site Activities

- Quarterly groundwater monitoring & sampling of available wells during the 1st quarter of 2022. (Conducted on February 23, 2022.)
- Post treatment system rebound monitoring and site closure review.
- Anticipate LTCP closure review and approval.
- Well abandonment and system decommissioning once closure is approved under LTCP.

Quarterly Summary

Total GW Monitoring Wells:	22		
GW Wells Gauged:	22		
GW Wells Sampled:	22		
Wells with Liquid Phase Hydrocarbons(LPH):	0		
Gallons of LPH Removed this Quarter:	0.0		
Gallons of LPH Removed to Date:	2.0		
Depth to Groundwater (feet):	10.82	to	23.27
Approximate Groundwater Elevation (feet):	37.63	to	345.77
Approximate Groundwater Gradient:	0.003		
Approximate Groundwater Flow Direction:	West/Southwest		
Consistent with Last Quarter:	Yes		

Analytical Summary

Groundwater Analytical Results

TPHd Concentrations	(µ g/L):	<500	to	19,700
TPHg Concentrations	(µ g/L):	<50	to	3,120
Benzene Concentrations	(µ g/L):	<0.5	to	102.0
Toluene Concentrations	(µ g/L):	1.5	to	323
Ethylbenzene Concentrations	(µ g/L):	0.6J	to	86.0
Total Xylenes Concentrations	(µ g/L):	5	to	636
MTBE (EPA 8260B) Concentrations	(µ g/L):	<1	to	33.7
ETBE Concentrations	(µ g/L):	<1		
DIPE Concentrations	(µ g/L):	<1		
TAME Concentrations	(µ g/L):	<1		
TBA Concentrations	(µ g/L):	<10	to	1,210

Remediation Summary

Method of Remediation Soil Vapor Extraction System / ATLAS GW MTU

Soil Vapor Extraction System

Type of Treatment System:	Thermal/Baker Model-500		
Hours of Operation this Quarter:	0.00		
Total Hours of Operation:	765.50		
Inlet Vapor Concentrations (ppm-v):	NA	to	NA
Flow Rate (cfm):	NA		
Hydrocarbon removed this quarter (lbs.):	0.00		
Total Hydrocarbons Removed (lbs.):	532.94		
In Compliance with AQMD Permit:	Yes		

Groundwater System

Type of Treatment System:	GAC
Groundwater Removed this Quarter (gal):	0.00
Total Groundwater Removed (gal):	5,675

Ozone Sparge Treatment System

Type of System:	Ozone Injection
Number of Wells Operating this Quarter:	18

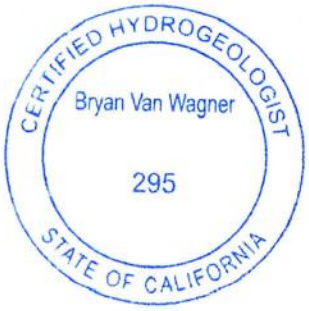
Total Hours of Operation this Quarter:

OSP-1	0.00	OSP-10	0.00
OSP-2	0.00	OSP-11	0.00
OSP-3	0.00	OSP-12	0.00
OSP-4	0.00	OSP-13	0.00
OSP-5	0.00	OSP-14	0.00
OSP-6	0.00	OSP-15	0.00
OSP-7	0.00	OSP-16	0.00
OSP-8	0.00	OSP-17	0.00
OSP-9	0.00	OSP-18	0.00

Total Hours of Operation To Date:

OSP-1	3356.83	OSP-10	3340.92
OSP-2	3304.42	OSP-11	3340.83
OSP-3	3344.00	OSP-12	3340.83
OSP-4	3344.00	OSP-13	3334.83
OSP-5	3344.00	OSP-14	3334.83
OSP-6	3340.92	OSP-15	3334.83
OSP-7	3340.92	OSP-16	3334.83
OSP-8	3340.92	OSP-17	3334.83
OSP-9	3340.92	OSP-18	3334.83

Total Pounds of Ozone this Quarter:	0.00
Total Pounds of Ozone to Date:	15021.96
In Compliance with Permit:	Yes
Operational Period this Quarter	shut down for post groundwater treatment rebounding.



Prepared by:

Bryan Van Wagner, P.G., C.HG.
Project Geologist

Reviewed by:

Jasmine F. Dody
Project Scientist

Attachments:

Figures

Figure 1 - Site Vicinity Map
Figure 2 - Previous Site Plan, Monitoring Wells
Figure 3 - Current Site Plan, Monitoring Wells
Figure 4 - Groundwater Elevation Contour Map
Figure 5 - TPHg Concentrations in Groundwater
Figure 6 - TPHd Concentrations in Groundwater
Figure 7 - Benzene Concentrations in Groundwater
Figure 8 - MTBE Concentrations in Groundwater
Figure 9 - TBA Concentrations in Groundwater
Figure 10 - Hours, Concentration, and TPH Removed Graph
Figure 11 - Hours of Operation (Ozone Sparge Treatment System)

Tables

Table 1 - Current Groundwater Monitoring Data
Table 2 - Historical Groundwater Monitoring Data
Table 3 - Additional Groundwater Analytical Results
Table 4 - Additional Groundwater Analytical Results (EPA Methods 6010B/7470A, 7199)
Table 5 - Soil Vapor Extraction & Treatment System Operating Data
Table 6 - Inlet Soil Vapor Analytical Results
Table 7 - Ozone Sparge Treatment System Operating Data
Table 8 - Well Construction Details
Table 9 - Groundwater Monitoring and Sampling Plan

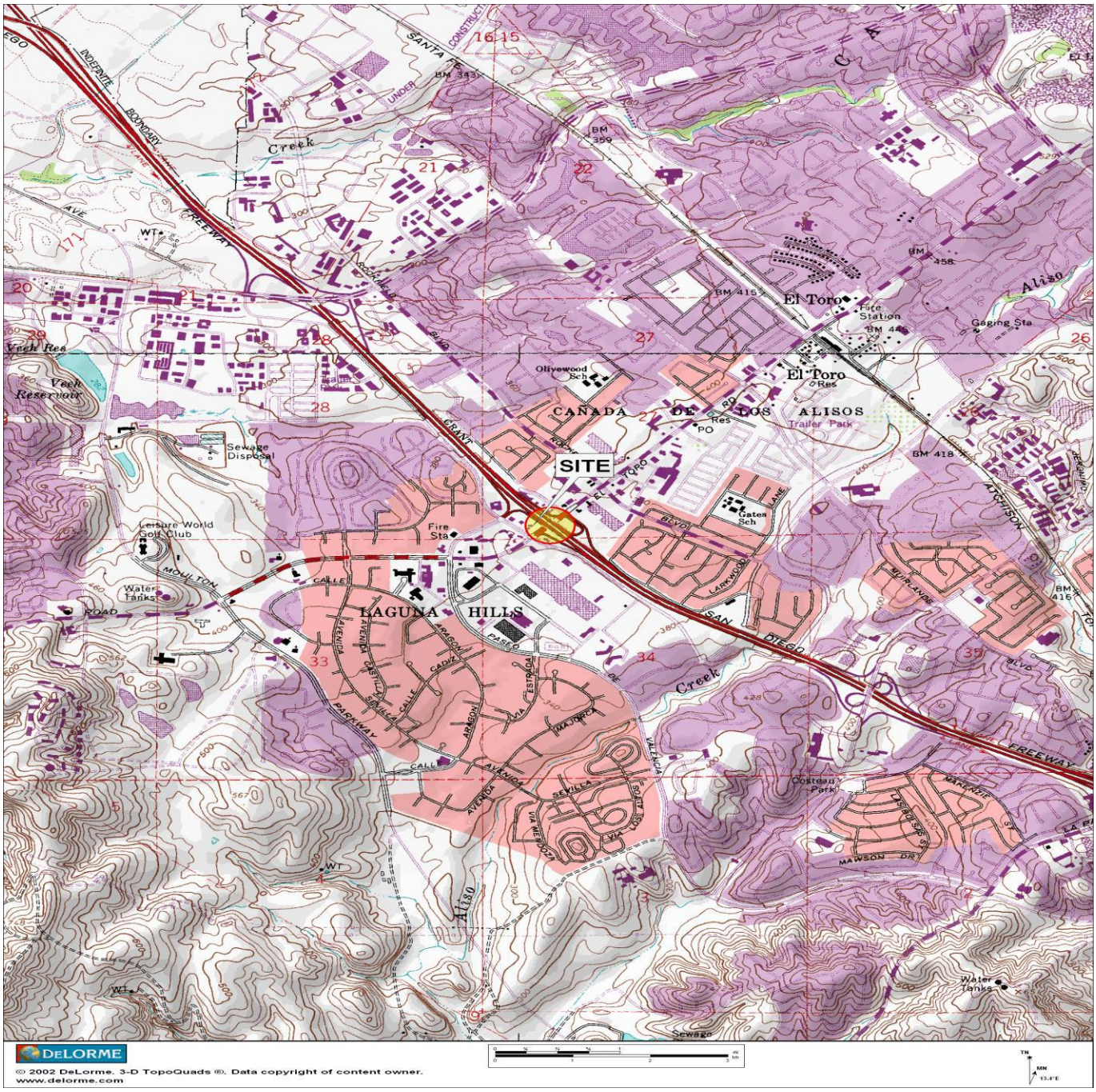
Appendix A

Project Status Reports
Available Waste Manifests
Groundwater Sampling Procedures

Appendix B

Laboratory Analytical Reports and Chain-of-Custody Documentation

FIGURES



Map: 7.5' USGS Topographic Map San Juan Capistrano Quadrangle
Date: <1981> (photorevised 1989)
Scale: 1: 25000

Atlas ENVIRONMENTAL ENGINEERING, INC.

5122 Bolsa Avenue
Suite 107
Huntington Beach, CA 92649

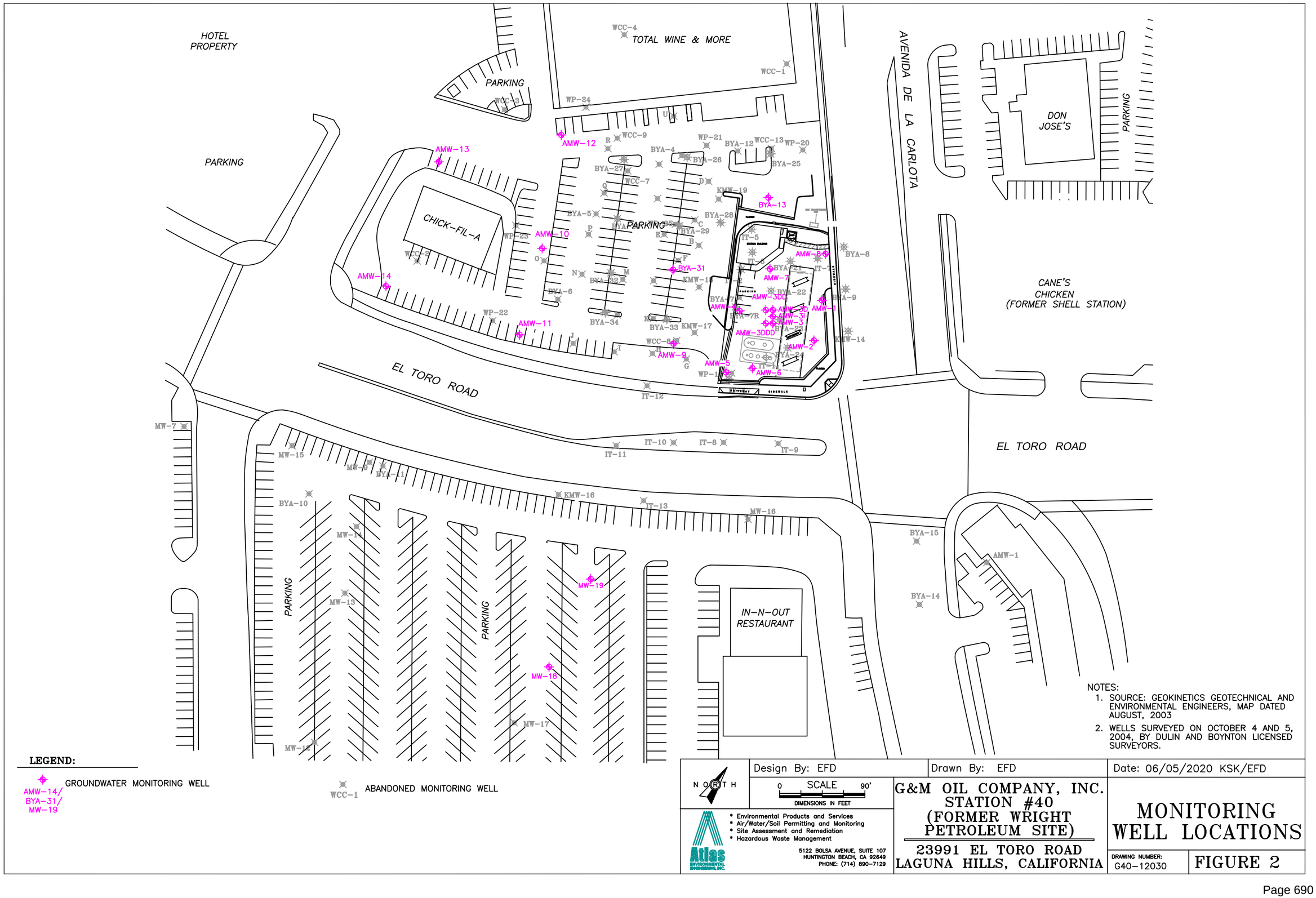
G&M OIL COMPANY STATION #40

23991 EL TORO ROAD
LAGUNA HILLS, CA

SITE VICINITY MAP

N O R T H

FIGURE 1



LEGEND:

AMW-14/ BYA-31/ MW-19 — GROUNDWATER MONITORING WELL

WCC-1 — ABANDONED MONITORING WELL

NOTES:
1. SOURCE: GEOKINETICS GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS, MAP DATED AUGUST, 2003
2. WELLS SURVEYED ON OCTOBER 4 AND 5, 2004, BY DULIN AND BOYNTON LICENSED SURVEYORS.

NORTH

0 SCALE 90'
DIMENSIONS IN FEET

Design By: EFD | Drawn By: EFD | Date: 06/05/2020 KSK/EFD

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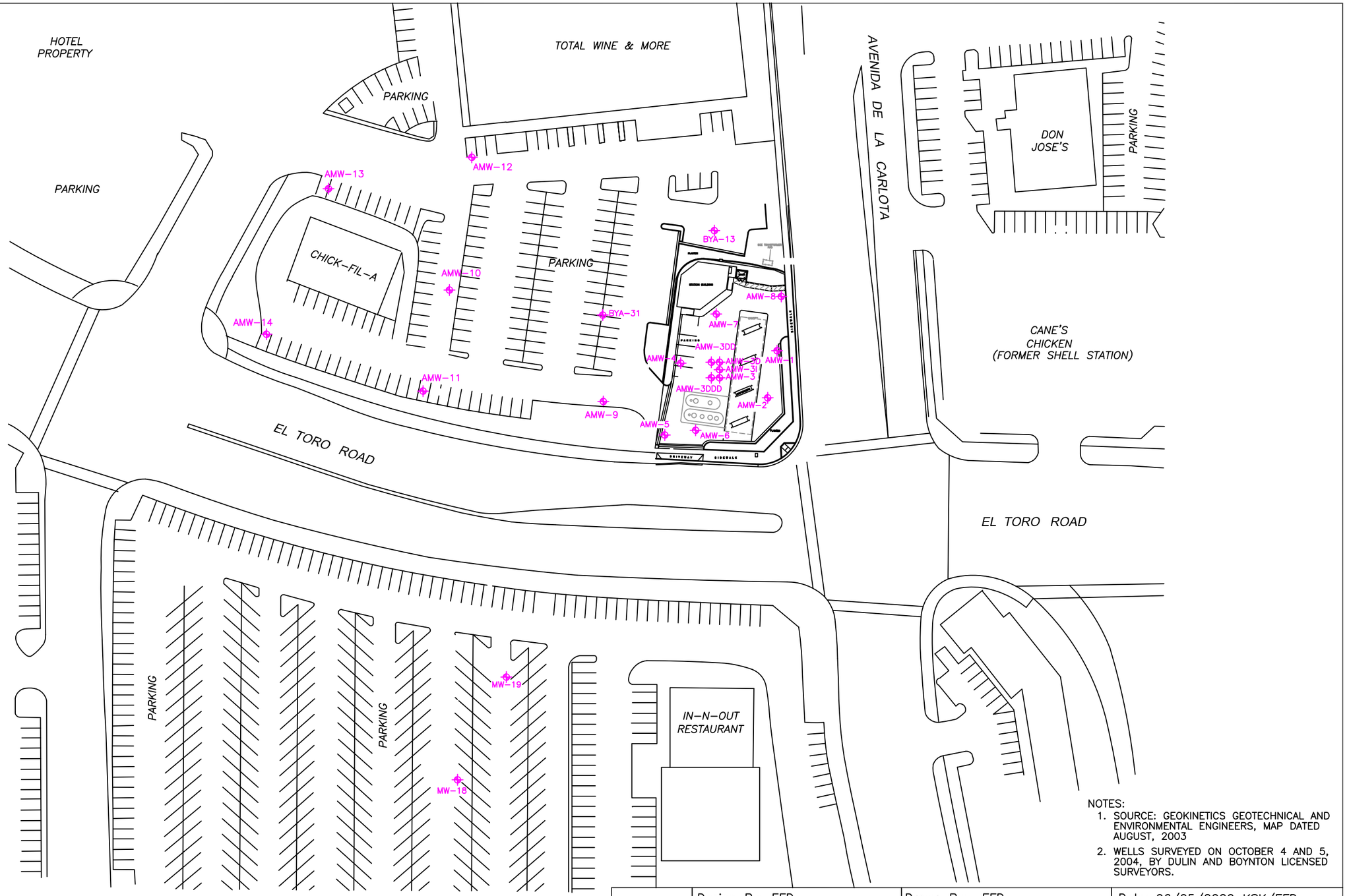
* Air/Water/Soil Permitting and Monitoring
* Site Assessment and Remediation
* Hazardous Waste Management
5122 BOLSA AVENUE, SUITE 107
HUNTINGTON BEACH, CA 92649
PHONE: (714) 890-7129

G&M OIL COMPANY, INC.
STATION #40
(FORMER WRIGHT PETROLEUM SITE)
23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA

MONITORING WELL LOCATIONS

DRAWING NUMBER: G40-12030

FIGURE 2



NOTES:

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2. WELLS SURVEYED ON OCTOBER 4 AND 5, 2004, BY DULIN AND BOYNTON LICENSED SURVEYORS.

LEGEND:

AMW-14/ BYA-31/ MW-19 — GROUNDWATER MONITORING WELL

N O R T H

0 SCALE 90'

DIMENSIONS IN FEET

Design By: EFD | Drawn By: EFD | Date: 06/05/2020 KSK/EFD

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HUNTINGTON BEACH, CA 92649
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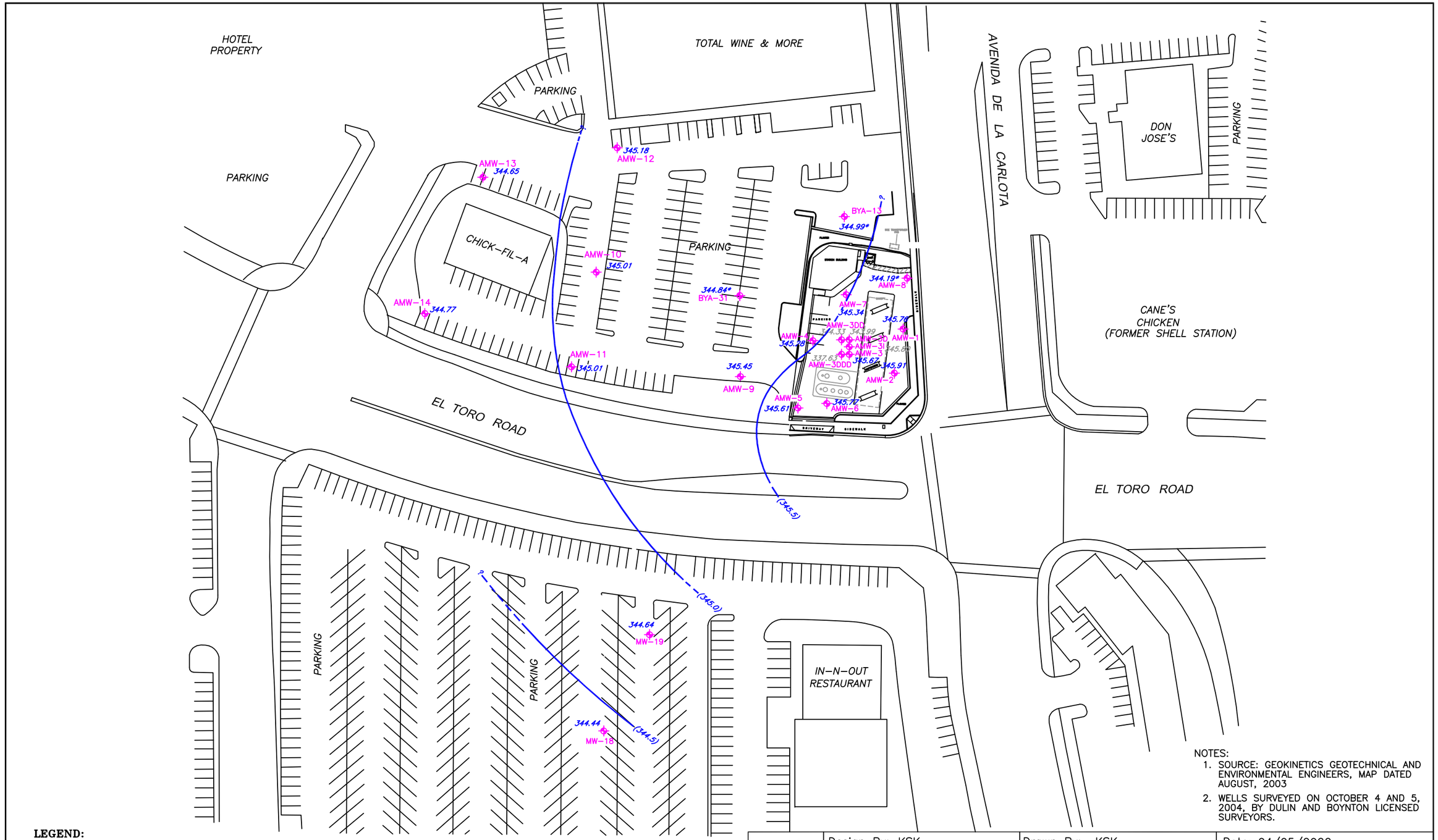
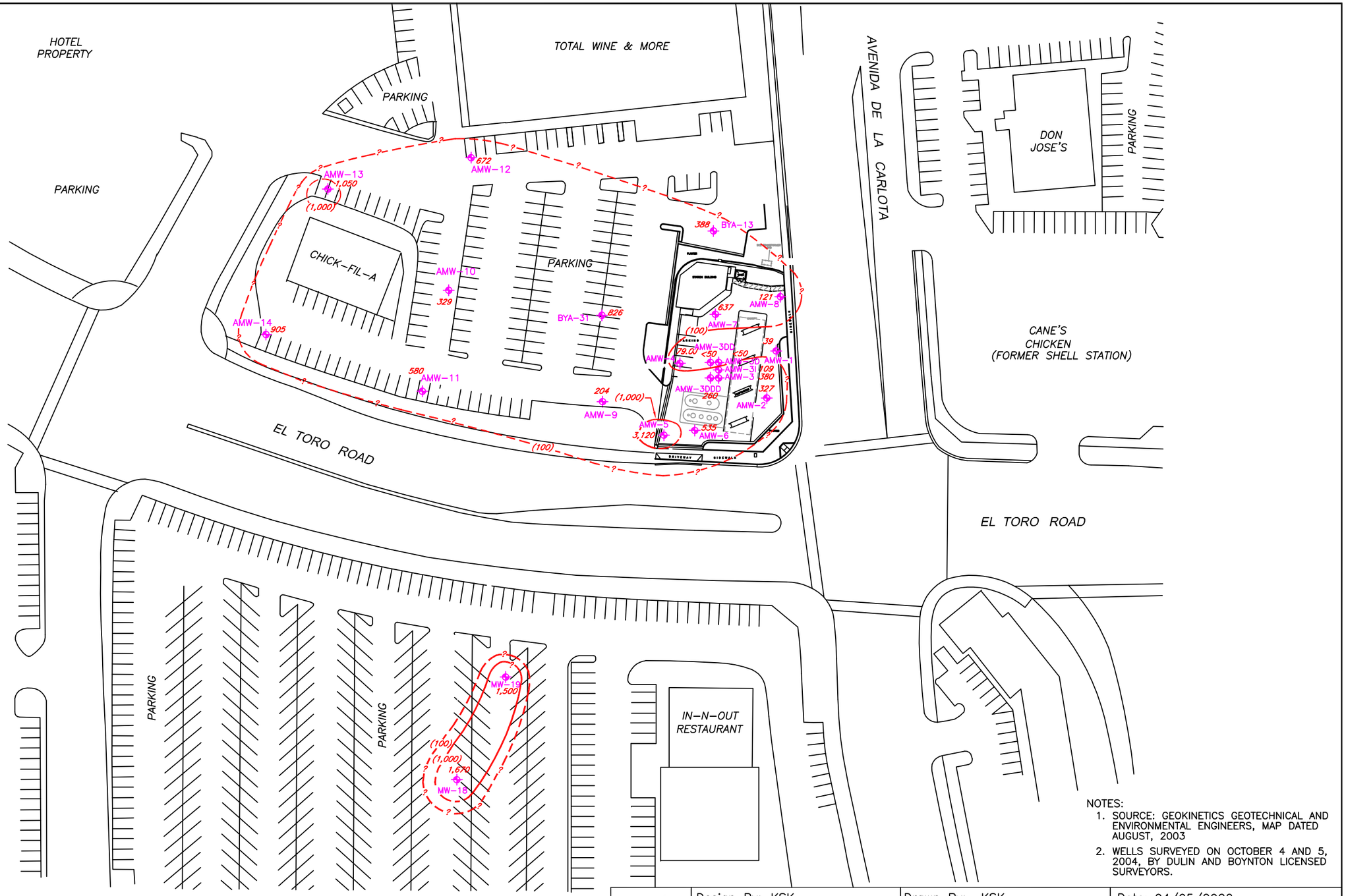
23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA

MONITORING WELL LOCATIONS

DRAWING NUMBER: G40-12030

FIGURE 3


HOTEL PROPERTY
TOTAL WINE & MORE
PARKING
AVENIDA DE LA CARLOTA
DON JOSE'S
PARKING
PARKING
AMW-13
344.65
345.18
AMW-12
CHICK-FIL-A
AMW-10
345.01
PARKING
344.84*
BYA-31
BYA-13
344.99*
344.19*
AMW-8
AMW-14
344.77
AMW-7
345.34
345.76
AMW-3DD
344.33
343.99
AMW-4
345.28
AMW-3D
AMW-1
AMW-11
345.01
AMW-3I
345.64
AMW-3
337.63
AMW-3DDD
345.67
345.91
345.45
AMW-9
AMW-2
AMW-5
345.61
345.70
AMW-6
EL TORO ROAD
(345.5)
EL TORO ROAD
(345.0)
PARKING
PARKING
344.64
MW-19
IN-N-OUT RESTAURANT
344.44
MW-18
(344.5)
NOTES:
1. SOURCE: GEOKINETICS GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS, MAP DATED AUGUST, 2003
2. WELLS SURVEYED ON OCTOBER 4 AND 5, 2004, BY DULIN AND BOYNTON LICENSED SURVEYORS.
LEGEND:
AMW-14/ BYA-31/ MW-19
GROUNDWATER MONITORING WELL
345.91
GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL (MSL), 11/17/2021
(345.5)
GROUNDWATER ELEVATION CONTOUR IN FEET ABOVE MSL (DASHED WHERE INFERRED)
RED ARROW DENOTES ESTIMATED GROUNDWATER FLOW DIRECTION.
*
SUSPECTED ANOMALOUS DATA; NOT USED IN THIS CONTOUR SESSION
NORTH
0 SCALE 90'
DIMENSIONS IN FEET
Design By: KSK
Drawn By: KSK
Date: 04/05/2022
* Environmental Products and Services
* Air/Water/Soil Permitting and Monitoring
* Site Assessment and Remediation
* Hazardous Waste Management
Atlas ENVIRONMENTAL ENGINEERING, INC.
5122 BOLSA AVENUE, SUITE 107
HUNTINGTON BEACH, CA 92649
PHONE: (714) 890-7129
G&M OIL COMPANY, INC.
STATION #40
(FORMER WRIGHT PETROLEUM SITE)
23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA
GROUNDWATER ELEVATION CONTOUR MAP
DRAWING NUMBER: G40-42029
FIGURE 4



NOTES:

1. SOURCE: GEOKINETICS GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS, MAP DATED AUGUST, 2003
2. WELLS SURVEYED ON OCTOBER 4 AND 5, 2004, BY DULIN AND BOYNTON LICENSED SURVEYORS.

LEGEND:

AMW-14/ BYA-31/ MW-19 — GROUNDWATER MONITORING WELL

3,120 — TPHg CONCENTRATIONS IN PARTS PER BILLION (ppb), 11/17/2021

? —— (1,000) — TPHg ISO-CONCENTRATION CONTOUR IN ppb (DASHED WHERE INFERRED)

<50 — LESS THAN THE LABORATORY DETECTION LIMIT

NORTH

SCALE 0 90' DIMENSIONS IN FEET

Design By: KSK | Drawn By: KSK | Date: 04/05/2022

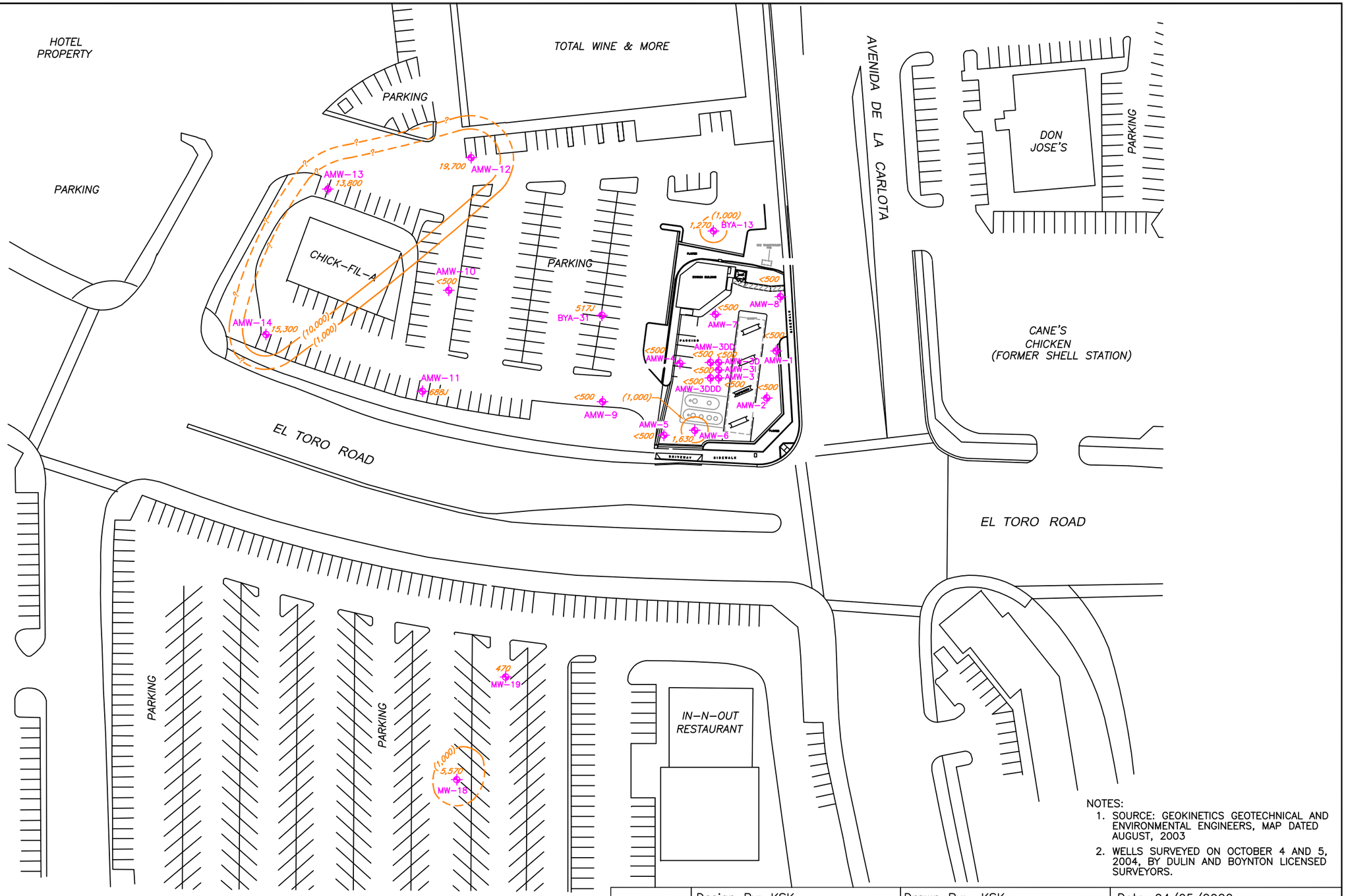
Atlas Environmental Engineering, Inc.
* Environmental Products and Services
* Air/Water/Soil Permitting and Monitoring
* Site Assessment and Remediation
* Hazardous Waste Management
5122 BOLSA AVENUE, SUITE 107
HUNTINGTON BEACH, CA 92649
PHONE: (714) 890-7129

G&M OIL COMPANY, INC.
STATION #40
(FORMER WRIGHT PETROLEUM SITE)
23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA

TPHg CONCENTRATIONS IN GROUNDWATER

DRAWING NUMBER: G40-42029

FIGURE 5



NOTES:
1. SOURCE: GEOKINETICS GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS, MAP DATED AUGUST, 2003
2. WELLS SURVEYED ON OCTOBER 4 AND 5, 2004, BY DULIN AND BOYNTON LICENSED SURVEYORS.

LEGEND:

AMW-14/ BYA-31/ MW-19 — GROUNDWATER MONITORING WELL

19,700 — TPHd CONCENTRATIONS, IN PARTS PER BILLION 11/17/2021

<500 — LESS THAN THE LABORATORY DETECTION LIMIT

? (10,000) — TPHd ISO-CONCENTRATION CONTOUR IN ppb (DASHED WHERE INFERRED)

J — TRACE CONCENTRATION; BETWEEN THE PQL AND THE MDL

NORTH

0 SCALE 90'

DIMENSIONS IN FEET

Design By: KSK | Drawn By: KSK | Date: 04/05/2022

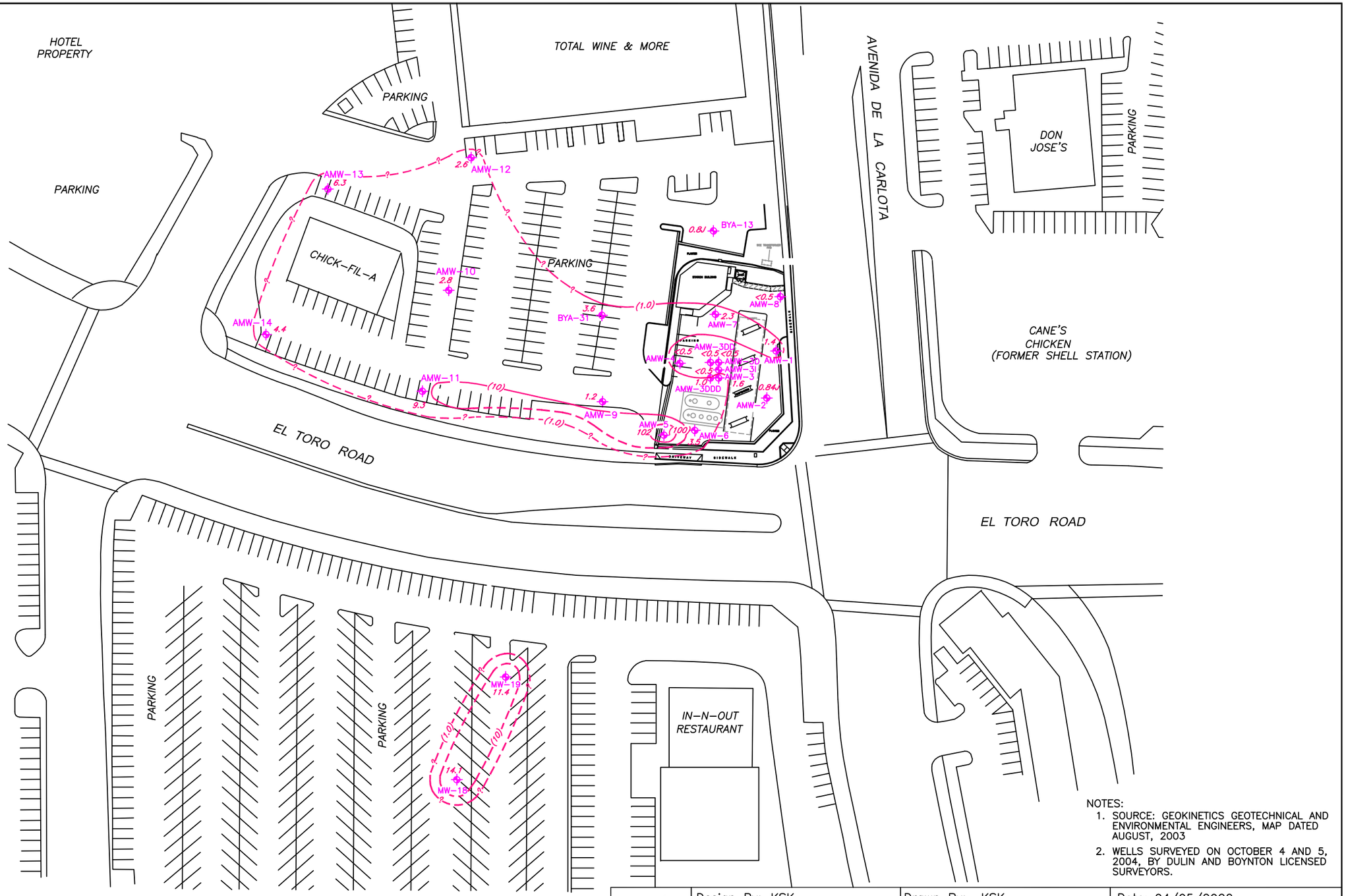
Atlas Environmental Engineering, Inc.
* Environmental Products and Services
* Air/Water/Soil Permitting and Monitoring
* Site Assessment and Remediation
* Hazardous Waste Management
5122 BOLSA AVENUE, SUITE 107
HUNTINGTON BEACH, CA 92649
PHONE: (714) 890-7129

G&M OIL COMPANY, INC.
STATION #40
(FORMER WRIGHT PETROLEUM SITE)
23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA

TPHd CONCENTRATIONS IN GROUNDWATER

DRAWING NUMBER: G40-42029

FIGURE 6



NOTES:

1. SOURCE: GEOKINETICS GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS, MAP DATED AUGUST, 2003
2. WELLS SURVEYED ON OCTOBER 4 AND 5, 2004, BY DULIN AND BOYNTON LICENSED SURVEYORS.

LEGEND:

AMW-14/ BYA-31/ MW-19 — GROUNDWATER MONITORING WELL

102 — BENZENE CONCENTRATIONS IN PARTS PER BILLION (ppb), 11/17/2021

? (100) — BENZENE ISO-CONCENTRATION CONTOUR IN ppb (DASHED WHERE INFERRED)

<0.5 — LESS THAN THE LABORATORY DETECTION LIMIT

J — TRACE CONCENTRATION; BETWEEN THE PQL AND THE MDL

NORTH

0 SCALE 90'

DIMENSIONS IN FEET

Design By: KSK | Drawn By: KSK | Date: 04/05/2022

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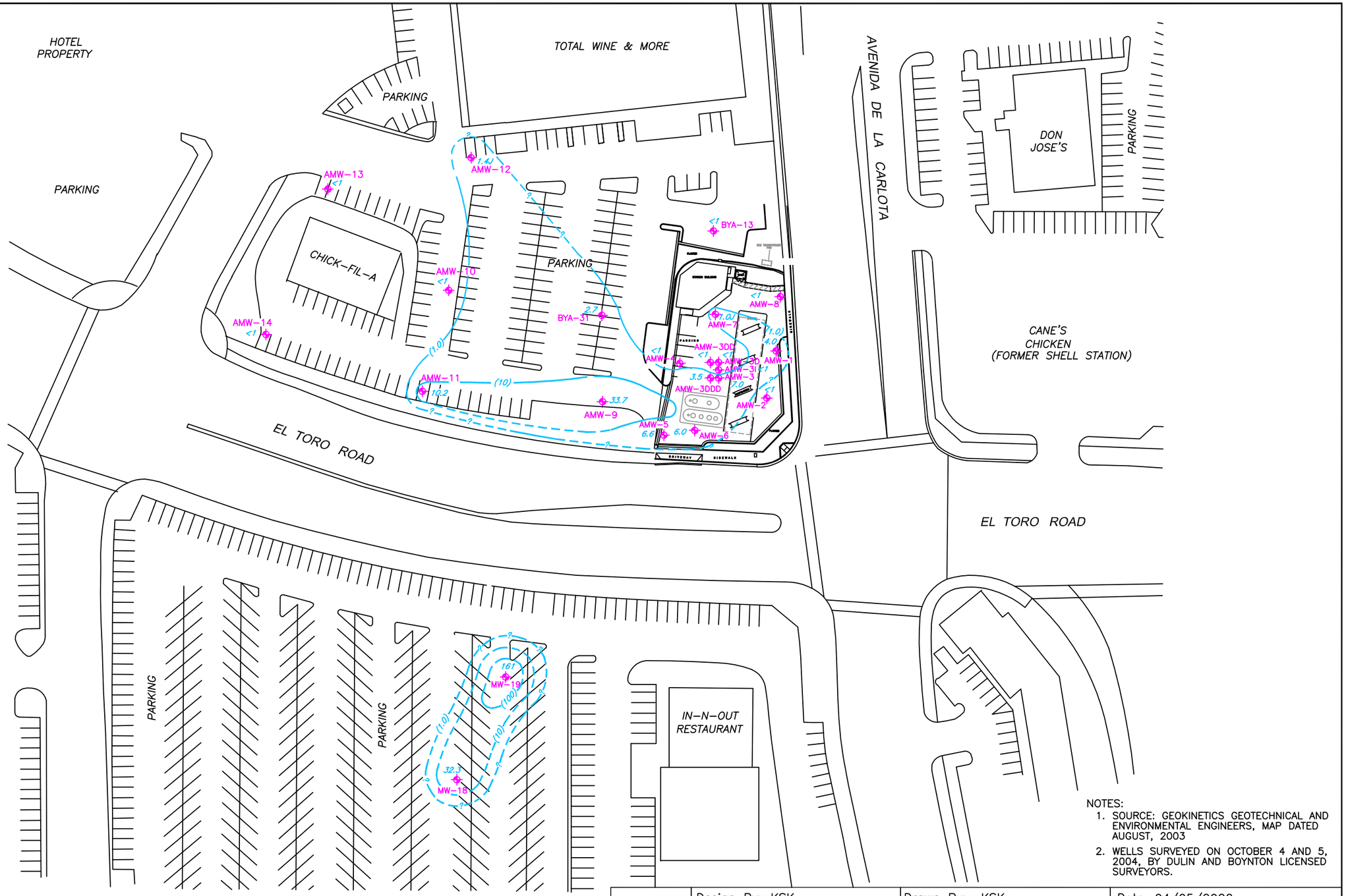
LAGUNA HILLS, CALIFORNIA

BENZENE CONCENTRATIONS IN GROUNDWATER

DRAWING NUMBER: G40-42029

FIGURE 7



NOTES:
1. SOURCE: GEOKINETICS GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS, MAP DATED AUGUST, 2003
2. WELLS SURVEYED ON OCTOBER 4 AND 5, 2004, BY DULIN AND BOYNTON LICENSED SURVEYORS.

LEGEND:

AMW-14/ BYA-31/ MW-19 — GROUNDWATER MONITORING WELL

161 — MTBE CONCENTRATIONS IN PARTS PER BILLION (ppb), 11/17/2021

? —(100)— MTBE ISO-CONCENTRATION CONTOUR IN ppb (DASHED WHERE INFERRED)

<1 — LESS THAN THE LABORATORY DETECTION LIMIT

J — TRACE CONCENTRATION; BETWEEN THE PQL AND THE MDL

NORTH

0 SCALE 90'
DIMENSIONS IN FEET

Design By: KSK | Drawn By: KSK | Date: 04/05/2022

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STATION #40
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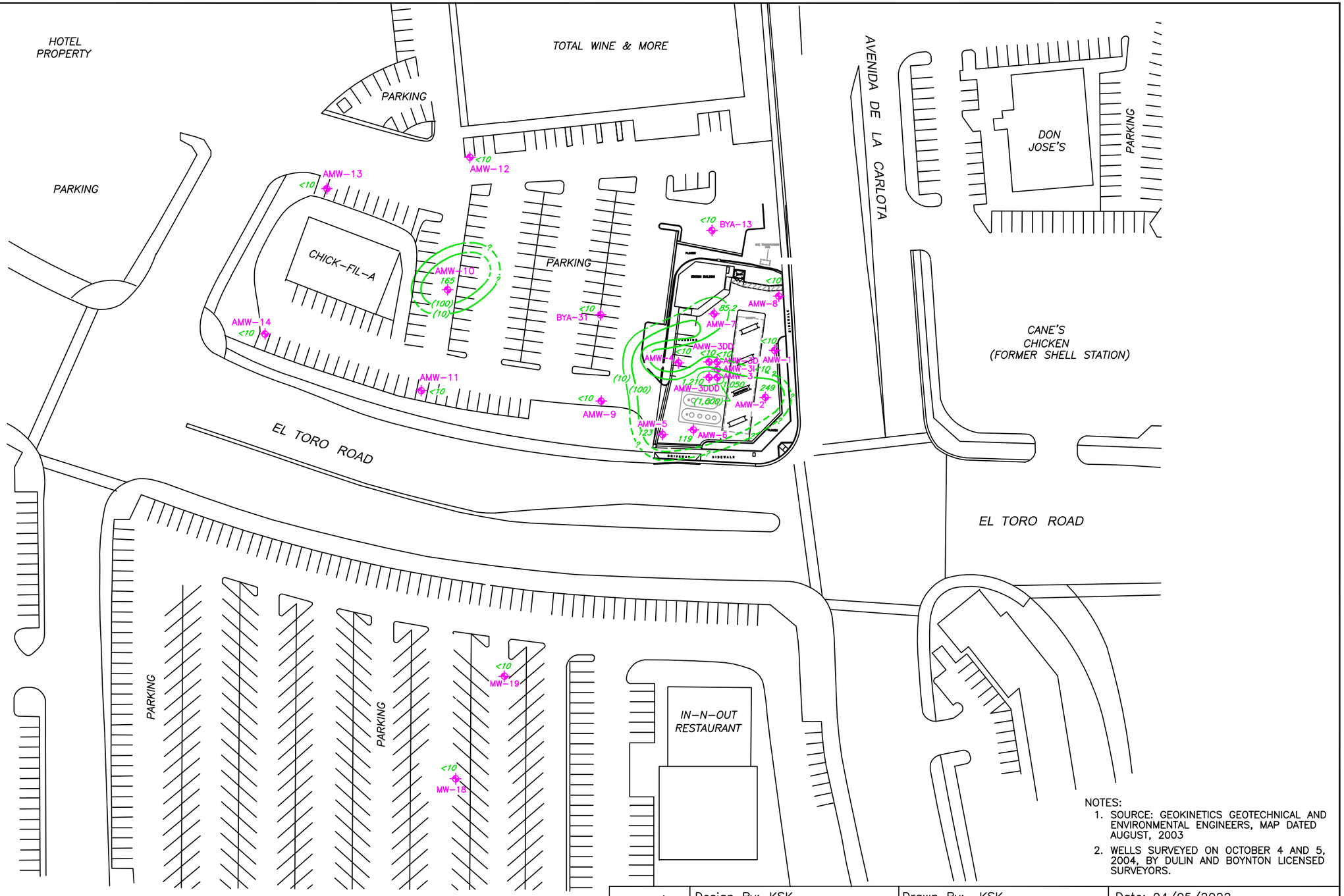
23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA

MTBE CONCENTRATIONS IN GROUNDWATER

DRAWING NUMBER: G40-42029

FIGURE 8



NOTES:
1. SOURCE: GEOKINETICS GEOTECHNICAL AND ENVIRONMENTAL ENGINEERS, MAP DATED AUGUST, 2003
2. WELLS SURVEYED ON OCTOBER 4 AND 5, 2004, BY DULIN AND BOYNTON LICENSED SURVEYORS.

LEGEND:

AMW-14/ BYA-31/ MW-19 — GROUNDWATER MONITORING WELL

1,210 — TBA CONCENTRATIONS, IN PARTS PER BILLION (ppb), 11/17/2021

? (1,000) — TBA ISO-CONCENTRATION CONTOUR IN ppb (DASHED WHERE INFERRED)

<10 — LESS THAN THE LABORATORY DETECTION LIMIT

NORTH

0 SCALE 90'
DIMENSIONS IN FEET

Design By: KSK | Drawn By: KSK | Date: 04/05/2022

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23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA

TBA CONCENTRATIONS IN GROUNDWATER

DRAWING NUMBER: G40-42029

FIGURE 9

Figure 10 - Hours, Concentration, and TPH Removed
G&M OIL COMPANY STATION #40

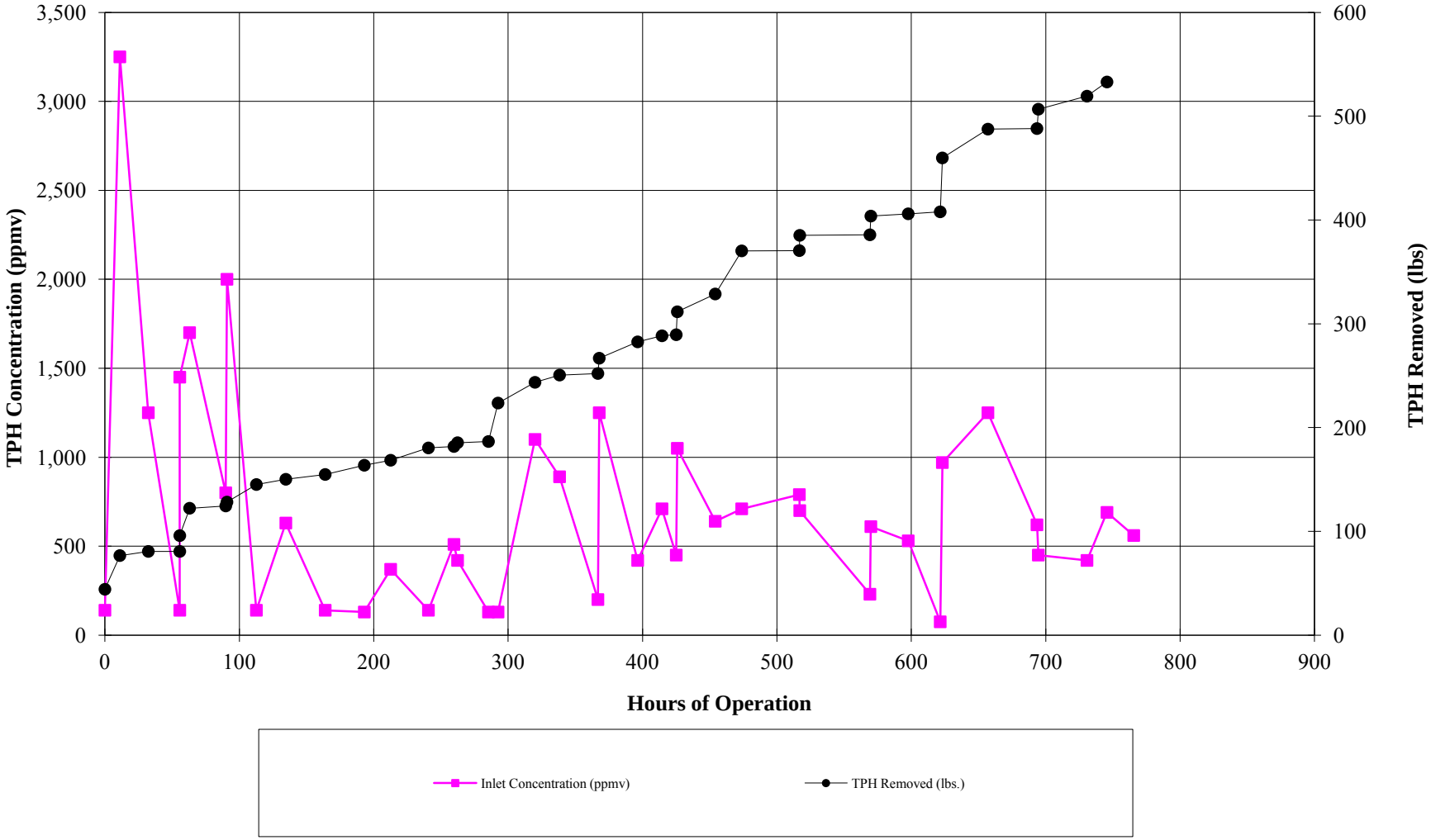
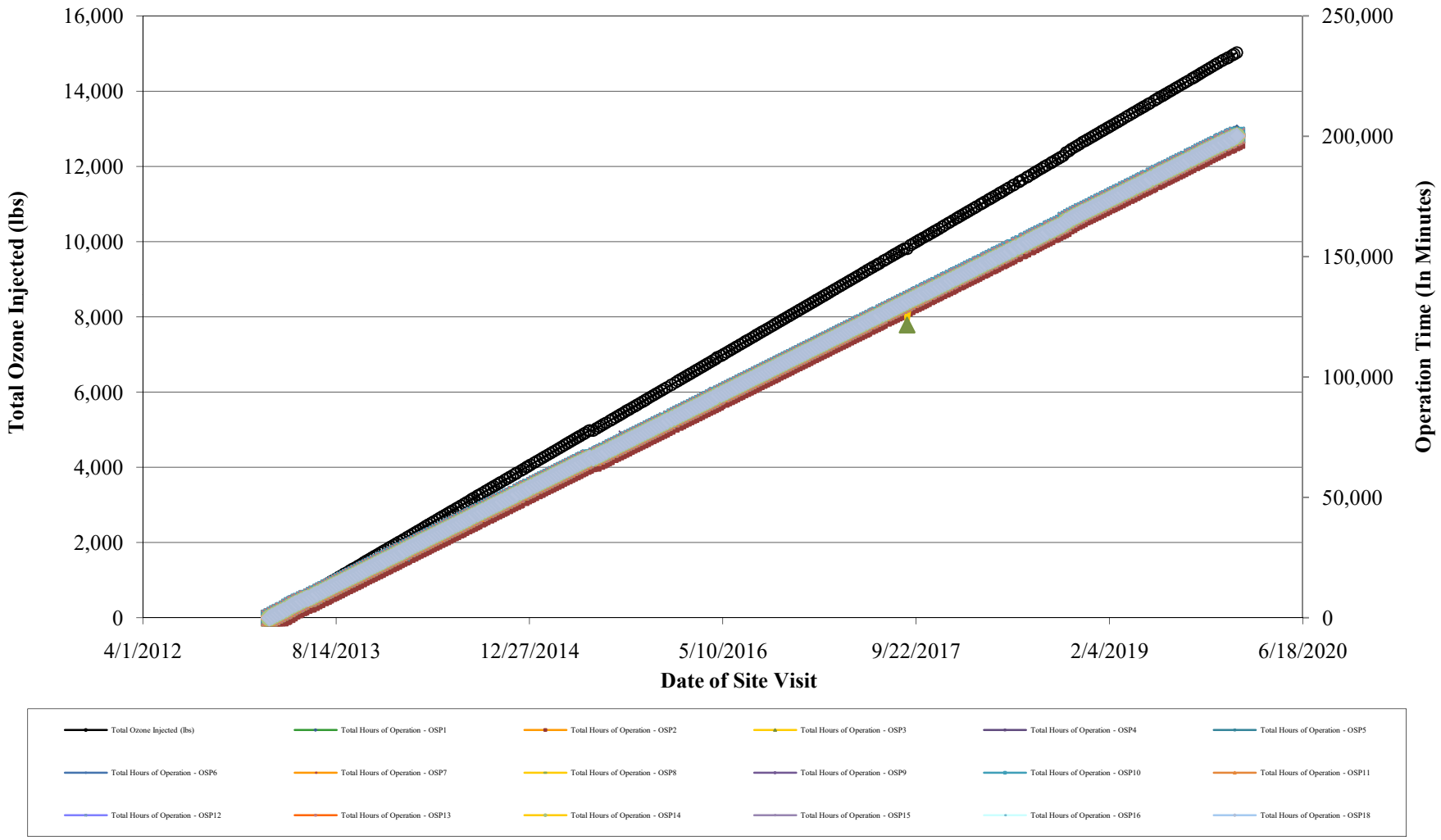


Figure 11 - Ozone Sparge System Operations
G&M OIL COMPANY STATION #40



TABLES

TABLE 1 - CURRENT GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-13	11/17/2021	364.81	19.82	0.00	344.99	388	1270	0.8J	11.4	4.6	35.0	--	<1	<1	<1	<1	<10
BYA-31	11/17/2021	363.32	18.48	0.00	344.84	826	517J	3.6	46.9	16.8	135	--	2.7	<1	<1	<1	<10
MW-18	11/17/2021	355.26	10.82	0.00	344.44	1670	5570	14.1	170	53.0	388	--	32.3	<1	<1	<1	<10
MW-19	11/17/2021	357.58	12.94	0.00	344.64	1500	470	11.4	146	47.1	292	--	161	<1	<1	<1	<10
AMW-1	11/17/2021	360.90	15.14	0.00	345.76	39	<500	1.4	19.8	6.4	47.9	--	4.0	<1	<1	<1	<10
AMW-2	11/17/2021	360.54	14.63	0.00	345.91	327	<500	0.84J	17.2	7.1	59.0	--	<1	<1	<1	<1	249
AMW-3	11/17/2021	360.29	14.62	0.00	345.67	380	<500	1.6	25.5	8.7	69.9	--	7.0	<1	<1	<1	1050
AMW-3I	11/17/2021	361.20	15.40	0.00	345.80	109	<500	<0.5	5.9	2.5	18.4	--	<1	<1	<1	<1	<10
AMW-3D	11/17/2021	361.12	17.13	0.00	343.99	<50	<500	<0.5	1.8	0.6J	5.0	--	<1	<1	<1	<1	<10
AMW-3DD	11/17/2021	361.16	16.83	0.00	344.33	<50	<500	<0.5	1.5	0.6J	3.6	--	<1	<1	<1	<1	<10
AMW-3DDD	11/17/2021	360.90	23.27	0.00	337.63	260	<500	1.0	16.4	6.1	46.8	--	3.5	<1	<1	<1	1210
AMW-4	11/17/2021	360.64	15.36	0.00	345.28	79.0J	<500	<0.5	5.0	1.7	12.8	--	<1	<1	<1	<1	<10
AMW-5	11/17/2021	358.83	13.22	0.00	345.61	3120	<500	102	293	86.0	636	--	6.6	<1	<1	<1	123
AMW-6	11/17/2021	359.17	13.40	0.00	345.77	535	1630	3.5	45.2	16.5	126	--	6.0	<1	<1	<1	119
AMW-7	11/17/2021	362.04	16.70	0.00	345.34	637	<500	2.3	37.2	14.9	111	--	1.0J	<1	<1	<1	85.2
AMW-8	11/17/2021	361.65	17.46	0.00	344.19	121	<500	<0.5	2.1	0.9J	7.6	--	<1	<1	<1	<1	<10
AMW-9	11/17/2021	362.23	16.78	0.00	345.45	204	<500	1.2	8.9	39	28.8	--	33.7	<1	<1	<1	<10

SWE - Surveyed Well Elevation
DTW - Depth To Water
PT - Product Thickness (apparent)
E-Water - Groundwater elevation
c - Result confirmed by reanalysis
µg/L - Micrograms per Liter
-- - Not analyzed
p or NP - pre-purge sample results
TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
* - Obtained from a Higher Dilution
** - Sampled on a Different Date
J - Concentration is between the RL and the MDL; trace concentration

TABLE 1 - CURRENT GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-10	11/17/2021	364.26	19.25	0.00	345.01	329	<500	2.8	1.9	7.2	49.1	--	<1	<1	<1	<1	165
AMW-11	11/17/2021	362.69	17.68	0.00	345.01	580	688J	9.3	323	24.6	110	--	10.2	<1	<1	<1	<10
AMW-12	11/17/2021	366.23	21.05	0.00	345.18	672	19700	2.6	39.3	15.6	131	--	1.4J	<1	<1	<1	<10
AMW-13	11/17/2021	363.60	18.95	0.00	344.65	1050	13800	6.3	87.8	30.3	247	--	<1	<1	<1	<1	<10
AMW-14	11/17/2021	361.70	16.93	0.00	344.77	905	15300	4.4	58.3	20.7	171	--	<1	<1	<1	<1	<10

SWE - Surveyed Well Elevation
DTW - Depth To Water
PT - Product Thickness (apparent)
E-Water - Groundwater elevation
c - Result confirmed by reanalysis
µg/L - Micrograms per Liter
-- - Not analyzed
p or NP - pre-purge sample results
TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
* - Obtained from a Higher Dilution
** - Sampled on a Different Date
J - Concentration is between the RL and the MDL; trace concentration

TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-7	7/19/2005	360.88	9 .80	0.20	351.23	1900	670	9.9	19.1	18.0	131	--	5.1	<2	<2	<2	190
BYA-7	10/3/2005	360.88	9 .88	0.00	351.00	16000	2700	752	462	1160	6200	--	98.6	<20	<20	<20	324
BYA-7	1/9/2006	360.88	11.10	0.00	349.78	698000	60400	941	999	7600	36000	--	<200	<200	<200	<200	<1000
BYA-7	4/3/2006	360.88	11.21	0.00	349.67	9960	773	463	326	1030	4330	--	<10	<10	<10	<10	<50
BYA-7	7/10/2006	360.88	11.50	0.00	349.38	19000	9740	628	250	1480	4930	--	122	<20	<20	<20	405
BYA-7	10/9/2006	360.88	12.15	0.00	348.73	17600	13300	604	263	1520	5860	--	88.8	<20	<20	<20	259
BYA-7	1/8/2007	360.88	12.60	0.00	348.28	17800	767	616	168	1450	5870	--	78.9	<20	<20	<20	232
BYA-7	4/9/2007	360.88	13.23	0.00	347.65	13700	<500	579	70.7	922	3570	-	94.2	<10	<10	<10	460
BYA-7	7/9/2007	360.88	13.40	0.00	347.48	26200	<500	768	73.0	1160	4850	--	78.7	<10	<10	<10	307
BYA-7	10/8/2007	360.88	13.26	0.00	347.62	13800	<500	875	46.0	684	2970	--	130	<10	<10	<10	1260
BYA-7	1/28/2008	360.88	10.51	0.00	350.37	<50	<500	1.9	0.8J	<0.5	3.5	--	1.2J	<1	<1	<1	214
BYA-7	4/21/2008	360.88	11.87	0.00	349.01	195	<500	2.5	<0.5	1.4J	4.8	--	5.6	<1	<1	<1	796
BYA-7	7/7/2008	360.88	12.02	0.00	348.86	873	728	3.8	<0.5	2.4	8.1	--	14.3	<1	<1	<1	2110
BYA-7	10/3/2008	360.88	12.26	0.00	348.62	147	475	8.3	<1	2.9	11.9	--	13.1	<2	<2	<2	3290
BYA-7	1/21/2009	360.88	11.02	0.00	349.86	375	1780	5.1	<1	3.5	25.1	--	13.2	<2	<2	<2	2430
BYA-7	4/2/2009	360.88	11.61	0.00	349.27	223	1010	6.6	<0.5	5.2	15.7	--	8.4	<1	<1	<1	97.6
BYA-7	7/20/2009	360.88	--.	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
* - Obtained from a Higher Dilution
** - Sampled on a Different Date
J - Concentration is between the RL and the MDL; trace concentration

TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-7	9/3/2009	ABAND.	--.	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BYA-7R	2/9/2009	NA	12.23	0.00	NA	15300	1560	4790	<10	854	700	--	1010	<20	<20	<20	7290
BYA-7R	4/2/2009	NA	12.77	0.00	NA	2080	804	64.1	<5	14.5	<10	--	57.3	<10	<10	<10	9850
BYA-7R	7/20/2009	NA	14.00	0.00	NA	501	<500	78.8	<1.25	3.6	<2.5	--	136	<2.5	<2.5	<2.5	6960
BYA-7R	10/20/2009	NA	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
BYA-7R	1/26/2010	NA	13.82	0.00	NA	564	<500	95.8	<2.5	7.4	<5	--	47.8	<5	<5	<5	4430
BYA-7R	4/7/2010	NA	13.30	0.00	NA	721	<500	178	<2.5	14.5	<5	--	107	<5	<5	<5	9400
BYA-7R	7/7/2010	NA	13.71	0.00	NA	200	<500	11.1	3.3J	<2.5	<5	--	14.4	<5	<5	<5	9560
BYA-7R	10/18/2010	NA	14.47	0.00	NA	186	<500	9.0J	<5	<5	<10	--	17.5J	<10	<10	<10	11200
BYA-7R	1/13/2011	NA	11.56	0.00	NA	794	<500	288	1.7J	24.5	6.6	--	107	<2	<2	<2	5800
BYA-7R	4/11/2011	NA	11.34	0.00	NA	301	<500	11.9	<2.5	<2.5	<5	--	17.8	<5	<5	<5	6020
BYA-7R	7/12/2011	NA	12.30	0.00	NA	397	<500	119	<2.5	14.5	7.8J	--	59.7	<5	<5	<5	3610
BYA-7R	10/6/2011	N/A	12.46	0.00	NA	692	<500	286**	1.5J	15.4	9.4	--	83.5	<2	<2	<2	6130**
BYA-8	7/19/2005	363.20	11.52	0.00	351.68	220	<500	<1	6.4	1.7	14.4	--	<2	<2	<2	<2	<10
BYA-8	10/3/2005	363.20	12.08	0.00	351.12	<50	<500	<1	1.3	<1	<2	--	<2	<2	<2	<2	<10
BYA-8	1/9/2006	363.20	12.90	0.00	350.30	<50	<500	<1	1.1	<1	2.4	--	<2	<2	<2	<2	<10
BYA-8	4/3/2006	363.20	13.12	0.00	350.08	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10

SWE - Surveyed Well Elevation
DTW - Depth To Water
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c - Result confirmed by reanalysis
µg/L - Micrograms per Liter
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LPH - Liquid-Phase Hydrocarbons
* - Obtained from a Higher Dilution
** - Sampled on a Different Date
J - Concentration is between the RL and the MDL; trace concentration

TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-8	7/10/2006	363.20	13.32	0.00	349.88	56.8	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-8	10/9/2006	363.20	13.86	0.00	349.34	66.0	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-8	1/8/2007	363.20	14.49	0.00	348.71	52.6	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-8	4/9/2007	363.20	14.72	0.00	348.48	<50	<500	<0.5	<0.5	<0.5	<1	--	2.2	<1	<1	<1	<10
BYA-8	7/9/2007	363.20	14.84	0.00	348.36	<50	<500	<0.5	<0.5	<0.5	<1	--	1.8J	<1	<1	<1	<10
BYA-8	10/8/2007	363.20	14.77	0.00	348.43	<50	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	<10
BYA-8	1/28/2008	363.20	14.90	0.00	348.30	<50	<500	<0.5	1.0	<0.5	3.3	--	<1	<1	<1	<1	<10
BYA-8	4/21/2008	363.20	13.58	0.00	349.62	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	7/7/2008	363.20	13.65	0.00	349.55	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	10/3/2008	363.20	13.99	0.00	349.21	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	1/21/2009	363.20	13.20	0.00	350.00	85	<500	<0.5	<0.5	0.6J	4.4	--	<1	<1	<1	<1	<10
BYA-8	4/2/2009	363.20	13.37	0.00	349.83	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	7/20/2009	363.20	14.16	0.00	349.04	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	10/20/2009	363.20	14.82	0.00	348.38	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	1/26/2010	363.20	14.22	0.00	348.98	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	4/7/2010	363.20	14.02	0.00	349.18	<50	560J	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	7/7/2010	363.20	14.51	0.00	348.69	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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c - Result confirmed by reanalysis
µg/L - Micrograms per Liter
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p or NP - pre-purge sample results
TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
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MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-8	10/18/2010	363.20	15.00	0.00	348.20	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	1/13/2011	363.20	12.54	0.00	350.66	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	4/11/2011	363.20	12.42	0.00	350.78	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-8	7/12/2011	363.20	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-9	7/19/2005	362.41	10.79	0.00	351.62	358	<500	34.2	6.3	2.1	12.9	--	27.1	<2	<2	<2	4190
BYA-9	10/3/2005	362.41	11.35	0.00	351.06	267	<500	30.2	3.7	1.3J	4.9	--	80.6	<2	<2	<2	5760
BYA-9	1/9/2006	362.41	12.17	0.00	350.24	137	<500	3.9	<1	2.0	9.0	--	<2	<2	<2	<2	1070
BYA-9	4/3/2006	362.41	12.28	0.00	350.13	978	<500	412*	3.4	3.9	8.9	--	19.1	<2	<2	<2	1690
BYA-9	7/10/2006	362.41	12.60	0.00	349.81	582	<500	227	<2	<2	<4	--	<4	<4	<4	<4	868
BYA-9	10/9/2006	362.41	12.91	0.00	349.50	582	<500	262	<2	<2	<4	--	19.5	<4	<4	<4	475
BYA-9	1/8/2007	362.41	13.55	0.00	348.86	564	<500	60.8	<1	<1	<2	--	18.0	<2	<2	<2	362
BYA-9	4/9/2007	362.41	13.83	0.00	348.58	525	635	156	1.6	1.1	2.6	--	10.3	<1	1.1J	<1	175
BYA-9	7/9/2007	362.41	13.94	0.00	348.47	1080	<500	122	2.2	1.5	3.4	--	22.3	<1	<1	<1	152
BYA-9	10/8/2007	362.41	13.85	0.00	348.56	504	<500	137	<0.5	<0.5	<1	--	13.2	<1	<1	<1	145
BYA-9	1/28/2008	362.41	12.26	0.00	350.15	892	<500	94.7	1.5	0.6J	2.9	--	20.2	<1	<1	<1	93.4
BYA-9	4/21/2008	362.41	12.76	0.00	349.65	63	<500	13.3	3.1	0.7J	6.0	--	7.5	<1	<1	<1	226
BYA-9	7/7/2008	362.41	12.80	0.00	349.61	64	<500	5.2	<0.5	<0.5	<1	--	2.8	<1	<1	<1	145

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MTBE - Methyl tert-Butyl ether
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x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-9	10/3/2008	362.41	13.10	0.00	349.31	<50	<500	3.4	<0.5	<0.5	<1	--	5.4	<1	<1	<1	303
BYA-9	1/21/2009	362.41	12.35	0.00	350.06	<50	<500	1.3	<0.5	<0.5	3.3	--	2.9	<1	<1	<1	71.7
BYA-9	4/2/2009	362.41	12.58	0.00	349.83	<50	<500	1.1	<0.5	<0.5	1.9J	--	8.9	<1	<1	<1	43.8
BYA-9	7/20/2009	362.41	13.35	0.00	349.06	<50	<500	1.2	<0.5	<0.5	<1	--	3.8	<1	<1	<1	77.3
BYA-9	10/20/2009	362.41	14.00	0.00	348.41	87J	<500	0.7J	<0.5	<0.5	1.0J	--	4.0	<1	<1	<1	61.6
BYA-9	1/26/2010	362.41	13.28	0.00	349.13	<50	<500	2.5	<0.5	<0.5	<1	--	3.3	<1	<1	<1	43.8
BYA-9	4/7/2010	362.41	13.22	0.00	349.19	<50	<500	<0.5	<0.5	<0.5	<1	--	2.7	<1	<1	<1	56.1
BYA-9	7/7/2010	362.41	13.77	0.00	348.64	<50	<500	7.5	<0.5	<0.5	<1	--	1.9J	<1	<1	<1	53.1
BYA-9	10/18/2010	362.41	14.15	0.00	348.26	<50	<500	4.5	<0.5	<0.5	<1	--	4.6	<1	<1	<1	37.0
BYA-9	1/13/2011	362.41	11.74	0.00	350.67	52J	<500	3.8	<0.5	<0.5	<1	--	2.4	<1	<1	<1	27.6
BYA-9	4/11/2011	362.41	11.68	0.00	350.73	56J	<500	7.8	<0.5	<0.5	<1	--	1.0J	<1	<1	<1	28.9
BYA-9	7/12/2011	362.41	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-10	7/19/2005	359.13	10.12	0.00	349.01	--	--	--	--	--	--	--	--	--	--	--	--
BYA-10	10/3/2005	359.13	10.60	0.00	348.53	<50	<500	<1	1.5	<1	2.6	--	<2	<2	<2	<2	<10
BYA-10	1/9/2006	359.13	11.30	0.00	347.83	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-10	4/3/2006	359.13	12.50	0.00	346.63	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-10	7/10/2006	359.13	11.70	0.00	347.43	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10

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TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
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NS - Not Sampled
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-10	10/9/2006	359.13	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
BYA-10	1/8/2007	359.13	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
BYA-10	4/9/2007	359.13	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
BYA-10	10/8/2007	359.13	12.96	0.00	346.17	<50	<500	<0.5	<0.5	<0.5	<1	--	1.2J	<1	<1	<1	<10
BYA-10	1/28/2008	359.13	12.26	0.00	346.87	<50	<500	<0.5	0.6J	<0.5	2.2	--	1.1J	<1	<1	<1	<10
BYA-10	4/22/2008	359.13	11.98	0.00	347.15	<50	<500	<0.5	0.8J	<0.5	1.2J	--	<1	<1	<1	<1	<10
BYA-10	7/7/2008	359.13	12.09	0.00	347.04	<50	<500	<0.5	<0.5	<0.5	<1	--	1.4J	<1	<1	<1	<10
BYA-10	10/3/2008	359.13	12.63	0.00	346.50	<50	<500	<0.5	<0.5	<0.5	<1	--	0.8J	<1	<1	<1	<10
BYA-10	1/21/2009	359.13	11.52	0.00	347.61	--	--	--	--	--	--	--	--	--	--	--	--
BYA-10	4/2/2009	359.13	11.80	0.00	347.33	--	--	--	--	--	--	--	--	--	--	--	--
BYA-10	9/3/2009	ABAND.	--.	--	--	--	--	--	--	--	--	--	--	--	--	--	--
BYA-11	7/19/2005	360.28	11.10	0.00	349.18	458	1400	14.3	15.3	6.8	32.9	--	5.0	<2	<2	<2	497
BYA-11	10/3/2005	360.28	11.52	0.00	348.76	79.1	<500	7.2	2.3	1.8	3.4	--	<2	<2	<2	<2	<10
BYA-11	1/9/2006	360.28	12.18	0.00	348.10	200	<500	2.0	1.0	<1	3.5	--	<2	<2	<2	<2	<10
BYA-11	4/3/2006	360.28	11.44	0.00	348.84	211	<500	52.1	<1	1.8	<2	--	<2	<2	<2	<2	<10
BYA-13	7/19/2005	365.38	13.80	FILM	351.58	419	7460	5.6	11.6	2.9	19.4	--	<2	<2	<2	<2	175
BYA-13	10/3/2005	365.38	14.75	0.00	350.63	2350	24600	2.5	4.1	1.6	9.9	--	<2	<2	<2	<2	107

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-13	1/9/2006	365.38	15.46	0.00	349.92	<50	<500	<1	1.3	<1	2.7	--	<2	<2	<2	<2	169
BYA-13	4/3/2006	365.38	15.63	0.00	349.75	1970	8500	329	<2	21.9	28.0	--	<4	<4	<4	<4	116
BYA-13	7/10/2006	365.38	15.78	0.00	349.60	3690	18700	259	<4	18.3	13.7	--	<4	<4	4	<4	53.4
BYA-13	10/9/2006	365.38	16.56	0.00	348.82	101	571	2.3	<1	<1	<2	--	2.1	<2	<2	<2	84.2
BYA-13	1/8/2007	365.38	17.04	0.00	348.34	128	2340	17.1	<1	1.0	<2	--	<2	<2	<2	<2	88.3
BYA-13	4/9/2007	365.38	16.56	0.00	348.82	189	1460	6.4	<0.5	0.8J	<1	--	1.8J	<1	<1	<1	123
BYA-13	7/9/2007	365.38	17.93	0.03	347.47	<50	942	0.4J	<0.5	<0.5	<1	--	1.4J	<1	<1	<1	58.6
BYA-13	10/8/2007	365.38	17.60	FILM	347.78	2910	43300	0.7J	0.6J	<0.5	<1	--	1.6J	<1	<1	<1	61.1
BYA-13	1/28/2008	365.38	18.11	0.02	347.29	7070	270000	7.0	<1.25	<1.25	<2.5	--	3.5J	<2.5	<2.5	<2.5	107
BYA-13	4/22/2008	365.38	15.30	0.00	350.08	<50	691	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	80.6
BYA-13	7/7/2008	365.38	16.58	0.00	348.80	<50	975	<0.5	<0.5	<0.5	<1	--	1.4J	<1	<1	<1	80.3
BYA-13	10/3/2008	365.38	16.72	0.00	348.66	<50	705	<0.5	<0.5	<0.5	<1	--	4.6	<1	<1	<1	60.8
BYA-13	1/21/2009	365.38	16.26	0.00	349.12	<50	2000	3.4	<0.5	<0.5	1.6J	--	1.4J	<1	<1	<1	28.6
BYA-13	4/2/2009	365.38	16.06	0.00	349.32	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	25.4
BYA-13	7/20/2009	365.38	17.02	0.00	348.36	<50	<500	<0.5	<0.5	<0.5	<1	--	1.7J	<1	<1	<1	55.7
BYA-13	10/20/2009	365.38	17.84	0.04	347.57	LPH	--	--	--	--	--	--	--	--	--	--	--
BYA-13	1/26/2010	365.38	18.45	0.00	346.93	89J	4140	<0.5	<0.5	<0.5	<1	--	1.8J	<1	<1	<1	16.5J

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-13	4/7/2010	365.38	16.60	0.00	348.78	56J	8090	<0.5	<0.5	<0.5	<1	--	1.2J	<1	<1	<1	13.1J
BYA-13	7/7/2010	365.38	17.50	0.00	347.88	<50	1150	<0.5	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	27.1
BYA-13	10/18/2010	365.38	17.97	0.02	347.43	<50	1240	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	15.7J
BYA-13	1/13/2011	365.38	15.08	0.00	350.30	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	4/11/2011	365.38	14.91	0.00	350.47	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	7/12/2011	365.38	15.62	0.00	349.76	<50	552J	<0.5	<0.5	<0.5	2.2	--	<1	<1	<1	<1	<10
BYA-13	10/6/2011	365.38	16.40	0.00	348.98	<50	552J	0.5J	<0.5	<0.5	3.6	--	<1	<1	<1	<1	<10
BYA-13	1/23/2012	365.38	17.10	0.00	348.28	318	2630	6.1	16.1	16.1	67.2	--	2.0	<1	<1	<1	29.2
BYA-13	4/10/2012	365.38	17.38	0.00	348.00	<100	1780	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	7/2/2012	364.81	17.55	0.00	347.26	<50	1200	<0.5	<0.5	<0.5	2.4	--	<1	<1	<1	<1	<10
BYA-13	10/1/2012	364.81	17.90	0.00	346.91	<50	<500	<0.5	1.7	0.6J	3.3	--	<1	<1	<1	<1	<10
BYA-13	1/21/2013	364.81	17.91	0.02	346.92	420	13800	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	4/9/2013	364.81	17.88	0.00	346.93	483	2240	48.3	6.0	35.2	71.7	--	<1	<1	<1	<1	<10
BYA-13	7/11/2013	364.81	18.30	0.00	346.51	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	10/18/2013	364.81	18.86	0.00	345.95	126	<500	<0.5	<0.5	<0.5	2.4	--	1.0J	<1	<1	<1	19.4J
BYA-13	1/17/2014	364.81	19.05	0.00	345.76	59J	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	17.9J
BYA-13	6/12/2014	364.81	19.35	0.00	345.46	<50	582J	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	18.2J

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TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
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MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
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DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-13	8/27/2014	364.81	19.55	0.00	345.26	91J	2930	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	10.6J
BYA-13	11/11/2014	364.81	19.44	0.00	345.37	<50	<500	<0.5	<0.5	<0.5	2.3	--	<1	<1	<1	<1	17.5J
BYA-13	3/2/2015	364.81	19.00	0.00	345.81	91J	4260	0.8J	7.6	1.8	13.6	--	<1	<1	<1	<1	<10
BYA-13	5/19/2015	364.81	19.21	0.00	345.60	<50	2100	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	8/18/2015	364.81	19.85	0.00	344.96	306	1650	1.2	9.1	2.8	21.5	--	5.4	<1	<1	<1	<10
BYA-13	11/24/2015	364.81	20.22	0.00	344.59	2690	142000	<0.5	0.7J	<0.5	1.5J	--	3.7	<1	<1	<1	27.9
BYA-13	2/16/2016	364.81	20.20	0.00	344.61	102	762	1.1	3.6	0.8J	8.0	--	<1	<1	<1	<1	<10
BYA-13	5/31/2016	364.81	20.65	0.00	344.16	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	8/15/2016	364.81	21.05	0.00	343.76	<50	1690	<0.5	1.5	<0.5	3.7	--	<1	<1	<1	<1	<10
BYA-13	11/30/2016	364.81	21.50	0.00	343.31	960	25300	9.7	24	8.1	55	--	<1	<1	<1	<1	<10
BYA-13	2/14/2017	364.81	19.15	0.00	345.66	160	<400	16	1.4	1.2	8.5	--	<1	<1	<1	<1	<10
BYA-13	5/31/2017	364.81	18.47	0.00	346.34	110	<400	0.58	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	8/24/2017	364.81	19.05	0.00	345.76	<50	<400	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	11/29/2017	364.81	19.90	0.00	344.91	<50	<500	<0.5	<4.5	<0.5	<1	--	<1	<1	<1	1.9J	17.8J
BYA-13	2/13/2018	364.81	20.45	0.00	344.36	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	5/30/2018	364.81	20.55	0.00	344.26	<50	776J	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	8/23/2018	364.81	20.17	0.00	344.64	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-13	11/28/2018	364.81	21.40	0.00	343.41	291	1320	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-13	2/12/2019	364.81	19.00	0.00	345.81	8980	29800	2.8	1.6	0.7J	5.1	--	<1	<1	<1	<1	<10
BYA-13	5/29/2019	364.81	15.13	0.00	349.68	3300	2200	72.7	<1	<1	<2	--	<2	<2	<2	<2	<20
BYA-13	8/6/2019	364.81	17.85	0.00	346.96	253	1036	0.6J	0.5J	0.5J	3.8	--	<1	<1	<1	<1	<10
BYA-13	2/13/2020	364.81	17.95	0.00	346.86	205	536J	0.64J	2.3	2.1	13.7	--	<1	<1	<1	<1	<10
BYA-13	5/20/2020	364.81	15.32	0.00	349.49	1280	757J	4.3	40.2	13.9	93.2	--	<1	<1	<1	<1	<10
BYA-13	8/19/2020	364.81	17.23	0.00	347.58	622	757J	2.6	12.8	5.4	41.9	--	<1	<1	<1	<1	<10
BYA-13	11/16/2020	364.81	18.11	0.00	346.70	214	<500	<0.5	2.6	3.2	23.8	--	<1	<1	<1	<1	<10
BYA-13	2/18/2021	364.81	18.82	0.00	345.99	402	3050	0.5J	5.6	<0.5	19.7	--	<1	<1	<1	<1	<10
BYA-13	6/28/2021	364.81	31.60	0.00	333.21	168	<500	0.6J	9.3	4.2	32.8	--	<1	<1	<1	<1	<10
BYA-13	9/30/2021	364.81	19.55	0.00	345.26	134	1080	0.5J	7.1	2.8	21.2	--	<1	<1	<1	<1	<10
BYA-13	11/17/2021	364.81	19.82	0.00	344.99	388	1270	0.8J	11.4	4.6	35.0	--	<1	<1	<1	<1	<10
BYA-14	7/19/2005	NA	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
BYA-15	7/19/2005	NA	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
BYA-21	7/19/2005	361.99	10.65	0.00	351.34	249	<500	<1	10.6	2.7	20.2	--	4.1	<2	<2	<2	734
BYA-21	10/3/2005	361.99	11.20	0.00	350.79	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	1340
BYA-21	1/9/2006	361.99	12.00	0.00	349.99	<50	<500	<1	<1	<1	<2	--	2.4	<2	<2	<2	176

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-21	4/3/2006	361.99	12.12	0.00	349.87	<50	<500	<1	<1	<1	<2	--	9.0	<2	<2	<2	257
BYA-21	7/10/2006	361.99	12.32	0.00	349.67	147	632	<1	<1	<1	<2	--	4.7	<2	<2	<2	188
BYA-21	10/9/2006	361.99	13.03	0.00	348.96	400	2480	<1	<1	<1	<2	--	5.4	<2	<2	<2	192
BYA-21	1/8/2007	361.99	13.66	0.00	348.33	<50	<500	<1	<1	<1	<2	--	3.3	<2	<2	<2	92.2
BYA-21	4/9/2007	361.99	14.12	0.00	347.87	62.7	<500	<0.5	<0.5	<0.5	<1	--	2.2	<1	<1	<1	80.1
BYA-21	7/9/2007	361.99	14.16	0.00	347.83	<50	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	73.8
BYA-21	10/8/2007	361.99	14.16	0.00	347.83	15700	26200	<1	<1	<1	<2	--	1.1J	<2	<2	<2	58.8
BYA-21	1/28/2008	361.99	13.04	0.00	348.95	<50	1150	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	168
BYA-21	4/22/2008	361.99	12.78	0.00	349.21	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	82.6
BYA-21	7/7/2008	361.99	12.96	0.00	349.03	<50	606	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	149
BYA-21	10/3/2008	361.99	13.12	0.00	348.87	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	39.1
BYA-21	1/21/2009	361.99	12.06	0.00	349.93	<50	754	<0.5	<0.5	0.7J	5.5	--	<1	<1	<1	<1	177
BYA-21	4/2/2009	361.99	12.55	0.00	349.44	<50	1020	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	156
BYA-21	7/20/2009	361.99	13.45	0.00	348.54	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	65.4
BYA-21	10/20/2009	361.99	14.50	0.00	347.49	90J	<500	<0.5	<0.5	<0.5	<1	--	6.2	<1	<1	<1	79.5
BYA-21	1/26/2010	361.99	13.50	0.00	348.49	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	26.8
BYA-21	4/7/2010	361.99	13.15	0.00	348.84	<50	935	<0.5	<0.5	<0.5	<1	--	2.0	<1	<1	<1	68.8

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-21	7/7/2010	361.99	13.65	0.00	348.34	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	94.5
BYA-21	10/18/2010	361.99	14.28	0.00	347.71	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	44.8
BYA-21	1/13/2011	361.99	11.55	0.00	350.44	200	9870	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	47.9
BYA-21	4/11/2011	361.99	11.50	0.00	350.49	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	73.9
BYA-21	7/12/2011	361.99	12.03	0.00	349.96	<50	3240	<0.5	<0.5	<0.5	2.2	--	<1	<1	<1	<1	67.6
BYA-21	10/6/2011	361.99	12.67	0.00	349.32	58J	3240	<0.5	<0.5	<0.5	2.0	--	<1	<1	<1	<1	120
BYA-22	7/19/2005	361.70	11.15	0.00	350.55	205	<500	<1	<1	<1	2.4	--	3.3	<2	<2	<2	3000
BYA-22	10/3/2005	361.70	11.95	0.00	349.75	212	<500	<1	<1	<1	2.0	--	3.7	<2	<2	<2	6170
BYA-22	1/9/2006	361.70	11.60	0.00	350.10	61.3	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	1900
BYA-22	4/3/2006	361.70	11.52	0.00	350.18	223	<500	26.0	<1	<1	<2	--	25.7	<2	<2	<2	2790
BYA-22	7/10/2006	361.70	12.00	0.00	349.70	322	1810	9.6	<1	<1	<2	--	18.8	<2	<2	<2	1670
BYA-22	10/9/2006	361.70	12.69	0.00	349.01	150	856	<1	<1	<1	<2	--	13.5	<2	<2	<2	1480
BYA-22	1/8/2007	361.70	13.22	0.00	348.48	227	<500	<1	<1	<1	<2	--	12.1	<2	<2	<2	1930
BYA-22	4/9/2007	361.70	13.80	0.00	347.90	344	<500	7.5	<0.5	<0.5	<1	--	8.5	<1	<1	<1	72.3
BYA-22	7/9/2007	361.70	13.78	0.00	347.92	332	<500	1.5	<0.5	<0.5	<1	--	10.2	<1	<1	<1	1180
BYA-22	10/8/2007	361.70	13.78	0.00	347.92	533	<500	1.3	<0.5	<0.5	<1	--	9.0	<1	<1	<1	1660
BYA-22	1/28/2008	361.70	12.12	0.00	349.58	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	678

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-22	4/21/2008	361.70	12.97	0.00	348.73	<50	<500	<0.5	1.0	<0.5	1.4J	--	6.5	<1	<1	<1	1360
BYA-22	7/7/2008	361.70	12.32	0.00	349.38	<50	563	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	964
BYA-22	10/3/2008	361.70	12.71	0.00	348.99	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	829
BYA-22	1/21/2009	361.70	10.35	0.00	351.35	666	3420	8.2	<0.5	2.2	3.8	--	21.3	<1	<1	<1	771
BYA-22	4/2/2009	361.70	12.14	0.00	349.56	<50	<500	<0.5	<0.5	<0.5	<1	--	9.5	<1	<1	<1	578
BYA-22	7/20/2009	361.70	13.06	0.00	348.64	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	589
BYA-22	10/20/2009	361.70	13.66	0.00	348.04	<50	<500	<0.5	<0.5	<0.5	<1	--	6.2	<1	<1	<1	1240
BYA-22	1/26/2010	361.70	12.35	0.00	349.35	<50	<500	<0.5	<0.5	<0.5	<1	--	2.9	<1	<1	<1	263
BYA-22	4/7/2010	361.70	12.80	0.00	348.90	<50	<500	<0.5	<0.5	<0.5	<1	--	4.1	<1	<1	<1	453
BYA-22	7/7/2010	361.70	13.15	0.00	348.55	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	284
BYA-22	10/18/2010	361.70	13.82	0.00	347.88	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	823
BYA-22	1/13/2011	361.70	10.97	0.00	350.73	158	<500	21.7	0.8J	7.3	19.0	--	12.8	<1	<1	<1	384
BYA-22	4/11/2011	361.70	11.15	0.00	350.55	<50	<500	<0.5	<0.5	<0.5	<1	--	4.7	<1	<1	<1	283
BYA-22	7/12/2011	361.70	11.80	0.00	349.90	62J	<500	<0.5	<0.5	<0.5	<1	--	4.4	<1	<1	<1	486
BYA-22	10/6/2011	361.70	12.32	0.00	349.38	<50	<500	<0.5	<0.5	<0.5	2.0	--	3.3	<1	<1	<1	459
BYA-23	7/19/2005	361.40	10.87	0.00	350.53	3230	<500	16.5	1.6	<1	18.7	--	44.7	<2	<2	<2	42700
BYA-23	10/3/2005	361.40	11.32	0.00	350.08	3150	37500	483	<20	47.7	276	--	131	<20	<20	<20	45400

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MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
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DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-23	1/9/2006	361.40	11.45	0.00	349.95	1300	2180	209	<10	10.6	58.0	--	99.7	<20	<20	<20	44200
BYA-23	4/3/2006	361.40	11.48	0.00	349.92	24200	689	16000*	216	600	2410*	--	3020*	<20	<20	<20	157000*
BYA-23	7/10/2006	361.40	11.81	0.00	349.59	57700	8450	12500	<50	549	820	--	1070	<100	<100	<100	70400
BYA-23	10/9/2006	361.40	12.38	0.00	349.02	9670	1350	6140	<50	<50	<100	--	211	<100	<100	<100	55200
BYA-23	1/8/2007	361.40	12.92	0.00	348.48	6660	<500	2850**	<10	34.0	50.9	--	101	<20	<20	<20	70700
BYA-23	4/9/2007	361.40	13.24	0.00	348.16	4470	1040	2210	<10	29.0	74.8	--	164	<20	<20	<20	52200
BYA-23	7/9/2007	361.40	13.27	0.00	348.13	27300	<500	11300**	30.0	433	77.2	--	728**	<20	<20	<20	85600**
BYA-23	10/8/2007	361.40	17.30	0.00	344.10	32100	2100	9300	321	<50	<100	--	200	<100	<100	<100	76200
BYA-23	1/28/2008	361.40	12.10	0.00	349.30	1550	1560	344	<25	<25	<50	--	97.0J	<50	<50	<50	72400
BYA-23	4/21/2008	361.40	12.14	0.00	349.26	4480	10700	312	<25	<25	<50	--	127	<50	<50	<50	137000
BYA-23	7/7/2008	361.40	11.92	0.00	349.48	1450	1030	<50	<50	<50	<100	--	74.0J	<100	<100	<100	195000
BYA-23	10/3/2008	361.40	11.98	0.00	349.42	2130	680	56.0	<10	<10	<20	--	75.4	<20	<20	<20	114,000
BYA-23	1/21/2009	361.40	9 .92	0.00	351.48	1300	1030	63.2	<5	5.2J	20.3	--	58.4	<10	<10	<10	29200**
BYA-23	4/2/2009	361.40	11.85	0.00	349.55	615J	14660	72.8	<10	<10	<20	--	34.2J	<20	<20	<20	19600
BYA-23	7/20/2009	361.40	12.76	0.00	348.64	251	<500	12.8	<5	<5	<10	--	<10	<10	<10	<10	18900
BYA-23	10/20/2009	361.40	13.25	0.00	348.15	590	<500	42.8	<5	<5	12.3J	--	18.0J	<10	<10	<10	14300
BYA-23	1/26/2010	361.40	11.76	0.00	349.64	731	545J	109	<1.25	<1.25	10.6	--	123	<2.5	<2.5	<2.5	9410

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-23	4/7/2010	361.40	12.50	0.00	348.90	375	<500	17.8	<2.5	<2.5	<5	--	11.2	<5	<5	<5	14600**
BYA-23	7/7/2010	361.40	12.76	0.00	348.64	448	<500	12.7	<5	<5	<10	--	<10	<10	<10	<10	16900
BYA-23	10/18/2010	361.40	13.45	0.00	347.95	392	941	15.4	<5	<5	<10	--	<10	<10	<10	<10	20400**
BYA-23	1/13/2011	361.40	10.84	0.00	350.56	3340	1230	1260	267	30.0	76.1	--	304	<10	<10	<10	5210
BYA-23	4/11/2011	361.40	10.97	0.00	350.43	4880	<500	3940**	14.7	24.4	27.4	--	70.4	<10	<10	<10	10400
BYA-23	7/12/2011	361.40	11.55	0.00	349.85	936	<500	180	1.3J	1.5J	3.2	--	41.8	<2.5	<2.5	<2.5	6610**
BYA-23	10/6/2011	361.40	12.15	0.00	349.25	1120	<500	321**	1.3	3.0	6.0	--	44.2	<1	<1	<1	7890**
BYA-24	7/19/2005	360.75	10.50	0.00	350.25	472	<500	<1	1.4	<1	6.2	--	30.0	<2	<2	<2	6130
BYA-24	10/3/2005	360.75	11.13	0.00	349.62	242	<500	<2	2.6	<2	3.2J	--	26.0	<4	<4	<4	13600
BYA-24	1/9/2006	360.75	10.84	0.00	349.91	61.7	<500	10.6	<1	<1	3.2	--	24.0	<2	<2	<2	3480
BYA-24	4/3/2006	360.75	10.86	0.00	349.89	1340	<500	449*	3.2	2.4	5.2	--	176	<2	<2	4.5	2140
BYA-24	7/10/2006	360.75	11.27	0.00	349.48	618	1840	86.8	1.2	<1	<2	--	92.4	<2	<2	2.4	6430
BYA-24	10/9/2006	360.75	11.76	0.00	348.99	976	787	3.3	<2	<2	<4	--	69.0	<4	<4	<4	5840
BYA-24	1/8/2007	360.75	12.18	0.00	348.57	5340	16500	2.3	<2	<2	<4	--	64.0	<4	<4	<4	2990
BYA-24	4/9/2007	360.75	12.53	0.00	348.22	306	602	3.0	<1.25	<1.25	<2.5	--	86.2	<2.5	<2.5	<2.5	3300
BYA-24	7/9/2007	360.75	12.47	0.00	348.28	2060	<500	45.3	<5	<5	<10	--	65.3	<10	<10	<10	7350
BYA-24	10/8/2007	360.75	12.34	0.00	348.41	845	3880	24.3	<2.5	<2.5	<5	--	30.4	<5	<5	<5	4750

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-24	1/28/2008	360.75	10.20	0.00	350.55	<50	<500	16.0	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	1360
BYA-24	4/21/2008	360.75	11.43	0.00	349.32	221	<500	8.6	1.1	1.2	2.2	--	136.3	<1	<1	<1	5750**
BYA-24	7/7/2008	360.75	11.16	0.00	349.59	73.5	<500	<2.5	<2.5	<2.5	<5	--	15.7	<5	<5	<5	9210
BYA-24	10/3/2008	360.75	11.34	0.00	349.41	185	1820	1.5J	<1	<1	<2	--	7.1	<2	<2	<2	8490
BYA-24	1/21/2009	360.75	10.20	0.00	350.55	484	<500	32.1	2.3	6.5	8.1	--	54.3	<2	<2	<2	1350
BYA-24	4/2/2009	360.75	11.28	0.00	349.47	422	<500	1.7	<0.5	1.1	<1	--	31.7	<1	<1	<1	1460
BYA-24	7/20/2009	360.75	12.10	0.00	348.65	<50	<500	<0.5	<0.5	<0.5	<1	--	2.5	<1	<1	<1	1190
BYA-24	10/20/2009	360.75	12.55	0.00	348.20	117	<500	2.5	<0.5	<0.5	<1	--	10.1	<1	<1	<1	833
BYA-24	1/26/2010	360.75	11.30	0.00	349.45	<50	<500	1.1	<0.5	<0.5	<1	--	2.0	<1	<1	<1	54.2
BYA-24	4/7/2010	360.75	12.00	0.00	348.75	162	<500	<0.5	<0.5	<0.5	<1	--	6.9	<1	<1	<1	419
BYA-24	7/7/2010	360.75	12.15	0.00	348.60	<50	<500	<0.5	<0.5	<0.5	<1	--	1.1J	<1	<1	<1	514
BYA-24	10/18/2010	360.75	12.80	0.00	347.95	<50	<500	<0.5	<0.5	<0.5	<1	--	13.3	<1	<1	<1	1050
BYA-24	1/13/2011	360.75	10.20	0.00	350.55	298	<500	83.5	4.7	3.0	14.3	--	46.7	<1	<1	<1	449
BYA-24	4/11/2011	360.75	10.38	0.00	350.37	211	<500	6.8	<0.5	<0.5	<1	--	14.6	<1	<1	<1	475
BYA-24	7/12/2011	360.75	11.00	0.00	349.75	87J	<500	<0.5	1.5	0.9J	6.5	--	5.5	<1	<1	<1	769
BYA-24	10/6/2011	360.75	11.47	0.00	349.28	105	<500	4.0	<0.5	<0.5	2.0	--	6.2	<1	<1	<1	842
BYA-25	7/19/2005	366.50	14.75	0.00	351.75	--	--	--	--	--	--	--	--	--	--	--	--

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-25	10/3/2005	366.50	14.41	0.00	352.09	<50	<500	<1	2.9	<1	7.1	--	<2	<2	<2	<2	<10
BYA-25	1/9/2006	366.50	16.48	0.00	350.02	<50	<500	<1	2.9	<1	4.9	--	<2	<2	<2	<2	<10
BYA-25	4/3/2006	366.50	16.68	0.00	349.82	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-25	7/10/2006	366.50	16.84	0.00	349.66	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-25	10/9/2006	366.50	17.66	0.00	348.84	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-25	1/8/2007	366.50	18.04	0.00	348.46	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-25	4/9/2007	366.50	18.66	0.00	347.84	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-25	7/9/2007	366.50	18.93	0.00	347.57	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-25	10/8/2007	366.50	18.73	0.00	347.77	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-25	1/28/2008	366.50	18.02	0.00	348.48	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-25	4/22/2008	366.50	17.34	0.00	349.16	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-25	7/7/2008	366.50	17.60	0.00	348.90	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-25	10/3/2008	366.50	17.81	0.00	348.69	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-25	1/21/2009	366.50	17.35	0.00	349.15	--	--	--	--	--	--	--	--	--	--	--	--
BYA-25	4/2/2009	366.50	17.11	0.00	349.39	--	--	--	--	--	--	--	--	--	--	--	--
BYA-25	7/20/2009	366.50	18.06	0.00	348.44	--	--	--	--	--	--	--	--	--	--	--	--
BYA-25	10/20/2009	366.50	18.85	0.00	347.65	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-25	1/26/2010	366.50	18.60	0.00	347.90	--	--	NO	SAMPLE	/	--	--	ANNUAL	SAMPLE	POINT	--	--
BYA-25	4/7/2010	366.50	17.70	0.00	348.80	--	--	--	--	--	--	--	--	--	--	--	--
BYA-25	7/7/2010	366.50	18.20	0.00	348.30	--	--	--	--	--	--	--	--	--	--	--	--
BYA-25	10/18/2010	366.50	19.78	0.00	346.72	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-25	1/13/2011	366.50	16.22	0.00	350.28	--	--	--	--	--	--	--	--	--	--	--	--
BYA-25	4/11/2011	366.50	15.96	0.00	350.54	--	--	--	--	--	--	--	--	--	--	--	--
BYA-25	7/12/2011	366.50	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-26	7/19/2005	366.27	14.94	0.00	351.33	<50	<500	<1	6.6	1.6	12.4	--	<2	<2	<2	<2	16.6
BYA-26	10/3/2005	366.27	15.47	0.00	350.80	<50	<500	<1	6.1	1.3	10.1	--	<2	<2	<2	<2	<10
BYA-26	1/9/2006	366.27	16.48	0.00	349.79	74.0	<500	<1	<1	<1	2.0	--	<2	<2	<2	<2	145
BYA-26	4/3/2006	366.27	16.66	0.00	349.61	212	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	163
BYA-26	7/10/2006	366.27	17.81	0.00	348.46	126	<500	<1	<1	<1	<2	--	8.8	<2	<2	<2	72.1
BYA-26	10/9/2006	366.27	17.45	0.00	348.82	170	<500	<1	<1	<1	<2	--	3.1	<2	<2	<2	53.2
BYA-26	1/8/2007	366.27	18.09	0.00	348.18	118	<500	<1	<1	<1	<2	--	3.7	<2	<2	<2	50.1
BYA-26	4/9/2007	366.27	18.70	0.00	347.57	90.5	<500	<0.5	<0.5	<0.5	<1	--	4.2	<1	<1	<1	50.8
BYA-26	7/9/2007	366.27	18.93	0.00	347.34	106	<500	<0.5	<0.5	<0.5	<1	--	3.5	<1	<1	<1	26.0
BYA-26	10/8/2007	366.27	18.68	0.00	347.59	<50	<500	<0.5	<0.5	<0.5	<1	--	4.0	<1	<1	<1	14.9J

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-26	1/28/2008	366.27	17.80	0.00	348.47	<50	<500	<0.5	0.6J	<0.5	2.2	--	1.2J	<1	<1	<1	12.8J
BYA-26	4/22/2008	366.27	17.35	0.00	348.92	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	7/7/2008	366.27	17.64	0.00	348.63	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	10/3/2008	366.27	17.78	0.00	348.49	<50	<500	<0.5	<0.5	<0.5	<1	--	2.2	<1	<1	<1	<10
BYA-26	1/21/2009	366.27	17.35	0.00	348.92	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	4/2/2009	366.27	17.08	0.00	349.19	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	7/20/2009	366.27	18.05	0.00	348.22	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	30.7
BYA-26	10/20/2009	366.27	18.90	0.00	347.37	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	1/26/2010	366.27	18.56	0.00	347.71	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	4/7/2010	366.27	17.60	0.00	348.67	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	7/7/2010	366.27	18.20	0.00	348.07	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	10/18/2010	366.27	18.95	0.00	347.32	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	1/13/2011	366.27	16.13	0.00	350.14	<50	<500	<0.5	<0.5	<0.5	<1	--	1.4J	<1	<1	<1	<10
BYA-26	4/11/2011	366.27	15.95	0.00	350.32	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-26	7/12/2011	366.27	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-27	7/19/2005	366.70	15.40	0.00	351.30	--	--	--	--	--	--	--	--	--	--	--	--
BYA-27	10/3/2005	366.70	16.00	0.00	350.70	318	<500	<1	2.6	<1	4.4	--	<2	<2	<2	<2	731

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p or NP - pre-purge sample results
TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
* - Obtained from a Higher Dilution
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-27	1/9/2006	366.70	16.98	0.00	349.72	<50	<500	<1	1.6	<1	2.5	--	<2	<2	<2	<2	<10
BYA-27	4/3/2006	366.70	17.19	0.00	349.51	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-27	7/10/2006	366.70	17.39	0.00	349.31	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-27	10/9/2006	366.70	18.03	0.00	348.67	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-27	1/8/2007	366.70	18.64	0.00	348.06	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-27	4/9/2007	366.70	19.24	0.00	347.46	<50	<500	<0.5	<0.5	<0.5	<1	--	1.7J	<1	<1	<1	<10
BYA-27	7/9/2007	366.70	19.36	0.00	347.34	<50	<500	<0.5	<0.5	<0.5	<1	--	1.9J	<1	<1	<1	<10
BYA-27	10/8/2007	366.70	19.21	0.00	347.49	<50	<500	<0.5	<0.5	<0.5	<1	--	1.9J	<1	<1	<1	<10
BYA-27	1/28/2008	366.70	18.29	0.00	348.41	<50	<500	<0.5	<0.5	<0.5	<1	--	7.1	<1	<1	<1	<10
BYA-27	4/22/2008	366.70	17.88	0.00	348.82	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-27	7/7/2008	366.70	18.12	0.00	348.58	<50	<500	<0.5	<0.5	<0.5	<1	--	1.2J	<1	<1	<1	<10
BYA-27	10/3/2008	366.70	18.32	0.00	348.38	<50	<500	<0.5	<0.5	<0.5	<1	--	1.8J	<1	<1	<1	<10
BYA-27	1/21/2009	366.70	17.90	0.00	348.80	--	--	--	--	--	--	--	--	--	--	--	--
BYA-27	4/2/2009	366.70	17.64	0.00	349.06	--	--	--	--	--	--	--	--	--	--	--	--
BYA-27	7/20/2009	366.70	18.60	0.00	348.10	--	--	--	--	--	--	--	--	--	--	--	--
BYA-27	10/20/2009	366.70	19.40	0.00	347.30	<50	<500	<0.5	<0.5	<0.5	<1	--	1.5J	<1	<1	<1	<10
BYA-27	1/26/2010	366.70	19.05	0.00	347.65	--	--	NO	SAMPLE	/	--	--	ANNUAL	SAMPLE	POINT	--	--

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TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-27	4/7/2010	366.70	18.15	0.00	348.55	--	--	--	--	--	--	--	--	--	--	--	--
BYA-27	7/7/2010	366.70	18.71	0.00	347.99	--	--	--	--	--	--	--	--	--	--	--	--
BYA-27	10/18/2010	366.70	19.49	0.00	347.21	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-27	1/13/2011	366.70	16.68	0.00	350.02	--	--	--	--	--	--	--	--	--	--	--	--
BYA-27	4/11/2011	366.70	16.45	0.00	350.25	--	--	--	--	--	--	--	--	--	--	--	--
BYA-27	7/12/2011	366.70	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-28	7/19/2005	363.73	12.33	0.00	351.40	74.8	<500	<1	9.8	1.8	19.0	--	<2	<2	<2	<2	81.4
BYA-28	10/3/2005	363.73	12.97	0.00	350.76	<50	<500	<1	6.1	1.2	9.3	--	6.9	<2	<2	<2	200
BYA-28	1/9/2006	363.73	13.95	0.00	349.78	64.3	<500	<1	1.4	<1	3.1	--	<2	<2	<2	<2	<10
BYA-28	4/3/2006	363.73	14.13	0.00	349.60	106	<500	<1	<1	<1	<2	--	2.1	<2	<2	<2	<10
BYA-28	7/10/2006	363.73	14.30	0.00	349.43	226	908	<1	<1	<1	<2	--	2.0	<2	<2	<2	<10
BYA-28	10/9/2006	363.73	15.07	0.00	348.66	100	<500	<1	<1	<1	<2	--	5.3	<2	<2	<2	<10
BYA-28	1/8/2007	363.73	15.60	0.00	348.13	78.9	<500	<1	<1	<1	<2	--	2.5	<2	<2	<2	<10
BYA-28	4/9/2007	363.73	16.07	0.00	347.66	<50	<500	<0.5	<0.5	<0.5	<1	--	1.8J	<1	<1	<1	<10
BYA-28	7/9/2007	363.73	16.40	0.00	347.33	<50	<500	<0.5	<0.5	<0.5	<1	--	3.9	<1	<1	<1	<10
BYA-28	10/8/2007	363.73	16.22	0.00	347.51	55.0	<500	<0.5	<0.5	<0.5	<1	--	3.2	<1	<1	<1	<10
BYA-28	1/28/2008	363.73	16.29	0.00	347.44	237	<500	<0.5	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	<10

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MTBE - Methyl tert-Butyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-28	4/22/2008	363.73	14.74	0.00	348.99	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-28	7/7/2008	363.73	15.05	0.00	348.68	<50	<500	<0.5	<0.5	<0.5	<1	--	1.7J	<1	<1	<1	<10
BYA-28	10/3/2008	363.73	15.23	0.00	348.50	<50	<500	<0.5	<0.5	<0.5	<1	--	4.6	<1	<1	<1	<10
BYA-28	1/21/2009	363.73	14.10	0.00	349.63	<50	<500	<0.5	<0.5	<0.5	2.1	--	1.6J	<1	<1	<1	<10
BYA-28	4/2/2009	363.73	14.57	0.00	349.16	<50	<500	<0.5	<0.5	<0.5	<1	--	1.8J	<1	<1	<1	<10
BYA-28	7/20/2009	363.73	15.65	0.00	348.08	<50	<500	<0.5	<0.5	<0.5	<1	--	1.7J	<1	<1	<1	<10
BYA-28	10/20/2009	363.73	16.36	0.00	347.37	<50	<500	<0.5	<0.5	<0.5	<1	--	1.4J	<1	<1	<1	<10
BYA-28	1/26/2010	363.73	16.10	0.00	347.63	<50	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	<10
BYA-28	4/7/2010	363.73	15.20	0.00	348.53	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-28	7/7/2010	363.73	15.65	0.00	348.08	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-28	10/18/2010	363.73	16.40	0.00	347.33	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-28	1/13/2011	363.73	14.60	0.00	349.13	<50	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	<10
BYA-28	4/11/2011	363.73	13.50	0.00	350.23	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-28	7/12/2011	363.73	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-29	7/19/2005	364.73	13.40	0.00	351.33	--	--	--	--	--	--	--	--	--	--	--	--
BYA-29	10/3/2005	364.73	14.05	0.00	350.68	<50	<500	<1	1.5	<1	2.1	--	<2	<2	<2	<2	<10
BYA-29	1/9/2006	364.73	15.02	0.00	349.71	<50	<500	<1	<1	<1	2.0	--	<2	<2	<2	<2	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-29	4/3/2006	364.73	15.20	0.00	349.53	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-29	7/10/2006	364.73	15.38	0.00	349.35	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-29	10/9/2006	364.73	16.12	0.00	348.61	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-29	1/8/2007	364.73	16.68	0.00	348.05	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-29	4/9/2007	364.73	17.27	0.00	347.46	<50	<500	<0.5	<0.5	<0.5	<1	--	1.9J	<1	<1	<1	<10
BYA-29	7/9/2007	364.73	17.60	0.00	347.13	<50	<500	<0.5	<0.5	<0.5	<1	--	4.7	<1	<1	<1	<10
BYA-29	10/8/2007	364.73	17.20	0.00	347.53	<50	<500	<0.5	<0.5	<0.5	<1	--	10.3	<1	<1	<1	<10
BYA-29	1/28/2008	364.73	16.40	0.00	348.33	<50	<500	<0.5	<0.5	<0.5	<1	--	13.5	<1	<1	<1	<10
BYA-29	4/22/2008	364.73	15.86	0.00	348.87	<50	<500	<0.5	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	<10
BYA-29	7/7/2008	364.73	16.19	0.00	348.54	<50	<500	<0.5	<0.5	<0.5	<1	--	1.9J	<1	<1	<1	<10
BYA-29	10/3/2008	364.73	16.35	0.00	348.38	<50	<500	<0.5	<0.5	<0.5	<1	--	8.4	<1	<1	<1	<10
BYA-29	1/21/2009	364.73	15.86	0.00	348.87	--	--	--	--	--	--	--	--	--	--	--	--
BYA-29	4/2/2009	364.73	15.65	0.00	349.08	--	--	--	--	--	--	--	--	--	--	--	--
BYA-29	7/20/2009	364.73	16.64	0.00	348.09	--	--	--	--	--	--	--	--	--	--	--	--
BYA-29	10/20/2009	364.73	17.42	0.00	347.31	<50	<500	<0.5	<0.5	<0.5	<1	--	2.3	<1	<1	<1	<10
BYA-29	1/26/2010	364.73	17.05	0.00	347.68	--	--	NO	SAMPLE	/	--	--	ANNUAL	SAMPLE	POINT	--	--
BYA-29	4/7/2010	364.73	16.16	0.00	348.57	--	--	--	--	--	--	--	--	--	--	--	--

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-29	7/7/2010	364.73	16.71	0.00	348.02	--	--	--	--	--	--	--	--	--	--	--	--
BYA-29	10/18/2010	364.73	17.49	0.00	347.24	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-29	1/13/2011	364.73	14.65	0.00	350.08	--	--	--	--	--	--	--	--	--	--	--	--
BYA-29	4/11/2011	364.73	14.50	0.00	350.23	--	--	--	--	--	--	--	--	--	--	--	--
BYA-29	7/12/2011	364.73	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-30	7/19/2005	365.44	14.24	0.00	351.20	<50	<500	5.1	2.1	<1	4.1	--	<2	<2	<2	<2	<10
BYA-30	10/3/2005	365.44	14.85	0.00	350.59	<50	<500	5.0	1.5	<1	2.5	--	<2	<2	<2	<2	48.8
BYA-30	1/9/2006	365.44	15.85	0.00	349.59	<50	<500	1.2	<1	<1	<2	--	<2	<2	<2	<2	134
BYA-30	4/3/2006	365.44	15.98	0.00	349.46	<50	<500	<1	<1	<1	<2	--	2.1	<2	<2	<2	33.0
BYA-30	7/10/2006	365.44	16.18	0.00	349.26	390	<500	66.2	<1	<1	<2	--	2.0	<2	<2	<2	241
BYA-30	10/9/2006	365.44	16.31	0.00	349.13	<50	<500	<1	<1	<1	<2	--	2.3	<2	<2	<2	58.4
BYA-30	1/8/2007	365.44	17.46	0.00	347.98	<50	<500	<1	<1	<1	<2	--	3.5	<2	<2	<2	58.0
BYA-30	4/9/2007	365.44	18.07	0.00	347.37	<50	<500	<0.5	<0.5	<0.5	<1	--	4.1	<1	<1	<1	8.1J
BYA-30	7/9/2007	365.44	18.32	0.00	347.12	<50	<500	<0.5	<0.5	<0.5	<1	--	6.4	<1	<1	<1	<10
BYA-30	10/8/2007	365.44	17.98	0.00	347.46	<50	<500	<0.5	<0.5	<0.5	<1	--	1.2J	<1	<1	<1	<10
BYA-30	1/28/2008	365.44	17.32	0.00	348.12	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-30	4/22/2008	365.44	16.61	0.00	348.83	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

SWE - Surveyed Well Elevation
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c - Result confirmed by reanalysis
µg/L - Micrograms per Liter
-- - Not analyzed
p or NP - pre-purge sample results
TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-30	7/7/2008	365.44	16.93	0.00	348.51	<50	<500	<0.5	<0.5	<0.5	<1	--	1.0J	<1	<1	<1	<10
BYA-30	10/3/2008	365.44	17.13	0.00	348.31	<50	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	<10
BYA-30	1/21/2009	365.44	16.72	0.00	348.72	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	27.2
BYA-30	4/2/2009	365.44	16.46	0.00	348.98	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	35.8
BYA-30	7/20/2009	365.44	17.37	0.00	348.07	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	31.6
BYA-30	10/20/2009	365.44	18.20	0.00	347.24	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	91.9
BYA-30	1/26/2010	365.44	17.31	0.00	348.13	<50	<500	<0.5	<0.5	<0.5	<1	--	1.4J	<1	<1	<1	28.6
BYA-30	4/7/2010	365.44	17.00	0.00	348.44	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	29.4
BYA-30	7/7/2010	365.44	17.51	0.00	347.93	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	34.7
BYA-30	10/18/2010	365.44	18.29	0.00	347.15	<50	<500	0.6J	<0.5	<0.5	<1	--	<1	<1	<1	<1	37.8
BYA-30	1/13/2011	365.44	15.43	0.00	350.01	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-30	4/11/2011	365.44	15.25	0.00	350.19	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-30	7/12/2011	365.44	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-31	7/19/2005	363.83	12.57	0.00	351.26	--	--	--	--	--	--	--	--	--	--	--	--
BYA-31	10/3/2005	363.83	13.21	0.00	350.62	56.8	<500	<1	3.7	<1	7.6	--	5.8	<2	<2	<2	31.1
BYA-31	1/9/2006	363.83	14.19	0.00	349.64	<50	<500	<1	<1	<1	2.1	--	<2	<2	<2	<2	70.5
BYA-31	4/3/2006	363.83	14.35	0.00	349.48	<50	<500	<1	<1	<1	<2	--	12.3	<2	<2	<2	166

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MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
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TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-31	7/10/2006	363.83	15.53	0.00	348.30	79.7	<500	<1	<1	<1	<2	--	3.3	<2	<2	<2	97.3
BYA-31	10/9/2006	363.83	15.22	0.00	348.61	<50	<500	<1	<1	<1	<2	--	8.3	<2	<2	<2	51.9
BYA-31	1/8/2007	363.83	15.80	0.00	348.03	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	11.8
BYA-31	4/9/2007	363.83	16.40	0.00	347.43	<50	<500	<0.5	<0.5	<0.5	<1	--	16.2	<1	<1	<1	15.6J
BYA-31	7/9/2007	363.83	17.67	0.00	346.16	<50	<500	<0.5	<0.5	<0.5	<1	--	12.3	<1	<1	<1	<10
BYA-31	10/8/2007	363.83	16.32	0.00	347.51	<50	<500	<0.5	<0.5	<0.5	<1	--	11.0	<1	<1	<1	<10
BYA-31	1/28/2008	363.83	15.47	0.00	348.36	<50	<500	<0.5	<0.5	<0.5	<1	--	1.5J	<1	<1	<1	27.2
BYA-31	4/22/2008	363.83	17.41	0.00	346.42	<50	<500	<0.5	<0.5	<0.5	<1	--	3.0	<1	<1	<1	<10
BYA-31	7/7/2008	363.83	15.30	0.00	348.53	<50	<500	<0.5	<0.5	<0.5	<1	--	8.0	<1	<1	<1	<10
BYA-31	10/3/2008	363.83	15.46	0.00	348.37	<50	<500	<0.5	<0.5	<0.5	<1	--	28.4	<1	<1	<1	<10
BYA-31	1/21/2009	363.83	14.98	0.00	348.85	--	--	--	--	--	--	--	--	--	--	--	--
BYA-31	4/2/2009	363.83	14.80	0.00	349.03	--	--	--	--	--	--	--	--	--	--	--	--
BYA-31	7/20/2009	363.83	15.76	0.00	348.07	--	--	--	--	--	--	--	--	--	--	--	--
BYA-31	10/20/2009	363.83	16.55	0.00	347.28	<50	<500	<0.5	<0.5	<0.5	<1	--	3.9	<1	<1	<1	183
BYA-31	1/26/2010	363.83	16.20	0.00	347.63	--	--	NO	SAMPLE	/	--	--	ANNUAL	SAMPLE	POINT	--	--
BYA-31	4/7/2010	363.83	15.30	0.00	348.53	--	--	--	--	--	--	--	--	--	--	--	--
BYA-31	7/7/2010	363.83	15.85	0.00	347.98	--	--	--	--	--	--	--	--	--	--	--	--

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MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-31	10/18/2010	363.83	16.70	0.00	347.13	<50	<500	<0.5	<0.5	<0.5	<1	--	1.5J	<1	<1	<1	103
BYA-31	1/13/2011	363.83	13.86	0.00	349.97	--	--	--	--	--	--	--	--	--	--	--	--
BYA-31	4/11/2011	363.83	13.55	0.00	350.28	--	--	--	--	--	--	--	--	--	--	--	--
BYA-31	7/12/2011	363.83	14.38	0.00	349.45	<50	<500	<0.5	<0.5	<0.5	<1	--	4.4	<1	<1	<1	135
BYA-31	10/6/2011	363.83	15.12	0.00	348.71	290	<500	31.6	<0.5	<0.5	2.3	--	8.4	<1	<1	<1	128
BYA-31	1/23/2012	363.83	15.98	0.00	347.85	386	<500	8.8	20.3	21.3	82.1	--	36.2	<1	<1	<1	241
BYA-31	4/10/2012	363.32	16.12	0.00	347.20	110	<500	1.5	<0.5	<0.5	<1	--	20.0	<1	<1	<1	105
BYA-31	7/2/2012	363.32	16.27	0.00	347.05	<50	<500	<0.5	<0.5	<0.5	<1	--	30.2	<1	<1	<1	131
BYA-31	10/1/2012	363.32	16.62	0.00	346.70	<50	<500	<0.5	1.6	0.5J	3.8	--	3.2	<1	<1	<1	73.4
BYA-31	1/21/2013	363.32	16.66	0.00	346.66	360	<500	13.9	30.9	12.7	50.7	--	26.6	<1	<1	<1	221
BYA-31	4/9/2013	363.32	16.60	0.00	346.72	208	<500	8.3	<0.5	<0.5	1.1J	--	31.9	<1	<1	<1	270
BYA-31	7/11/2013	363.32	17.00	0.00	346.32	<50	<500	<0.5	<0.5	<0.5	1.5J	--	6.8	<1	<1	<1	140
BYA-31	10/18/2013	363.32	17.47	0.00	345.85	<50	<500	<0.5	0.7J	<0.5	2.2	--	9.9	<1	<1	<1	213
BYA-31	1/17/2014	363.32	17.80	0.00	345.52	88J	<500	1.8	1.3	1.5	9.2	--	13.8	<1	<1	<1	193
BYA-31	6/12/2014	363.32	18.05	0.00	345.27	<50	<500	0.9J	<0.5	<0.5	<1	--	13.2	<1	<1	<1	175
BYA-31	8/27/2014	363.32	18.15	0.00	345.17	147	<500	<0.5	<0.5	<0.5	<1	--	4.2	<1	<1	<1	294
BYA-31	11/11/2014	363.32	18.12	0.00	345.20	<50	<500	<0.5	1.2	0.8J	7.7	--	10.8	<1	<1	<1	95.2

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TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
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MTBE - Methyl tert-Butyl ether
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NS - Not Sampled
DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-31	3/2/2015	363.32	17.90	0.00	345.42	93J	<500	1.2	8.9	2.1	15.6	--	4.0	<1	<1	<1	100
BYA-31	5/19/2015	363.32	17.91	0.00	345.41	<50	<500	<0.5	<0.5	<0.5	<1	--	3.8	<1	<1	<1	<10
BYA-31	8/18/2015	363.32	18.50	0.00	344.82	202	<500	1.3	12.1	3.9	29.3	--	7.8	<1	<1	<1	145
BYA-31	11/24/2015	363.32	19.09	0.00	344.23	<50	<500	<0.5	<0.5	<0.5	<1	--	2.2	<1	<1	<1	51.6
BYA-31	2/16/2016	363.32	19.98	0.00	343.34	79J	<500	0.9J	5.2	1.1	9.8	--	2.8	<1	<1	<1	10.9J
BYA-31	5/31/2016	363.32	19.40	0.00	343.92	<50	<500	1.4	<0.5	<0.5	<1	--	2.4	<1	<1	1.0J	31.1
BYA-31	8/15/2016	363.32	19.76	0.00	343.56	<50	<500	1.8	0.9J	<0.5	4.2	--	1.3J	<1	<1	<1	23.1
BYA-31	11/30/2016	363.32	20.21	0.00	343.11	540	<400	4.1	21	9.6	60	--	<1	<1	<1	<1	<10
BYA-31	2/14/2017	363.32	17.95	0.00	345.37	320	<400	5.9	0.72	1.2	7.9	--	<1	<1	<1	<1	<10
BYA-31	5/31/2017	363.32	17.18	0.00	346.14	86	<400	3.6	0.61	<0.5	2.59	--	1.9	<1	<1	<1	52
BYA-31	8/24/2017	363.32	17.80	0.00	345.52	<50	<400	<0.5	<0.5	<0.5	<1	--	1.5	<1	<1	<1	110
BYA-31	11/29/2017	363.32	18.66	0.00	344.66	<50	<500	0.6J	<0.5	<0.5	<1	--	3.5	<1	<1	<1	24.4
BYA-31	2/13/2018	363.32	19.20	0.00	344.12	270	<500	11.8	<0.5	<0.5	<1	--	7.0	<1	<1	<1	101
BYA-31	5/30/2018	363.32	19.30	0.00	344.02	<50	<500	0.7J	<0.5	<0.5	<1	--	2.96J	<1	<1	<1	20.4
BYA-31	8/23/2018	363.32	19.55	0.00	343.77	174	<500	18.0	<0.5	<0.5	<1	--	2.5	<1	<1	<1	61.9
BYA-31	11/28/2018	363.32	20.10	0.00	343.22	<50	<500	<0.5	<0.5	<0.5	<1	--	1.4J	<1	<1	<1	11.4J
BYA-31	2/12/2019	363.32	17.30	0.00	346.02	91.2	<500	1.8	1.0	<0.5	3.2	--	<1	<1	<1	<1	14.1J

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-31	5/29/2019	363.32	12.90	0.00	350.42	320	<500	16.2	<0.5	<0.5	<1	--	3.8	<1	<1	5.2	77.5
BYA-31	8/6/2019	363.32	16.60	0.00	346.72	54J	<500	<0.5	<0.5	<0.5	1.8J	--	4.6	<1	<1	<1	<10
BYA-31	2/13/2020	363.32	16.71	0.00	346.61	115	<500	0.7J	1.9	1.7	10.6	--	6.6	<1	<1	<1	<10
BYA-31	5/20/2020	363.32	15.26	0.00	348.06	278	<500	2.4	21.1	6.5	46.9	--	<1	<1	<1	<1	<10
BYA-31	8/19/2020	363.32	16.00	0.00	347.32	258	<500	1.3	8.8	3.9	33.2	--	<1	<1	<1	<1	<10
BYA-31	11/16/2020	363.32	16.31	0.00	347.01	133	<500	<0.5	1.8	1.5	10.8	--	4.6	<1	<1	<1	<10
BYA-31	2/18/2021	363.32	17.60	0.00	345.72	642	<500	2.5	32.6	12.9	89.5	--	4.3	<1	<1	<1	<10
BYA-31	6/28/2021	363.32	17.66	0.00	345.66	215	<500	0.8J	11.6	5.0	36.9	--	4.7	<1	<1	<1	<10
BYA-31	9/30/2021	363.32	18.28	0.00	345.04	476	<500	1.1	18.4	7.5	53.8	--	3.9	<1	<1	<1	<10
BYA-31	11/17/2021	344.02	18.48	0.00	325.54	826	517J	3.6	46.9	16.8	135	--	2.7	<1	<1	<1	<10
BYA-32	7/19/2005	364.52	13.41	0.00	351.11	--	--	--	--	--	--	--	--	--	--	--	--
BYA-32	10/3/2005	364.52	14.05	0.00	350.47	<50	<500	<1	2.7	<1	4.5	--	<2	<2	<2	<2	<10
BYA-32	1/9/2006	364.52	14.05	0.00	350.47	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-32	4/3/2006	364.52	15.17	0.00	349.35	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-32	7/10/2006	364.52	15.37	0.00	349.15	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-32	10/9/2006	364.52	16.02	0.00	348.50	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-32	1/8/2007	364.52	16.60	0.00	347.92	<50	<500	<1	<1	<1	<2	--	15.6	<2	<2	<2	21.8

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-32	4/9/2007	364.52	17.15	0.00	347.37	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-32	7/9/2007	364.52	16.54	0.00	347.98	<50	<500	<0.5	<0.5	<0.5	<1	--	1.1J	<1	<1	<1	<10
BYA-32	10/8/2007	364.52	17.12	0.00	347.40	<50	<500	<0.5	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	<10
BYA-32	1/28/2008	364.52	16.25	0.00	348.27	<50	<500	<0.5	<0.5	<0.5	<1	--	1.2J	<1	<1	<1	<10
BYA-32	4/22/2008	364.52	15.72	0.00	348.80	<50	<500	<0.5	1.1	<0.5	1.9J	--	1.2J	<1	<1	<1	<10
BYA-32	7/7/2008	364.52	16.06	0.00	348.46	<50	560	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-32	10/3/2008	364.52	15.28	0.00	349.24	<50	<500	<0.5	<0.5	<0.5	<1	--	2.6	<1	<1	<1	<10
BYA-32	1/21/2009	364.52	15.86	0.00	348.66	--	--	--	--	--	--	--	--	--	--	--	--
BYA-32	4/2/2009	364.52	15.59	0.00	348.93	--	--	--	--	--	--	--	--	--	--	--	--
BYA-32	7/20/2009	364.52	16.58	0.00	347.94	--	--	--	--	--	--	--	--	--	--	--	--
BYA-32	10/20/2009	364.52	17.35	0.00	347.17	<50	<500	<0.5	<0.5	<0.5	<1	--	3.9	<1	<1	<1	<10
BYA-32	1/26/2010	364.52	17.00	0.00	347.52	--	--	NO	SAMPLE	/	--	--	ANNUAL	SAMPLE	POINT	--	--
BYA-32	4/7/2010	364.52	16.12	0.00	348.40	--	--	--	--	--	--	--	--	--	--	--	--
BYA-32	7/7/2010	364.52	16.70	0.00	347.82	--	--	--	--	--	--	--	--	--	--	--	--
BYA-32	10/18/2010	364.52	17.40	0.00	347.12	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-32	1/13/2011	364.52	14.61	0.00	349.91	--	--	--	--	--	--	--	--	--	--	--	--
BYA-32	4/11/2011	364.52	14.45	0.00	350.07	--	--	--	--	--	--	--	--	--	--	--	--

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TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
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DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-32	7/12/2011	364.52	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-33	7/19/2005	362.84	11.73	0.00	351.11	--	--	--	--	--	--	--	--	--	--	--	--
BYA-33	10/3/2005	362.84	12.30	0.00	350.54	<50	<500	<1	3.2	<1	4.4	--	<2	<2	<2	<2	<10
BYA-33	1/9/2006	362.84	13.31	0.00	349.53	<50	<500	<1	1.1	<1	2.1	--	<2	<2	<2	<2	<10
BYA-33	4/3/2006	362.84	13.42	0.00	349.42	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-33	7/10/2006	362.84	13.63	0.00	349.21	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-33	10/9/2006	362.84	14.20	0.00	348.64	<50	<500	<1	<1	<1	<2	--	2.0	<2	<2	<2	<10
BYA-33	1/8/2007	362.84	14.80	0.00	348.04	<50	<500	<1	<1	<1	<2	--	2.1	<2	<2	<2	<10
BYA-33	4/9/2007	362.84	15.35	0.00	347.49	<50	<500	<0.5	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	<10
BYA-33	7/9/2007	362.84	15.50	0.00	347.34	<50	<500	1.8	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	<10
BYA-33	10/8/2007	362.84	15.32	0.00	347.52	<50	<500	<0.5	<0.5	<0.5	<1	--	0.6J	,1	<1	<1	<10
BYA-33	1/28/2008	362.84	14.36	0.00	348.48	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-33	4/22/2008	362.84	13.97	0.00	348.87	<50	<500	<0.5	0.7J	<0.5	0.96J	--	<1	<1	<1	<1	<10
BYA-33	7/7/2008	362.84	14.65	0.00	348.19	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-33	10/3/2008	362.84	14.51	0.00	348.33	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-33	1/21/2009	362.84	14.00	0.00	348.84	--	--	--	--	--	--	--	--	--	--	--	--
BYA-33	4/2/2009	362.84	13.88	0.00	348.96	--	--	--	--	--	--	--	--	--	--	--	--

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TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
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DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-33	7/20/2009	362.84	14.83	0.00	348.01	--	--	--	--	--	--	--	--	--	--	--	--
BYA-33	10/20/2009	362.84	15.55	0.00	347.29	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-33	1/26/2010	362.84	15.15	0.00	347.69	--	--	NO	SAMPLE	/	--	--	ANNUAL	SAMPLE	POINT	--	--
BYA-33	4/7/2010	362.84	14.40	0.00	348.44	--	--	--	--	--	--	--	--	--	--	--	--
BYA-33	7/7/2010	362.84	14.90	0.00	347.94	--	--	--	--	--	--	--	--	--	--	--	--
BYA-33	10/18/2010	362.84	15.70	0.00	347.14	<50	<500	<0.5	<0.5	<0.5	<1	--	1.7J	<1	<1	<1	47.6
BYA-33	1/13/2011	362.84	12.91	0.00	349.93	--	--	--	--	--	--	--	--	--	--	--	--
BYA-33	4/11/2011	362.84	12.50	0.00	350.34	--	--	--	--	--	--	--	--	--	--	--	--
BYA-33	7/12/2011	362.84	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
BYA-34	7/19/2005	363.75	12.90	0.00	350.85	<50	<500	<1	1.6	<1	3.1	--	<2	<2	<2	<2	<10
BYA-34	10/3/2005	363.75	13.48	0.00	350.27	<50	<500	<1	2.0	<1	4.7	--	<2	<2	<2	<2	<10
BYA-34	1/9/2006	363.75	14.45	0.00	349.30	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-34	4/3/2006	363.75	14.58	0.00	349.17	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-34	7/10/2006	363.75	14.79	0.00	348.96	133	<500	52.0	<1	2.5	<2	--	<2	<2	<2	<2	<10
BYA-34	10/9/2006	363.75	15.38	0.00	348.37	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-34	1/8/2007	363.75	15.98	0.00	347.77	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
BYA-34	4/9/2007	363.75	16.49	0.00	347.26	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
BYA-34	7/9/2007	363.75	16.71	0.00	347.04	<50	<500	4.1	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	10/8/2007	363.75	16.52	0.00	347.23	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	1/28/2008	363.75	15.60	0.00	348.15	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	4/22/2008	363.75	15.15	0.00	348.60	<50	<500	<0.5	1.0	<0.5	1.7J	--	<1	<1	<1	<1	<10
BYA-34	7/7/2008	363.75	15.44	0.00	348.31	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	10/3/2008	363.75	15.68	0.00	348.07	<50	<500	6.8	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	1/21/2009	363.75	15.29	0.00	348.46	<50	832	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	4/2/2009	363.75	15.00	0.00	348.75	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	7/20/2009	363.75	15.96	0.00	347.79	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	10/20/2009	363.75	16.70	0.00	347.05	99J	<500	<0.5	<0.5	<0.5	1.3J	--	<1	<1	<1	<1	<10
BYA-34	1/26/2010	363.75	16.35	0.00	347.40	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	4/7/2010	363.75	15.50	0.00	348.25	<50	<500	<0.5	<0.5	<0.5	<0.5	--	<1	<1	<1	<1	59.4
BYA-34	7/7/2010	363.75	16.00	0.00	347.75	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	34.2
BYA-34	10/18/2010	363.75	16.74	0.00	347.01	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	13.4J
BYA-34	1/13/2011	363.75	14.00	0.00	349.75	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	10.2J
BYA-34	4/11/2011	363.75	13.55	0.00	350.20	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
BYA-34	7/12/2011	363.75	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-1	7/19/2005	360.85	9 .99	0.00	350.86	209	<500	6.3	<1	<1	<2	--	5.1	<2	<2	<2	2870
IT-1	10/3/2005	360.85	10.48	0.00	350.37	150	<500	6.9	<2	<2	<4	--	5.1	<4	<4	<4	5010
IT-1	1/9/2006	360.85	11.11	0.00	349.74	208	2000	4.6	<1	<1	<2	--	2.7	<2	<2	<2	1870
IT-1	4/3/2006	360.85	11.09	0.00	349.76	3240	<500	3050*	6.3	39.5	6.0	--	54.2	<2	<2	<2	2450
IT-1	7/10/2006	360.85	11.50	0.00	349.35	909	<500	333	3.8	<1	<2	--	31.6	<4	<4	<4	2890
IT-1	10/9/2006	360.85	12.07	0.00	348.78	2060	<500	757**	4.4	<2	<4	--	20.4	<4	<4	<4	2610
IT-1	1/8/2007	360.85	12.37	0.00	348.48	1340	<500	435**	7.0	<2	<4	--	29.5	<4	<4	<4	4080
IT-1	4/9/2007	360.85	12.71	0.00	348.14	734	<500	180	1.6J	<1.25	<2.5	--	28.8	<2.5	<2.5	<2.5	7100
IT-1	7/9/2007	360.85	12.87	0.00	347.98	2160	<500	480	5.9	<2.5	9.5	--	15.8	<5	<5	<5	2400
IT-1	10/8/2007	360.85	13.57	0.00	347.28	1550	516	416	4.2J	<2.5	<5	--	17.8	<5	<5	<5	3600
IT-1	1/28/2008	360.85	11.77	0.00	349.08	<50	878	2.8	<0.5	<0.5	<1	--	<1	<1	<1	<1	2020
IT-1	4/21/2008	360.85	11.65	0.00	349.20	1720	<500	1150**	2.6	23.9	2.9	--	26.5	<1	<1	<1	2420
IT-1	7/7/2008	360.85	11.40	0.00	349.45	58	1340	2.1	<0.5	<0.5	<1	--	<1	<1	<1	<1	1870
IT-1	10/3/2008	360.85	11.41	0.00	349.44	<50	<500	1.1	<0.5	<0.5	<1	--	<1	<1	<1	<1	319
IT-1	1/21/2009	360.85	10.90	0.00	349.95	<50	829	0.6J	<0.5	<0.5	2.0	--	<1	<1	<1	<1	386
IT-1	4/2/2009	360.85	11.43	0.00	349.42	<50	3000	<0.5	<0.5	<0.5	<1	--	3.2	<1	<1	<1	414
IT-1	7/20/2009	360.85	12.18	0.00	348.67	<50	<500	0.8J	<0.5	<0.5	<1	--	1.1J	<1	<1	<1	718

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-1	10/20/2009	360.85	12.66	0.00	348.19	70J	<500	1.0	<0.5	<0.5	<1	--	<1	<1	<1	<1	470
IT-1	1/26/2010	360.85	11.50	0.00	349.35	<50	<500	3.4	<0.5	<0.5	<1	--	1.0J	<1	<1	<1	208
IT-1	4/7/2010	360.85	12.05	0.00	348.80	<50	561J	1.1	<0.5	<0.5	<1	--	<1	<1	<1	<1	709
IT-1	7/7/2010	360.85	12.31	0.00	348.54	57J	935	0.9J	<0.5	<0.5	<1	--	<1	<1	<1	<1	1250
IT-1	10/18/2010	360.85	12.92	0.00	347.93	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	999
IT-1	1/13/2011	360.85	10.35	0.00	350.50	57J	<500	1.2	<0.5	<0.5	<1	--	<1	<1	<1	<1	227
IT-1	4/11/2011	360.85	10.55	0.00	350.30	61J	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	126
IT-1	7/12/2011	360.85	11.25	0.00	349.60	286	1010	83.0	0.6J	<0.5	<1	--	12.5	<1	<1	<1	419
IT-1	10/6/2011	360.85	11.70	0.00	349.15	52J	<500	1.7	<0.5	<0.5	2.2	--	3.1	<1	<1	<1	268
IT-2	7/19/2005	361.83	10.22	0.00	351.61	218	1110	1.0	1.2	<1	3.1	--	4.1	<2	<2	<2	3240
IT-2	10/3/2005	361.83	10.89	0.00	350.94	79.9	<500	<2	<2	<2	<4	--	<4	<4	<4	<4	2490
IT-2	1/9/2006	361.83	11.87	0.00	349.96	72.6	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	3900
IT-2	4/3/2006	361.83	11.65	0.00	350.18	336	<500	68.0	<1	<1	<2	--	21.6	<2	<2	<2	1070
IT-2	7/10/2006	361.83	12.10	0.00	349.73	400	<500	56.7	<1	<1	<2	--	27.8	<2	<2	<2	1440
IT-2	10/9/2006	361.83	13.12	0.00	348.71	421	<500	55.5	<1	<1	<2	--	44.8	<2	<2	<2	1810
IT-2	1/8/2007	361.83	13.57	0.00	348.26	502	<500	38.0	<1	<1	<2	--	91.8	<2	<2	<2	2570
IT-2	4/9/2007	361.83	14.48	0.00	347.35	509	<500	58.2	<1	<1	<2	--	98.2	<2	<2	<2	3230

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-2	7/9/2007	361.83	14.44	0.00	347.39	3290	<500	53.3	<1	<1	<2	--	64.1	<2	<2	<2	1240
IT-2	10/8/2007	361.83	14.33	0.00	347.50	55.6	717	<0.5	<0.5	<0.5	<1	--	0.8J	<1	<1	<1	1800
IT-2	1/28/2008	361.83	11.40	0.00	350.43	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-2	4/21/2008	361.83	12.92	0.00	348.91	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	121
IT-2	7/7/2008	361.83	12.53	0.00	349.30	<50	936	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	64.6
IT-2	10/3/2008	361.83	12.88	0.00	348.95	<50	1010	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	162
IT-2	1/21/2009	361.83	11.54	0.00	350.29	201	1020	<0.5	<0.5	1.6	12.3	--	<1	<1	<1	<1	114
IT-2	4/2/2009	361.83	12.28	0.00	349.55	<50	595	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	40.5
IT-2	7/20/2009	361.83	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
IT-2	10/20/2009	361.83	14.25	0.00	347.58	73J	694	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	258
IT-2	1/26/2010	361.83	12.99	0.00	348.84	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	18.8J
IT-2	4/7/2010	361.83	13.10	0.00	348.73	<50	701J	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	28.6
IT-2	7/7/2010	361.83	13.58	0.00	348.25	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	103
IT-2	10/18/2010	361.83	13.62	0.00	348.21	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	24.9
IT-2	1/13/2011	361.83	11.10	0.00	350.73	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	21.1
IT-2	4/11/2011	361.83	10.90	0.00	350.93	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-2	7/12/2011	361.83	12.04	0.00	349.79	<50	<500	<0.5	<0.5	<0.5	1.9J	--	<1	<1	<1	<1	<10

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-2	10/6/2011	361.83	12.45	0.00	349.38	<50	<500	1.6	<0.5	<0.5	1.6J	--	<1	<1	<1	<1	19.7J
IT-4	7/19/2005	360.08	9 .07	0.00	351.01	56300	2030	337	8510	2180	14300	--	<40	<40	<40	<40	692
IT-4	10/3/2005	360.08	9 .59	0.00	350.49	48900	3660	460	2380	2320	14700	--	<50	<50	<50	<50	325
IT-4	1/9/2006	360.08	10.32	0.00	349.76	18100	9010	<5	18.8	42.2	367	--	<10	<10	<10	<10	2460
IT-4	4/3/2006	360.08	8 .03	0.00	352.05	53300	16300	<25	208	790	6710	--	509	<50	<50	<50	<250
IT-4	7/10/2006	360.08	10.65	0.04	349.46	24000	2850	25.0	314	1050	7730	--	<20	<20	<20	<20	<100
IT-4	10/9/2006	360.08	10.95	0.00	349.13	47300	4460	68.1	743**	1400**	10100**	--	<20	<20	<20	<20	<100
IT-4	1/8/2007	360.08	11.52	0.03	348.58	36800	<500	134	996	1360	9270	--	<40	<40	<40	<40	<200
IT-4	4/9/2007	360.08	11.73	0.00	348.35	31900	2010	83.5	825	2010	12900	--	<50	<50	<50	<50	<500
IT-4	7/9/2007	360.08	11.68	0.00	348.40	332000	1050	610	4020	4730	37100	--	<50	<50	<50	<50	2720
IT-4	10/8/2007	360.08	11.63	0.00	348.45	35200	1820	271	1350	1780	12900	--	<100	<100	<100	<100	<1000
IT-4	1/28/2008	360.08	3 .22	0.00	356.86	28900	<500	77.5	526	805	9000	--	<50	<50	<50	<50	<500
IT-4	4/21/2008	360.08	10.86	0.00	349.22	22000	<500	263	178	711	8740	--	<50	<50	<50	<50	<500
IT-4	7/7/2008	360.08	10.54	0.00	349.54	34900	<500	735	483	883	9460	--	<50	<50	<50	<50	<500
IT-4	10/3/2008	360.08	10.95	0.00	349.13	334	<500	3.5	7.5	7.2	81.2	--	<1	<1	<1	<1	<10
IT-4	1/21/2009	360.08	7 .76	0.00	352.32	842	3050	<0.5	<0.5	3.1	29.1	--	<1	<1	<1	<1	<10
IT-4	4/2/2009	360.08	10.58	0.00	349.50	678	12200	0.9J	<0.5	11.7	100	--	<1	<1	<1	<1	<10

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-4	7/20/2009	360.08	11.35	0.00	348.73	830	555	1.2	3.2	8.3	100	--	<1	<1	<1	<1	<10
IT-4	10/20/2009	360.08	11.91	0.00	348.17	9070	3060	32.0	402**	361**	2280**	--	<1	<1	<1	<1	<10
IT-4	1/26/2010	360.08	9 .30	0.00	350.78	--	--	NO	SAMPLE	/	--	--	ANNUAL	SAMPLE	POINT	--	--
IT-4	4/7/2010	360.08	11.10	0.00	348.98	400	578J	<0.5	<0.5	1.9	17.2	--	<1	<1	<1	<1	<10
IT-4	7/7/2010	360.08	11.46	0.00	348.62	3150	3670	<0.5	6.5	15.1	47.2	--	<1	<1	<1	<1	<10
IT-4	10/18/2010	360.08	12.12	0.04	347.99	1340	<500	3.0	2.2	25.3	99.5	--	<2	<2	<2	<2	<20
IT-4	1/13/2011	360.08	9 .48	0.00	350.60	103000	59700	6.5	7.5	261	782**	--	<2.5	<2.5	<2.5	<2.5	<25
IT-4	4/11/2011	360.08	9 .82	0.00	350.26	146000	54500	<50	55.0J	813	6140	--	<100	<100	<100	<100	<1000
IT-4	7/12/2011	360.08	10.23	0.00	349.85	30700	10200	86.6	51.2	475	4420	--	<20	<20	<20	<20	<200
IT-4	10/6/2011	360.08	9 .72	0.00	350.36	30200	16300	14.0	8.0	192	1670**	--	<5	<5	<5	<5	<50
IT-5	7/19/2005	362.44	11.07	0.00	351.37	<50	<500	<1	2.7	<1	<2	--	<2	<2	<2	<2	113
IT-5	10/3/2005	362.44	11.55	0.00	350.89	<50	1210	<1	<1	<1	<2	--	<2	<2	<2	<2	104
IT-5	1/9/2006	362.44	12.57	0.00	349.87	<50	1280	<1	<1	<1	<2	--	<2	<2	<2	<2	34.0
IT-5	4/3/2006	362.44	12.45	0.00	349.99	<50	1340	<1	<1	<1	<2	--	5.8	<2	<2	<2	51.2
IT-5	7/10/2006	362.44	12.95	0.00	349.49	583	5170	<1	<1	<1	<2	--	3.9	<2	<2	<2	81.5
IT-5	10/9/2006	362.44	13.61	0.00	348.83	74.6	<500	<1	<1	<1	<2	--	3.7	<2	<2	<2	61.2
IT-5	1/8/2007	362.44	14.32	0.00	348.12	79.1	2140	<1	<1	<1	<2	--	3.6	<2	<2	<2	40.6

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-5	4/9/2007	362.44	14.68	0.00	347.76	<50	3650	<0.5	0.7J	<0.5	1.1J	--	3.3	<1	<1	<1	54.5
IT-5	7/9/2007	362.44	14.99	0.00	347.45	<50	621	<0.5	1.2	<0.5	<1	--	4.0	<1	<1	<1	23.3
IT-5	10/8/2007	362.44	15.00	0.00	347.44	<50	2450	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	20.7
IT-5	1/28/2008	362.44	13.40	0.00	349.04	6980	19800	<2.5	<2.5	<2.5	<5	--	<5	<5	<5	<5	<50
IT-5	4/21/2008	362.44	13.36	0.00	349.08	231	3880	<0.5	<0.5	<0.5	<1	--	2.9	<1	<1	<1	93.9
IT-5	7/7/2008	362.44	13.68	0.00	348.76	868	8730	<0.5	<0.5	<0.5	<1	--	2.7	<1	<1	<1	66.1
IT-5	10/3/2008	362.44	13.90	0.00	348.54	9290	115000	<0.5	1.0	<0.5	<1	--	1.4J	<1	<1	<1	68.0
IT-5	1/21/2009	362.44	13.14	0.00	349.30	69	4370	<0.5	<0.5	0.7J	5.9	--	<1	<1	<1	<1	28.2
IT-5	4/2/2009	362.44	13.16	0.00	349.28	<50	871	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	23.7
IT-5	7/20/2009	362.44	14.15	0.00	348.29	--	--	--	--	--	--	--	--	--	--	--	--
IT-5	10/20/2009	362.44	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
IT-5	1/26/2010	362.44	14.80	0.00	347.64	<50	1330	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	11.8J
IT-5	4/7/2010	362.44	13.80	0.00	348.64	<50	2180	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	20.4
IT-5	7/7/2010	362.44	14.30	0.00	348.14	509	3690	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	10.4J
IT-5	10/18/2010	362.44	15.20	0.05	347.28	2430	47900	<1	<1	<1	<2	--	<2	<1	<1	<1	39.3J
IT-5	1/13/2011	362.44	12.26	0.00	350.18	205	10700	<0.5	<0.5	<0.5	<1	--	<1	.<1	<1	<1	48.7
IT-5	4/11/2011	362.44	12.03	0.00	350.41	117	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	47.7

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LAGUNA HILLS, CA

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Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-5	7/12/2011	362.44	12.78	0.00	349.66	1040	31900	<1	<1	<1	3.6J	--	<2	<2	<2	<2	53.0
IT-5	10/6/2011	362.44	13.60	0.00	348.84	108	3750	<0.5	1.6	0.9J	<1	--	<1	<1	<1	<1	223
IT-6	7/19/2005	361.98	10.12	0.00	351.86	426	2850	23.7	<2	<2	6.8	--	243	<4	<4	<4	1660
IT-6	10/3/2005	361.98	10.68	0.00	351.30	64.0	15400	1.0	<1	<1	3.3	--	32.0	<2	<2	<2	422
IT-6	1/9/2006	361.98	11.60	0.00	350.38	573	4000	21.3	3.0	2.2	5.5	--	94.2	<2	<2	<2	384
IT-6	4/3/2006	361.98	11.60	0.00	350.38	13600	43200	15.4	1.8	3.8	5.7	--	70.6	<2	<2	<2	351
IT-6	7/10/2006	361.98	11.98	0.00	350.00	1860	4780	14.9	<1	1.0	2.0	--	81.7	<2	<2	<2	510
IT-6	10/9/2006	361.98	12.83	0.00	349.15	2140	55200	10.9	1.5	2.5	2.1	--	73.8	<2	<2	<2	521
IT-6	1/8/2007	361.98	13.45	0.00	348.53	2880	36800	3.3	1.3	2.4	<2	--	62.6	<2	<2	<2	783
IT-6	4/9/2007	361.98	14.01	0.00	347.97	1530	13500	1.7J	0.8J	1.8	1.0J	--	75.6	<1	<1	2.0	855
IT-6	7/9/2007	361.98	14.18	0.00	347.80	1070	18100	1.0	0.6J	1.1	0.4J	--	59.5	<1	<1	1.2J	324
IT-6	10/8/2007	361.98	14.11	0.00	347.87	4540	137000	1.2	<0.5	<0.5	<1	--	55.1	<1	<1	<1	669
IT-6	1/28/2008	361.98	11.33	0.00	350.65	482	2810	1.1	<0.5	1.1	<1	--	74.4	<1	<1	2.0	405
IT-6	4/21/2008	361.98	11.87	0.00	350.11	<50	3370	<0.5	<0.5	<0.5	<1	--	4.5	<1	<1	<1	143
IT-6	7/7/2008	361.98	12.38	0.00	349.60	<50	3150	<0.5	<0.5	<0.5	<1	--	2.6	<1	<1	<1	197
IT-6	10/3/2008	361.98	13.13	0.00	348.85	572	42500	<0.5	<0.5	<0.5	<1	--	33.0	<1	<1	<1	267
IT-6	1/21/2009	361.98	10.79	0.00	351.19	690	11600	<0.5	<0.5	2.2	16.6	--	1.1J	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-6	4/2/2009	361.98	11.77	0.00	350.21	<50	2580	<0.5	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	<10
IT-6	7/20/2009	361.98	12.55	0.00	349.43	144	<500	<0.5	<0.5	<0.5	<1	--	3.5	<1	<1	<1	1520
IT-6	10/20/2009	361.98	14.20	0.00	347.78	514	141000	<0.5	0.8J	1.1J	6.7	--	6.8	<1	<1	<1	24.7
IT-6	1/26/2010	361.98	12.20	0.00	349.78	93J	560J	<0.5	<0.5	<0.5	<1	--	5.5	<1	<1	<1	55.6
IT-6	4/7/2010	361.98	12.85	0.00	349.13	<50	1250	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	10.6J
IT-6	7/7/2010	361.98	13.50	0.00	348.48	<50	7960	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	39.3
IT-6	10/18/2010	361.98	13.90	0.00	348.08	1730	9110	<0.5	<0.5	<0.5	<1	--	8.5	<1	<1	<1	306
IT-6	1/13/2011	361.98	10.58	0.00	351.40	51J	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-6	4/11/2011	361.98	10.90	0.00	351.08	252	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-6	7/12/2011	361.98	11.80	0.00	350.18	91J	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-6	10/6/2011	361.98	11.65	0.00	350.33	72J	560J	<0.5	<0.5	<0.5	2.3	--	<1	<1	<1	<1	32.3
IT-7	7/19/2005	362.21	10.60	0.00	351.61	--	--	--	--	--	--	--	--	--	--	--	--
IT-7	10/3/2005	362.21	11.10	0.00	351.11	<50	<500	<1	2.1	<1	6.0	--	3.1	<2	<2	<2	<10
IT-7	1/9/2006	362.21	12.00	0.00	350.21	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
IT-7	4/3/2006	362.21	12.20	0.00	350.01	65.7	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
IT-7	7/10/2006	362.21	12.29	0.00	349.92	61.5	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
IT-7	10/9/2006	362.21	13.03	0.00	349.18	67.9	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	43.1

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MTBE - Methyl tert-Butyl ether
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x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-7	1/8/2007	362.21	13.56	0.00	348.65	77.4	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	43.2
IT-7	4/9/2007	362.21	13.95	0.00	348.26	92.4	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	72.9
IT-7	7/9/2007	362.21	14.10	0.00	348.11	93.3	<500	<0.5	<0.5	<0.5	<1	--	2.4	<1	<1	<1	118
IT-7	10/8/2007	362.21	14.12	0.00	348.09	<50	568	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	50.1
IT-7	1/28/2008	362.21	17.90	0.00	344.31	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-7	4/21/2008	362.21	12.70	0.00	349.51	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-7	7/7/2008	362.21	15.25	0.00	346.96	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-7	10/3/2008	362.21	13.50	0.00	348.71	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-7	1/21/2009	362.21	12.06	0.00	350.15	--	--	--	--	--	--	--	--	--	--	--	--
IT-7	4/2/2009	362.21	12.47	0.00	349.74	--	--	--	--	--	--	--	--	--	--	--	--
IT-7	7/20/2009	362.21	13.50	0.00	348.71	--	--	--	--	--	--	--	--	--	--	--	--
IT-7	10/20/2009	362.21	14.10	0.00	348.11	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-7	1/26/2010	362.21	NA	--	NA	--	--	NO	SAMPLE	/	--	--	ANNUAL	SAMPLE	POINT	--	--
IT-7	4/7/2010	362.21	13.25	0.00	348.96	--	--	--	--	--	--	--	--	--	--	--	--
IT-7	7/7/2010	362.21	13.61	0.00	348.60	--	--	--	--	--	--	--	--	--	--	--	--
IT-7	10/18/2010	362.21	14.29	0.00	347.92	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
IT-7	1/13/2011	362.21	11.95	0.00	350.26	--	--	--	--	--	--	--	--	--	--	--	--

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-7	4/11/2011	362.21	24.80	0.00	337.41	--	--	--	--	--	--	--	--	--	--	--	--
IT-7	7/12/2011	362.21	12.00	0.00	350.21	--	--	--	--	--	--	--	--	--	--	--	--
IT-7	10/6/2011	362.21	12.46	0.00	349.75	200	7120	<0.5	<0.5	<0.5	3.6	--	<1	<1	<1	<1	<10
IT-8	7/19/2005	360.06	9 .38	0.00	350.68	208	<500	3.6	5.9	1.5	11.6	--	<2	<2	<2	<2	70.7
IT-8	10/3/2005	360.06	10.35	0.00	349.71	123	<500	2.9	<1	<1	<2	--	<2	<2	<2	<2	75.7
IT-8	1/9/2006	360.06	10.99	0.00	349.07	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	26.2
IT-8	4/3/2006	360.06	11.06	0.00	349.00	3830	<500	335	13.2	13.1	28.0	--	<4	<4	<4	<4	84.3
IT-9	7/19/2005	360.51	9 .98	0.00	350.53	274	<500	13.3	48.7	11.0	83.7	--	8.4	<2	<2	<2	25.0
IT-9	10/3/2005	360.51	10.49	0.00	350.02	89.8	<500	2.0	1.2	<1	3.6	--	183	<2	<2	<2	<10
IT-9	1/9/2006	360.51	11.10	0.00	349.41	<50	<500	2.6	<1	<1	<2	--	<2	<2	<2	<2	<10
IT-9	4/3/2006	360.51	11.20	0.00	349.31	241	<500	45.1	<1	<1	<2	--	92.2	<2	<2	<2	<10
IT-10	7/19/2005	360.27	9 .38	0.00	350.89	--	--	--	--	--	--	--	--	--	--	--	--
IT-10	10/3/2005	360.27	10.20	0.00	350.07	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
IT-10	1/9/2006	360.27	11.10	0.00	349.17	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
IT-10	4/3/2006	360.27	11.18	0.00	349.09	<50	<500	<1	<1	<1	<2	--	2.0	<2	<2	<2	15.5
IT-11	7/19/2005	360.33	10.48	0.00	349.85	2570	18200	1.2	3.5	<1	8.1	--	<2	<2	<2	<2	15.8
IT-11	10/3/2005	360.33	11.10	0.00	349.23	<50	<500	1.0	<1	<1	<2	--	<2	<2	<2	<2	14.5

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
IT-11	1/9/2006	360.33	11.83	0.00	348.50	599	9230	1.8	<1	<1	<2	--	<2	<2	<2	<2	52.0
IT-11	4/3/2006	360.33	11.96	0.00	348.37	786	<500	109	2.5	1.0	<2	--	2.2	<2	<2	<2	47.5
IT-12	7/19/2005	359.73	7 .20	0.00	352.53	--	--	--	--	--	--	--	--	--	--	--	--
IT-12	10/3/2005	359.73	8 .20	0.00	351.53	<50	<500	<1	1.4	<1	2.0	--	<2	<2	<2	<2	<10
IT-12	1/9/2006	359.73	10.37	0.00	349.36	<50	<500	<1	4.3	1.4	12.0	--	<2	<2	<2	<2	<10
IT-12	4/3/2006	359.73	10.04	0.00	349.69	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
IT-13	7/19/2005	359.64	10.17	0.00	349.47	464	<500	1.0	10.7	3.4	21.5	--	9.9	<2	<2	<2	13.2
IT-13	10/3/2005	359.64	10.52	0.00	349.12	<50	<500	<1	<1	<1	2.4	--	9.7	<2	<2	<2	17.2
IT-13	1/9/2006	359.64	11.18	0.00	348.46	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
IT-13	4/3/2006	359.64	11.15	0.00	348.49	<50	<500	<1	<1	<1	<2	--	32.1	<2	<2	<2	19.6
KMW-14	7/19/2005	361.69	10.20	0.00	351.49	<50	<500	<1	4.5	1.1	8.7	--	25.9	<2	<2	<2	56.4
KMW-14	10/3/2005	361.69	10.70	0.00	350.99	116	<500	<1	1.0	<1	2.1	--	77.6	<2	<2	<2	384
KMW-14	1/9/2006	361.69	11.55	0.00	350.14	<50	<500	<1	<1	<1	3.3	--	2.1	<2	<2	<2	83.4
KMW-14	4/3/2006	361.69	11.55	0.00	350.14	116	<500	<1	<1	<1	<2	--	54.4	<2	<2	<2	91.2
KMW-14	7/10/2006	361.69	11.88	0.00	349.81	220	<500	<1	<1	<1	<2	--	113	<2	<2	<2	324
KMW-14	10/9/2006	361.69	12.12	0.00	349.57	275	<500	1.0	<1	<1	<2	--	196	<2	<2	<2	480
KMW-14	1/8/2007	361.69	12.82	0.00	348.87	419	<500	<1	<1	<1	<2	--	300	<2	<2	<2	723

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

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KMW-14	4/9/2007	361.69	13.02	0.00	348.67	117	<500	<0.5	<0.5	<0.5	<1	--	80.3	<1	<1	<1	211
KMW-14	7/9/2007	361.69	13.13	0.00	348.56	54.9	<500	<0.5	<0.5	<0.5	<1	--	25.0	<1	<1	<1	50.2
KMW-14	10/8/2007	361.69	13.15	0.00	348.54	52.1	<500	<0.5	<0.5	<0.5	<1	--	22.7	<1	<1	<1	57.3
KMW-14	1/28/2008	361.69	12.30	0.00	349.39	<50	<500	<0.5	0.8J	<0.5	2.0	--	<1	<1	<1	<1	<10
KMW-14	4/22/2008	361.69	12.06	0.00	349.63	50	<500	<0.5	0.5J	<0.5	0.9J	--	41.1	<1	<1	<1	465
KMW-14	7/7/2008	361.69	12.00	0.00	349.69	<50	<500	<0.5	<0.5	<0.5	<1	--	3.1	<1	<1	<1	55.3
KMW-14	10/3/2008	361.69	12.35	0.00	349.34	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
KMW-14	1/21/2009	361.69	11.63	0.00	350.06	<50	<500	<0.5	<0.5	<0.5	1.5J	--	16.9	<1	<1	<1	315
KMW-14	4/2/2009	361.69	11.91	0.00	349.78	<50	<500	<0.5	<0.5	<0.5	<1	--	1.1J	<1	<1	<1	27.8
KMW-14	7/20/2009	361.69	12.76	0.00	348.93	<50	<500	<0.5	<0.5	<0.5	<1	--	7.4	<1	<1	<1	221
KMW-14	10/20/2009	361.69	13.26	0.00	348.43	<50	<500	<0.5	<0.5	<0.5	<1	--	21.7	<1	<1	<1	329
KMW-14	1/26/2010	361.69	12.50	0.00	349.19	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
KMW-14	4/7/2010	361.69	12.60	0.00	349.09	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
KMW-14	7/7/2010	361.69	13.06	0.00	348.63	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	19.1J
KMW-14	10/18/2010	361.69	13.50	0.00	348.19	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	22.5
KMW-14	1/13/2011	361.69	11.14	0.00	350.55	<50	<500	<0.5	<0.5	<0.5	<1	--	2.6	<1	<1	<1	21.5
KMW-14	4/11/2011	361.69	10.97	0.00	350.72	<50	<500	<0.5	<0.5	<0.5	<1	--	11.2	<1	<1	<1	231

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
KMW-14	7/12/2011	361.69	NA	0.00	NA	--	--	WELL	--	REMOVED	--	--	--	--	--	--	--
KMW-16	7/19/2005	360.50	11.58	0.00	348.92	96.5	<500	1.0	11.3	3.2	24.7	--	<2	<2	<2	<2	<10
KMW-16	10/3/2005	360.50	12.00	0.00	348.50	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
KMW-16	1/9/2006	360.50	12.62	0.00	347.88	<50	1120	<1	<1	<1	2.8	--	<2	<2	<2	<2	<10
KMW-16	4/3/2006	360.50	12.68	0.00	347.82	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-18	7/19/2005	355.26	7 .57	0.00	347.69	106	<500	1.5	9.2	3.0	18.0	--	17.7	<2	<2	<2	<10
MW-18	10/3/2005	355.26	7 .89	0.00	347.37	94.3	<500	<1	1.4	<1	2.6	--	56.1	<2	<2	<2	<10
MW-18	1/9/2006	355.26	8 .36	0.00	346.90	209	<500	<1	9.1	5.5	25.8	--	80.2	<2	<2	<2	<10
MW-18	4/3/2006	355.26	8 .48	0.00	346.78	583	<500	<1	<1	29.6	8.4	--	163	<2	<2	<2	<10
MW-18	7/10/2006	355.26	8 .50	0.00	346.76	251	<500	<1	<1	<1	<2	--	217	<2	<2	<2	<10
MW-18	10/9/2006	355.26	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
MW-18	1/8/2007	355.26	9 .08	0.00	346.18	350	<500	<1	<1	<1	<2	--	335	<2	<2	<2	<10
MW-18	4/9/2007	355.26	9 .40	0.00	345.86	398	<500	<1	<1	<1	<2	--	349	<2	<2	<2	<10
MW-18	7/9/2007	355.26	9 .42	0.00	345.84	349	<500	<1	<1	<1	<2	--	304	<2	<2	<2	<20
MW-18	10/8/2007	355.26	9 .22	0.00	346.04	307	<500	<0.5	<0.5	<0.5	<1	--	307	<1	<1	<1	<10
MW-18	1/28/2008	355.26	8 .19	0.00	347.07	<50	<500	<0.5	<0.5	<0.5	<1	--	43.9	<1	<1	<1	<10
MW-18	4/22/2008	355.26	8 .60	0.00	346.66	<50	<500	<0.5	<0.5	<0.5	<1	--	34.2	<1	<1	<1	<10

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x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-18	7/7/2008	355.26	8 .49	0.00	346.77	63	<500	<0.5	<0.5	<0.5	<1	--	63.1	<1	<1	<1	<10
MW-18	10/3/2008	355.26	8 .79	0.00	346.47	<50	<500	<0.5	<0.5	<0.5	<1	--	23.9	<1	<1	<1	<10
MW-18	1/21/2009	355.26	8 .80	0.00	346.46	12300	4390	19.3	15.3	119	1340**	--	<1	<1	<1	<1	<10
MW-18	4/2/2009	355.26	8 .44	0.00	346.82	<50	<500	<0.5	<0.5	<0.5	<1	--	64.3	<1	<1	<1	<10
MW-18	7/20/2009	355.26	8 .96	0.00	346.30	57J	<500	<0.5	<0.5	<0.5	<1	--	66.1	<1	<1	<1	<10
MW-18	10/20/2009	355.26	9 .35	0.00	345.91	57J	<500	<0.5	<0.5	<0.5	<1	--	64.2	<1	<1	<1	<10
MW-18	1/26/2010	355.26	8 .75	0.00	346.51	<50	<500	<0.5	<0.5	<0.5	<1	--	49.0	<1	<1	<1	33.8
MW-18	4/7/2010	355.26	8 .71	0.00	346.55	168	<500	<0.5	<0.5	<0.5	<1	--	193	<1	<1	<1	132
MW-18	7/7/2010	355.26	9 .00	0.00	346.26	<50	<500	<0.5	<0.5	<0.5	<1	--	43.6	<1	<1	<1	19.7J
MW-18	10/18/2010	355.26	9 .40	0.00	345.86	176	<500	<0.5	<0.5	1.5	<1	--	67.3	<1	<1	<1	19.3J
MW-18	1/13/2011	355.26	7 .90	0.00	347.36	52J	<500	<0.5	<0.5	<0.5	<1	--	42.5	<1	<1	<1	<10
MW-18	4/11/2011	355.26	7 .80	0.00	347.46	69J	<500	<0.5	<0.5	<0.5	<1	--	69.4	<1	<1	<1	<10
MW-18	7/12/2011	355.26	8 .22	0.00	347.04	87J	<500	<0.5	<0.5	<0.5	<1	--	129	<1	<1	<1	<10
MW-18	10/6/2011	355.26	8 .60	0.00	346.66	152	<500	<0.5	<0.5	<0.5	2.8	--	197	<1	<1	<1	<10
MW-18	1/23/2012	355.26	9 .21	0.00	346.05	472	<500	9.9	24.8	20.7	81.1	--	756**	<1	<1	<1	<10
MW-18	4/10/2012	355.26	9 .22	0.00	346.04	84J	<500	<0.5	<0.5	<0.5	<1	--	158	<1	<1	<1	<10
MW-18	7/2/2012	355.26	9 .38	0.00	345.88	550	<500	<0.5	<0.5	<0.5	<1	--	345	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-18	10/1/2012	355.26	9 .73	0.00	345.53	140	5270	<0.5	7.7	1.7	10.9	--	23.6	<1	<1	<1	<10
MW-18	1/21/2013	355.26	9 .62	0.00	345.64	392	<500	14.2	31.5	11.5	49.6	--	350	<1	<1	<1	<10
MW-18	4/9/2013	355.26	9 .59	0.00	345.67	144	<500	<0.5	<0.5	<0.5	2.0	--	303	<1	<1	<1	319
MW-18	7/11/2013	355.26	9 .80	0.00	345.46	498	<500	<0.5	2.0	1.2	5.9	--	125	<1	<1	<1	<10
MW-18	10/18/2013	355.26	10.03	0.00	345.23	62J	<500	<0.5	<0.5	<0.5	<1	--	127	<1	<1	<1	<10
MW-18	1/17/2014	355.26	10.28	0.00	344.98	79J	<500	<0.5	0.6J	<0.5	5.6	--	45.8	<1	<1	<1	<10
MW-18	6/12/2014	355.26	10.26	0.00	345.00	<50	<500	<0.5	<0.5	<0.5	<1	--	79.7	<1	<1	<1	<10
MW-18	8/27/2014	355.26	10.39	0.00	344.87	102	<500	<0.5	<0.5	<0.5	<1	--	94.0	<1	<1	<1	<10
MW-18	11/11/2014	355.26	10.40	0.00	344.86	<50	<500	<0.5	0.5J	<0.5	3.2	--	33.2	<1	<1	<1	<10
MW-18	3/2/2015	355.26	10.13	0.00	345.13	228	<500	2.6	24.3	5.0	41.0	--	88.8	<1	<1	<1	<10
MW-18	5/19/2015	355.26	10.25	0.00	345.01	<50	<500	<0.5	<0.5	<0.5	<1	--	51.5	<1	<1	<1	<10
MW-18	8/18/2015	355.26	10.59	0.00	344.67	243	<500	1.2	12.0	4.6	37.0	--	58.0	<1	<1	<1	<10
MW-18	11/24/2015	355.26	10.93	0.00	344.33	50J	<500	<0.5	<0.5	<0.5	<1	--	63.4	<1	<1	<1	<10
MW-18	2/16/2016	355.26	10.80	0.00	344.46	197	<500	1.0	5.5	1.7	22.1	--	25.4	<1	<1	<1	<10
MW-18	5/31/2016	355.26	11.07	0.00	344.19	<50	<500	<0.5	<0.5	<0.5	<1	--	65.5	<1	<1	<1	30.8
MW-18	8/15/2016	355.26	11.32	0.00	343.94	102	<500	<0.5	3.7	<0.5	11.2	--	37.8	<1	<1	<1	<10
MW-18	11/30/2016	355.26	11.65	0.00	343.61	2100	600	4.2	59	29	204	--	17	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-18	2/14/2017	355.26	10.04	0.00	345.22	910	910	<0.5	0.90	1.6	21.5	--	17	<1	<1	<1	<10
MW-18	5/31/2017	355.26	10.00	0.00	345.26	<50	<400	<0.5	0.8	<0.5	2.11	--	16	<1	<1	<1	<10
MW-18	8/24/2017	355.26	10.56	0.00	344.70	70	<400	<0.5	<0.5	<0.5	0.63	--	29	<1	<1	<1	<10
MW-18	11/29/2017	355.26	11.10	0.00	344.16	<50	<500	<0.5	<0.5	<0.5	<1	--	14.2	<1	<1	<1	17.1J
MW-18	2/13/2018	355.26	11.40	0.00	343.86	243	<500	<0.5	<0.5	<0.5	<1	--	145	<1	<1	<1	13.8J
MW-18	5/30/2018	355.26	11.40	0.00	343.86	87J	<500	<0.5	<0.5	<0.5	<1	--	57.7	<1	<1	<1	16.6J
MW-18	8/23/2018	355.26	11.67	0.00	343.59	173	<500	<0.5	<0.5	<0.5	1.2J	--	92.1	<1	<1	<1	19.6
MW-18	11/28/2018	355.26	11.95	0.00	343.31	85J	<500	<0.5	<0.5	<0.5	<1	--	20.1	<1	<1	<1	<10
MW-18	2/12/2019	355.26	9 .78	0.00	345.48	217	<500	<0.5	5.5	2.7	20.2	--	25.7	<1	<1	<1	<10
MW-18	5/29/2019	355.26	9 .37	0.00	345.89	105	<500	<0.5	1.8	1.2	8.4	--	14.6	<1	<1	<1	<10
MW-18	8/6/2019	355.26	9 .80	0.00	345.46	222	<500	<0.5	1.3	2.1	17.8	--	45.3	<1	<1	<1	<10
MW-18	2/13/2020	355.26	9 .66	0.00	345.60	61J	<500	<0.5	0.7J	0.6J	4.5	--	11.9	<1	<1	<1	<10
MW-18	5/20/2020	355.26	8 .80	0.00	346.46	593	<500	5.3	50.1	14.0	106	--	12.2	<1	<1	<1	<10
MW-18	8/19/2020	355.26	9 .60	0.00	345.66	865	<500	4.7	49.3	20.6	153	--	27	<1	<1	<1	<10
MW-18	11/16/2020	355.26	10.00	0.00	345.26	245	<500	<0.5	5.7	4.7	40.9	--	35.2	<1	<1	<1	<10
MW-18	2/18/2021	355.26	10.20	0.00	345.06	262	<500	1.2	14.3	5.3	31.1	--	4.6	<1	<1	<1	<10
MW-18	6/28/2021	355.26	10.33	0.00	344.93	366	<500	1.8	27.2	10.5	78.6	--	17.7	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-18	9/30/2021	355.26	10.73	0.00	344.53	1440	<500	8.6	143	46.7	331	--	36.1	<1	<1	<1	<10
MW-18	11/17/2021	355.26	10.82	0.00	344.44	1670	5570	14.1	170	53.0	388	--	32.3	<1	<1	<1	<10
MW-19	7/19/2005	357.58	9 .05	0.00	348.53	113	<500	<1	10.1	2.1	18.7	--	15.9	<2	<2	<2	34.3
MW-19	10/3/2005	357.58	9 .46	0.00	348.12	61.1	<500	<1	1.2	<1	2.9	--	19.8	<2	<2	<2	73.7
MW-19	1/9/2006	357.58	10.05	0.00	347.53	<50	<500	<1	<1	<1	<2	--	2.0	<2	<2	<2	30.2
MW-19	4/3/2006	357.58	10.05	0.00	347.53	137	<500	<1	<1	<1	<2	--	14.1	<2	<2	<2	79.2
MW-19	7/10/2006	357.58	10.20	0.00	347.38	181	<500	<1	<1	<1	<2	--	9.4	<2	<2	<2	68.4
MW-19	10/9/2006	357.58	10.51	0.00	347.07	160	<500	<1	<1	<1	<2	--	8.4	<2	<2	<2	89.1
MW-19	1/8/2007	357.58	10.95	0.00	346.63	70.8	<500	<1	<1	<1	<2	--	12.7	<2	<2	<2	93.4
MW-19	7/9/2007	357.58	11.26	0.00	346.32	91.3	<500	<0.5	<0.5	<0.5	<1	--	34.1	<1	<1	<1	47.0
MW-19	10/8/2007	357.58	11.13	0.00	346.45	<50	<500	<0.5	<0.5	<0.5	<1	--	10.7	<1	<1	<1	45.3
MW-19	1/28/2008	357.58	10.62	0.00	346.96	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	55.8
MW-19	4/22/2008	357.58	8 .60	0.00	348.98	<50	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	37.9
MW-19	7/7/2008	357.58	10.20	0.00	347.38	<50	<500	<0.5	<0.5	<0.5	<1	--	11.2	<1	<1	<1	88.4
MW-19	10/3/2008	357.58	10.60	0.00	346.98	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	48.2
MW-19	1/21/2009	357.58	10.32	0.00	347.26	<50	<500	<0.5	<0.5	<0.5	<1	--	53.0	<1	<1	<1	<10
MW-19	4/2/2009	357.58	10.18	0.00	347.40	<50	<500	<0.5	<0.5	<0.5	<1	--	7.7	<1	<1	<1	70.9

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-19	7/20/2009	357.58	10.75	0.00	346.83	<50	<500	<0.5	<0.5	<0.5	<1	--	6.0	<1	<1	<1	71.4
MW-19	10/20/2009	357.58	11.37	0.00	346.21	<50	<500	<0.5	<0.5	<0.5	<1	--	1.2J	<1	<1	<1	96.4
MW-19	1/26/2010	357.58	10.74	0.00	346.84	<50	<500	<0.5	<0.5	<0.5	<1	--	2.3	<1	<1	<1	90.5
MW-19	4/7/2010	357.58	10.46	0.00	347.12	<50	<500	<0.5	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	39.2
MW-19	7/7/2010	357.58	9 .11	0.00	348.47	<50	<500	<0.5	<0.5	<0.5	<1	--	1.2J	<1	<1	<1	46.1
MW-19	10/18/2010	357.58	11.35	0.00	346.23	<50	<500	<0.5	<0.5	<0.5	<1	--	11.6	<1	<1	<1	100
MW-19	1/13/2011	357.58	7 .90	0.00	349.68	<50	<500	<0.5	<0.5	<0.5	<1	--	6.8	<1	<1	<1	74.8
MW-19	4/11/2011	357.58	9 .55	0.00	348.03	<50	<500	<0.5	<0.5	<0.5	<1	--	2.5	<1	<1	<1	36.9
MW-19	7/12/2011	357.58	9 .93	0.00	347.65	<50	<500	<0.5	<0.5	<0.5	<1	--	3.6	<1	<1	<1	32.9
MW-19	10/6/2011	357.58	10.40	0.00	347.18	<50	<500	<0.5	<0.5	<0.5	1.8J	--	9.0	<1	<1	<1	139
MW-19	1/23/2012	357.58	11.03	0.00	346.55	379	<500	7.5	19.5	17.8	71.6	--	26.3	<1	<1	<1	251
MW-19	4/10/2012	357.58	11.06	0.00	346.52	106	<500	<0.5	<0.5	<0.5	<1	--	9.0	<1	<1	<1	117
MW-19	7/2/2012	357.58	11.22	0.00	346.36	50J	<500	<0.5	<0.5	<0.5	<1	--	18.9	<1	<1	<1	81.0
MW-19	10/1/2012	357.58	11.25	0.00	346.33	82J	<500	<0.5	16.2	3.9	26.4	--	<1	<1	<1	<1	48.6
MW-19	1/21/2013	357.58	11.31	0.00	346.27	478	<500	37.7	59.5	18.3	77.0	--	9.8	<1	<1	<1	100
MW-19	4/9/2013	357.58	11.45	0.00	346.13	95J	<500	<0.5	0.7J	<0.5	2.7	--	23.3	<1	<1	<1	140
MW-19	7/11/2013	357.58	11.72	0.00	345.86	<50	<500	<0.5	2.1	0.6J	6.3	--	30.4	<1	<1	<1	90.1

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TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
* - Obtained from a Higher Dilution
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J - Concentration is between the RL and the MDL; trace concentration

TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-19	10/18/2013	357.58	12.05	0.00	345.53	<50	<500	<0.5	<0.5	<0.5	<1	--	13.2	<1	<1	<1	134
MW-19	1/17/2014	357.58	12.11	0.00	345.47	<50	<500	<0.5	<0.5	<0.5	3.3	--	2.0	<1	<1	<1	66.3
MW-19	6/12/2014	357.58	12.25	0.00	345.33	<50	<500	<0.5	<0.5	<0.5	<1	--	8.1	<1	<1	<1	119
MW-19	8/27/2014	357.58	12.42	0.00	345.16	<50	<500	<0.5	<0.5	<0.5	<1	--	13.3	<1	<1	<1	210
MW-19	11/11/2014	357.58	12.42	0.00	345.16	<50	<500	<0.5	<0.5	<0.5	2.0	--	6.3	<1	<1	<1	93.7
MW-19	3/2/2015	357.58	12.13	0.00	345.45	122	<500	1.8	15.1	3.4	23.0	--	18.3	<1	<1	<1	48.2
MW-19	5/19/2015	357.58	12.21	0.00	345.37	<50	<500	<0.5	<0.5	<0.5	<1	--	7.3	<1	<1	<1	51.6
MW-19	8/18/2015	357.58	12.65	0.00	344.93	227	<500	1.8	17.4	5.5	39.5	--	34.2	<1	<1	<1	311
MW-19	11/24/2015	357.58	13.05	0.00	344.53	<50	<500	<0.5	<0.5	<0.5	<1	--	9.8	<1	<1	<1	188
MW-19	2/16/2016	357.58	12.98	0.00	344.60	193	<500	0.5J	5.1	1.2	13.7	--	68.5	<1	<1	<1	187
MW-19	5/31/2016	357.58	13.26	0.00	344.32	<50	<500	<0.5	<0.5	<0.5	<1	--	15.6	<1	<1	<1	80.3
MW-19	8/15/2016	357.58	13.55	0.00	344.03	<50	<500	<0.5	0.6J	<0.5	<1	--	10.5	<1	<1	<1	136
MW-19	11/30/2016	357.58	13.91	0.00	343.67	560	<400	1.0	16	9.0	61	--	7.4	<1	<1	<1	57
MW-19	2/14/2017	357.58	12.26	0.00	345.32	540	<400	<0.5	0.87	0.92	13.4	--	27	<1	<1	<1	110
MW-19	5/31/2017	357.58	11.98	0.00	345.60	<50	<400	<0.5	<0.5	<0.5	<1	--	11	<1	<1	<1	64
MW-19	8/24/2017	257.58	12.56	0.00	245.02	84	<400	<0.5	0.65	<0.5	1.98	--	58	<1	<1	<1	160
MW-19	11/29/2017	357.58	13.22	0	344.36	<50	<500	<0.5	<0.5	<0.5	<1	--	16.5	<1	<1	<1	70.2

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TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
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MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-19	2/13/2018	357.58	13.53	0.00	344.05	384	<500	<0.5	<0.5	<0.5	<1	--	327	<1	<1	<1	127
MW-19	5/30/2018	357.58	13.50	0.00	344.08	59J	<500	<0.5	<0.5	<0.5	<1	--	42.5	<1	<1	<1	97.1
MW-19	8/23/2018	357.58	13.91	0.00	343.67	355	<500	<0.5	<0.5	<0.5	<1	--	393	<1	<1	<1	120
MW-19	11/28/2018	357.58	14.23	0.00	343.35	59J	<500	<0.5	<0.5	<0.5	<1	--	25.7	<1	<1	<1	54.0
MW-19	2/12/2019	357.58	12.05	0.00	345.53	134	<500	<0.5	1.1	0.6J	5.2	--	25.0	<1	<1	<1	35.0
MW-19	5/29/2019	357.58	10.29	0.00	347.29	71.2J	<500	<0.5	1.2	0.7J	5.4	--	4.3	<1	<1	<1	<10
MW-19	8/6/2019	357.58	11.80	0.00	345.78	<50	<500	<0.5	<0.5	<0.5	1.3J	--	8.0	<1	<1	<1	36.0
MW-19	2/13/2020	357.58	11.70	0.00	345.88	<50	<500	<0.5	<0.5	<0.5	1J	--	10.5	<1	<1	<1	<10
MW-19	5/20/2020	357.58	10.91	0.00	346.67	244	<500	2.1	17.5	4.9	36.7	--	6.7	<1	<1	<1	<10
MW-19	8/19/2020	357.58	11.45	0.00	346.13	622	<500	3.8	37.5	13.2	99.0	--	27.5	<1	<1	<1	<10
MW-19	11/16/2020	357.58	11.95	0.00	345.63	125	<500	<0.5	17.5	0.8J	6.1	--	84.2	<1	<1	<1	<10
MW-19	2/18/2021	357.58	12.25	0.00	345.33	561	<500	4.3	41.2	12.6	89.5	--	116	<1	<1	<1	<10
MW-19	6/28/2021	357.58	12.32	0.00	345.26	219	<500	1.0	14.6	5.5	42.4	--	58.0	<1	<1	<1	<10
MW-19	9/30/2021	357.58	12.81	0.00	344.77	156	<500	0.6J	8.5	3.4	24.8	--	17.8	<1	<1	<1	<10
MW-19	11/17/2021	357.58	12.94	0.00	344.64	1500	470	11.4	146	47.1	292	--	161	<1	<1	<1	<10
AMW-1	7/19/2005	NA	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
AMW-1	7/2/2012	360.90	13.17	0.00	347.73	3950	<500	1840**	8.7	210**	209	--	170	<1	<1	<1	101

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-1	10/1/2012	360.90	12.90	0.00	348.00	301	<500	24.0	3.8	18.5	21.6	--	6.5	<1	<1	<1	77.2
AMW-1	1/21/2013	360.90	13.35	0.00	347.55	8670	<500	2200**	30.8	813**	100	--	90.1	<1	<1	3.7	196
AMW-1	4/9/2013	360.90	13.42	0.00	347.48	8160	<500	1930	395	781	841	--	83.1	<10	<10	<10	247
AMW-1	7/11/2013	360.90	13.82	0.00	347.08	80.8	<500	18.4	1.4	3.6	6.2	--	2.3	<1	<1	<1	128
AMW-1	10/18/2013	360.90	14.41	0.00	346.49	<50	<500	5.0	1.5	<0.5	2.8	--	18.7	<1	<1	<1	157
AMW-1	1/17/2014	360.90	14.69	0.00	346.21	<50	<500	<0.5	2.4	<0.5	7.7	--	15.0	<1	<1	<1	<10
AMW-1	6/12/2014	360.90	14.55	0.00	346.35	94J	<500	<0.5	0.8J	<0.5	31.7	--	12.5	<1	<1	<1	<10
AMW-1	8/27/2014	360.90	14.70	0.00	346.20	131	<500	<0.5	<0.5	<0.5	24.8	--	11.8	<1	<1	<1	160
AMW-1	11/11/2014	360.90	14.70	0.00	346.20	<50	<500	<0.5	<0.5	<0.5	15.5	--	3.6	<1	<1	<1	73.2
AMW-1	3/2/2015	360.90	14.47	0.00	346.43	145	<500	1.1	2.2	0.8J	28.5	--	6.2	<1	<1	<1	39.0
AMW-1	5/19/2015	360.90	14.70	0.00	346.20	<50	<500	<0.5	<0.5	<0.5	7.8	--	1.5J	<1	<1	<1	23.5
AMW-1	8/18/2015	360.90	15.00	0.00	345.90	297	<500	0.8J	7.3	2.4	74.9	--	6.7	<1	<1	<1	82.0
AMW-1	11/24/2015	360.90	15.43	0.00	345.47	<50	<500	<0.5	<0.5	<0.5	3.0	--	2.0	<1	<1	<1	31.0
AMW-1	2/16/2016	360.90	15.55	0.00	345.35	<50	<500	<0.5	1.5	<0.5	3.7	--	2.1	<1	<1	<1	50.5
AMW-1	5/31/2016	360.90	15.71	0.00	345.19	<50	<500	<0.5	<0.5	<0.5	<1	--	4.0	<1	<1	2.0	55.9
AMW-1	8/15/2016	360.90	16.00	0.00	344.90	<50	<500	<0.5	1.0	<0.5	1.0J	--	4.1	<1	<1	2.2	63.9
AMW-1	11/30/2016	360.90	16.41	0.00	344.49	910	<400	2.9	34	13	85	--	5.0	<1	<1	<1	25

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-1	2/14/2017	360.90	14.42	0.00	346.48	550	<400	4.1	35	11	75	--	9.3	<1	<1	<1	63
AMW-1	5/31/2017	360.90	14.18	0.00	346.72	54	<400	<0.5	<0.5	<0.5	<1	--	2.5	<1	<1	<1	42
AMW-1	8/24/2017	360.90	14.65	0.00	346.25	86	<400	<0.5	<0.5	<0.5	0.7	--	5.2	<1	<1	<1	100
AMW-1	11/29/2017	360.90	15.32	0.00	345.58	<50	<500	<0.5	<0.5	<0.5	1.6J	--	3.4	<1	<1	1.6J	41.1
AMW-1	2/13/2018	360.90	15.80	0.00	345.10	<50	<500	<0.5	<0.5	<0.5	1.6J	--	3.9	<1	<1	<1	60.9
AMW-1	5/30/2018	360.90	15.74	0.00	345.16	52J	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	2.3	77.2
AMW-1	8/23/2018	360.90	16.23	0.00	344.67	175	<500	<0.5	<0.5	<0.5	<1	--	23.7	<1	<1	6.6	95.7
AMW-1	11/28/2018	360.90	16.61	0.00	344.29	109	<500	<0.5	<0.5	<0.5	<1	--	7.2	<1	<1	5.6	87.4
AMW-1	2/12/2019	360.90	14.10	0.00	346.80	58.5J	<500	<0.5	<.0.5	<0.5	8.1	--	<1	<1	<1	<1	34.3
AMW-1	5/29/2019	360.90	13.25	0.00	347.65	75.9J	<500	<0.5	0.8J	<0.5	3.3	--	5.0	<1	<1	3.0	203
AMW-1	8/6/2019	360.90	13.90	0.00	347.00	101	<500	0.5J	<0.5	<0.5	2.8	--	8.6	<1	<1	<1	64.0
AMW-1	2/13/2020	360.90	15.30	0.00	345.60	83	<500	<0.5	<0.5	<0.5	2.0	--	6.1	<1	<1	<1	86.6
AMW-1	5/20/2020	360.90	12.95	0.00	347.95	156	<500	2.7	16.8	3.6	24.9	--	<1	<1	<1	<1	18.9J
AMW-1	8/19/2020	360.90	13.10	0.00	347.80	76J	<500	0.7J	2.7	1.2	9.3	--	2.4	<1	<1	<1	<10
AMW-1	11/16/2020	360.90	13.80	0.00	347.1	81J	<500	<0.5	1.2	1.2	7.5	--	4.6	<1	<1	<1	<10
AMW-1	2/18/2021	360.90	14.20	0.00	346.70	854	<500	4.0	64.5	24.4	190	--	5.4	<1	<1	<1	<10
AMW-1	6/28/2021	360.90	14.45	0.00	346.45	61J	<500	<0.5	3.3	1.3	9.5	--	3.7	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-1	9/30/2021	360.90	15.00	0.00	345.9	114	<500	0.6J	7.5	2.2	16.5	--	4.8	<1	<1	<1	<10
AMW-1	11/17/2021	360.90	15.14	0.00	345.76	39	<500	1.4	19.8	6.4	47.9	--	4.0	<1	<1	<1	<10
AMW-2	7/2/2012	360.54	12.78	0.00	347.76	2330	<500	88.2	8.7	48.6	17.4	--	371	<1	<1	<1	56.2
AMW-2	10/1/2012	360.54	12.20	0.00	348.34	1980	<500	95.9	113	78.2	232	--	40.6	<1	<1	<1	418
AMW-2	1/21/2013	360.54	12.98	0.00	347.56	3920	<500	250**	43.7	126	126	--	168	<1	<1	<1	1530
AMW-2	4/9/2013	360.54	12.93	0.00	347.61	1350	<500	201	68.4	24.6	30.1	--	79.7	<1	<1	<1	1070
AMW-2	7/11/2013	360.54	13.32	0.00	347.22	109	<500	12.5	18.1	<0.5	11.8	--	5.6	<1	<1	<1	203
AMW-2	10/18/2013	360.54	13.88	0.00	346.66	790	<500	6.3	51.8	<0.5	260	--	163	<1	<1	2.2	82.8
AMW-2	1/17/2014	360.54	14.25	0.00	346.29	113	<500	<0.5	<0.5	<0.5	27.1	--	10.4	<1	<1	<1	15.4J
AMW-2	6/12/2014	360.54	14.30	0.00	346.24	<50	<500	<0.5	<0.5	<0.5	4.4	--	9.9	<1	<1	<1	11.3J
AMW-2	8/27/2014	360.54	14.28	0.00	346.26	<50	<500	<0.5	<0.5	<0.5	<1	--	8.7	<1	<1	<1	47.3
AMW-2	11/11/2014	360.54	14.80	0.00	345.74	<50	<500	<0.5	<0.5	<0.5	3.9	--	7.7	<1	<1	<1	85.4
AMW-2	3/2/2015	360.54	13.92	0.00	346.62	71J	<500	1.9	4.3	1.4J	7.9	--	5.2	<1	<1	<1	123
AMW-2	5/19/2015	360.54	14.05	0.00	346.49	<50	<500	<0.5	<0.5	<0.5	<1	--	3.5	<1	<1	<1	<10
AMW-2	8/18/2015	360.54	14.45	0.00	346.09	103	<500	0.6J	6.1	2.0	15.6	--	11.1	<1	<1	<1	40.0
AMW-2	11/24/2015	360.54	14.93	0.00	345.61	<50	<500	<0.5	<0.5	<0.5	<1	--	2.0J	<1	<1	<1	25.7
AMW-2	2/16/2016	360.54	14.86	0.00	345.68	<50	<500	<0.5	1.3	<0.5	3.7	--	1.7J	<1	<1	<1	10.5J

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-2	5/31/2016	360.54	15.18	0.00	345.36	<50	<500	<0.5	<0.5	<0.5	<1	--	1.5J	<1	<1	<1	50.4
AMW-2	8/15/2016	360.54	15.45	0.00	345.09	<50	<500	<0.5	0.6J	<0.5	1.8J	--	1.4J	<1	<1	<1	38.9
AMW-2	11/30/2016	360.54	15.85	0.00	344.69	420	<400	3.1	29	8.5	53	--	<1	<1	<1	<1	<10
AMW-2	2/14/2017	360.54	13.82	0.00	346.72	400	<400	2.2	22	8.1	55	--	3.0	<1	<1	<1	72
AMW-2	5/31/2017	360.54	13.68	0.00	346.86	<50	<400	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	52
AMW-2	8/24/2017	360.54	14.22	0.00	346.32	<50	<400	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	120
AMW-2	11/29/2017	360.54	14.89	0.00	345.65	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	2.0	27.3
AMW-2	2/13/2018	360.54	15.18	0.00	345.36	<50	<500	<0.5	<0.5	<0.5	<1	--	8.2	<1	<1	<1	55.7
AMW-2	5/30/2018	360.54	15.37	0.00	345.17	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	35.8
AMW-2	8/23/2018	360.54	15.66	0.00	344.88	<50	<500	<0.5	<0.5	<0.5	<1	--	1.1J	<1	<1	<1	21.8
AMW-2	11/28/2018	360.54	16.00	0.00	344.54	<50	<500	<0.5	<0.5	<0.5	<1	--	4.5J	<1	<1	<1	12.8J
AMW-2	2/12/2019	360.54	13.35	0.00	347.19	66.8	<500	<0.5	1.2	0.7J	5.7	--	<1	<1	<1	<1	14.4J
AMW-2	5/29/2019	360.54	12.77	0.00	347.77	122	<500	<0.5	3.1	1.5	11.2	--	1.8J	<1	<1	<1	172
AMW-2	8/6/2019	360.54	13.32	0.00	347.22	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	85
AMW-2	2/13/2020	360.54	13.11	0.00	347.43	70	<500	<0.5	0.8J	0.6J	3.9	--	3.7	<1	<1	<1	177
AMW-2	5/20/2020	360.54	12.05	0.00	348.49	<50	<500	4.2	25.7	5.5	36.1	--	1J	<1	<1	<1	121
AMW-2	8/19/2020	360.54	12.81	0.00	347.73	138	<500	0.8J	4.2	1.7	13.5	--	<1	<1	<1	<1	152

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p or NP - pre-purge sample results
TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
* - Obtained from a Higher Dilution
** - Sampled on a Different Date
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-2	11/16/2020	360.54	13.41	0.00	347.13	107	<500	<0.5	1.9	1.5	9.8	--	2.0	<1	<1	<1	300
AMW-2	2/18/2021	360.54	13.80	0.00	346.74	460	<500	2.8	36.1	12.8	90.2	--	5.7	<1	<1	<1	281
AMW-2	6/28/2021	360.54	14.00	0.00	346.54	177	<500	0.6J	10.6	4.4	34.0	--	3.0	<1	<1	<1	184
AMW-2	9/30/2021	360.54	14.43	0.00	346.11	218	<500	0.8J	12.1	4.7	36.1	--	1.6J	<1	<1	<1	210
AMW-2	11/17/2021	360.54	14.63	0.00	345.91	327	<500	0.84J	17.2	7.1	59.0	--	<1	<1	<1	<1	249
AMW-3	7/2/2012	360.29	12.69	0.00	347.60	31700	629J	346	53.4	1460**	7920**	--	116	<2	<2	<2	15300**
AMW-3	10/1/2012	360.29	12.30	0.00	347.99	12100	<500	23.2	24.9	369	1710	--	<10	<10	<10	<10	<100
AMW-3	1/21/2013	360.29	12.93	0.00	347.36	29000	<500	45.8	81.1	933	3040	--	168	<10	<10	<10	10600
AMW-3	4/9/2013	360.29	12.98	0.00	347.31	14000	569J	231	38.2	349	2490	--	153	<10	<10	<10	7050
AMW-3	7/11/2013	360.29	13.39	0.00	346.90	1590	<500	24.8	<2.5	10.3	38.1	--	24.0	<5	<5	<5	11800**
AMW-3	10/18/2013	360.29	13.97	0.00	346.32	3010	<500	47.3	8.2J	18.7	130	--	74.0	<10	<10	<10	24800**
AMW-3	1/17/2014	360.29	15.04	0.00	345.25	368	<500	<2.5	<2.5	<2.5	<5	--	<5	<5	<5	<5	15700
AMW-3	6/12/2014	360.29	14.12	0.00	346.17	156	<500	8.7	<1.25	<1.25	<2.5	--	33.9	<2.5	<2.5	<2.5	11800**
AMW-3	8/27/2014	360.29	14.37	0.00	345.92	54J	<500	<2.5	<2.5	<2.5	<5	--	18.9	<5	<5	<5	16100**
AMW-3	11/11/2014	360.29	14.40	0.00	345.89	126	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	11100**
AMW-3	3/2/2015	360.29	13.90	0.00	346.39	180	<500	<1	4.8	<2	8.2	--	22.4	<2	<2	<2	4520**
AMW-3	5/19/2015	360.29	13.95	0.00	346.34	109	<500	<1	<1	<1	<2	--	10.9	<2	<2	<2	3650

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TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
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LPH - Liquid-Phase Hydrocarbons
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-3	8/18/2015	360.29	14.58	0.00	345.71	231	<500	1.0	5.8	1.5J	12.8	--	19.2	<2	<2	<2	7160**
AMW-3	11/24/2015	360.29	14.87	0.00	345.42	234	<500	<1	<1	<1	<2	--	5.3	<2	<2	<2	3330**
AMW-3	2/16/2016	360.29	15.20	0.00	345.09	132	<500	<1	1.6	<1	<2	--	11.5	<2	<2	<2	9800
AMW-3	5/31/2016	360.29	15.10	0.00	345.19	132	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	2450
AMW-3	8/15/2016	360.29	15.52	0.00	344.77	149	<500	<1	<1	<1	<2	--	11.3	<2	<2	<2	3990**
AMW-3	11/30/2016	360.29	16.08	0.00	344.21	210	<400	<1	2.7	1.4	9.2	--	<1	<1	<1	<1	2800
AMW-3	2/14/2017	360.29	13.60	0.00	346.69	250	<400	2.7	1.4	1.1	8.7	--	13	<2	<2	<2	3700
AMW-3	4/4/2017	360.29	13.64	0.00	346.65	<50	<400	<0.5	<0.5	<0.5	<1	--	10	<1	<1	<1	238
AMW-3	5/31/2017	360.29	14.00	0.00	346.29	<500	<400	<5	<5	<5	<10	--	14	<10	<10	<10	3100
AMW-3	8/24/2017	360.29	14.05	0.00	346.24	130	<400	<0.5	<0.5	<0.5	<1	--	7.2	<1	<1	<1	8400
AMW-3	11/29/2017	360.29	14.73	0.00	345.56	<50	<500	<1	<1	<1	<2	--	2.2J	<2	<2	<2	3540
AMW-3	2/13/2018	360.29	15.30	0.00	344.99	444	<500	8.5	<1	<1	<2	--	28.0	<2	<2	<2	12300
AMW-3	5/30/2018	360.29	15.15	0.00	345.14	250	<500	<1	<1	<1	<2	--	8.2J	<2	<2	<2	5990
AMW-3	8/23/2018	360.29	15.55	0.00	344.74	322	<500	<2.5	<2.5	<2.5	<5	--	<5	<5	<5	<5	5820
AMW-3	11/28/2018	360.29	15.84	0.00	344.45	496	<500	<1.25	<1.25	<1.25	<2.5	--	<2.5	<2.5	<2.5	<2.5	4300
AMW-3	2/12/2019	360.29	13.60	0.00	346.69	190	<500	<2	1.1J	<1	2.9J	--	3.5J	<2	<2	<2	2000
AMW-3	5/29/2019	360.29	12.62	0.00	347.67	200	<500	<0.5	1.0	0.7J	4.7	--	11.0	<1	<1	<1	3540

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-3	8/6/2019	360.29	13.11	0.00	347.18	162	<500	<0.5	1.5	1.3	9.4	--	9.0	<1	<1	<1	2780*
AMW-3	2/13/2020	360.29	14.08	0.00	346.21	153	<500	<0.5	1.3J	1.1	7.8	--	7.0	<1	<1	<1	1990
AMW-3	5/20/2020	360.29	12.18	0.00	348.11	206	<500	2.4	14.3	3.3	17.5	--	7.0	<1	<1	<1	2200
AMW-3	8/19/2020	360.29	12.62	0.00	347.67	312	<500	1.7	13.8	5.4	13.5	--	4.0	<1	<1	<1	975
AMW-3	11/16/2020	360.29	13.40	0.00	346.89	99.8J	<500	<0.5	1.3	<0.5	7.2	--	3.1	<1	<1	<1	1300
AMW-3	2/18/2021	360.29	13.66	0.00	346.63	268	<500	1.2J	16.3	5.4	42.6	--	7.8	<1	<1	<1	974
AMW-3	6/28/2021	360.29	13.90	0.00	346.39	205	<500	0.9J	15.1	5.2	36.3	--	5.2	<1	<1	1.4J	772
AMW-3	9/30/2021	360.29	14.33	0.00	345.96	123	<500	<0.5	4.2	1.6J	11.8	--	1.6J	<1	<1	<1	1170
AMW-3	11/17/2021	360.29	14.62	0.00	345.67	380	<500	1.6	25.5	8.7	69.9	--	7.0	<1	<1	<1	1050
AMW-3I	11/24/2015	361.20	15.37	0.00	345.83	85J	<500	<0.5	<0.5	<0.5	2.0	--	<1	<1	<1	<1	1250
AMW-3I	2/16/2016	361.20	15.18	0.00	346.02	<50	565J	<0.5	0.8J	<0.5	1.9J	--	<1	<1	<1	<1	705
AMW-3I	5/31/2016	361.20	15.97	0.00	345.23	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	245
AMW-3I	8/15/2016	361.20	16.20	0.00	345.00	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	41.0
AMW-3I	11/30/2016	361.20	16.60	0.00	344.60	2500	7200	3.6	61	33	224	--	<1	<1	<1	<1	2100
AMW-3I	2/14/2017	361.20	14.68	0.00	346.52	84	<400	<0.5	<0.5	<0.5	2.09	--	<1	<1	<1	<1	20
AMW-3I	4/4/2017	361.20	14.27	0.00	346.93	<50	<400	<0.5	<0.5	<0.5	<1	--	4.8	<1	<1	<1	<10
AMW-3I	5/31/2017	361.20	14.20	0.00	347.00	<50	<400	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-3I	8/24/2017	361.20	14.85	0.00	346.35	85	<400	<0.5	<0.5	<0.5	<1	--	2.5	<1	<1	<1	<10
AMW-3I	11/29/2017	361.20	15.51	0.00	345.69	<50	<500	<0.5	<0.5	<0.5	<1	--	1.8J	<1	<1	<1	23.3
AMW-3I	2/13/2018	361.20	15.95	0.00	345.25	<50	<500	<0.5	<0.5	<0.5	<1	--	4.9	<1	<1	<1	<10
AMW-3I	5/30/2018	361.20	16.00	0.00	345.20	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3I	8/23/2018	361.20	16.48	0.00	344.72	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	38.5
AMW-3I	11/28/2018	361.20	16.82	0.00	344.38	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3I	2/12/2019	361.20	14.50	0.00	346.70	<50	<500	<0.5	0.8J	<0.5	2.2	--	<1	<1	<1	<1	<10
AMW-3I	5/29/2019	361.20	13.55	0.00	347.65	<50	<500	<0.5	<0.5	<0.5	1.3J	--	<1	<1	<1	<1	<10
AMW-3I	8/6/2019	361.20	15.63	0.00	345.57	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3I	2/13/2020	361.20	13.86	0.00	347.34	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3I	5/20/2020	361.20	12.45	0.00	348.75	<50	<500	<0.5	2.9	06.J	4.3	--	<1	<1	<1	<1	<10
AMW-3I	8/19/2020	361.20	13.47	0.00	347.73	<50	<500	<0.5	0.7J	<0.5	1.9J	--	<1	<1	<1	<1	<10
AMW-3I	11/16/2020	361.20	14.10	0.00	347.1	<50	<500	<0.5	1.2J	0.5J	5.4	--	1.5J	<1	<1	<1	<10
AMW-3I	2/18/2021	361.20	14.57	0.00	346.63	70.1J	<500	<0.5	4.6	1.8	13.1	--	<1	<1	<1	<1	<10
AMW-3I	6/28/2021	361.20	14.80	0.00	346.40	<50	<500	<0.5	2.4	0.9J	5.8	--	<1	<1	<1	<1	<10
AMW-3I	9/30/2021	361.20	15.28	0.00	345.92	101	<500	<0.5	5.0	1.7	14.4	--	<1	<1	<1	<1	<10
AMW-3I	11/17/2021	361.20	15.40	0.00	345.8	109	<500	<0.5	5.9	2.5	18.4	--	<1	<1	<1	<1	<10

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-3D	11/24/2015	361.12	34.96	0.00	326.16	110	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	2610
AMW-3D	2/16/2016	361.12	16.05	0.00	345.07	<50	<500	<1	<1	<1	3.6	--	<2	<2	<2	<2	2650
AMW-3D	5/31/2016	361.12	16.20	0.00	344.92	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	1330
AMW-3D	8/15/2016	361.12	9 .80	0.00	351.32	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	706
AMW-3D	11/30/2016	361.12	17.75	0.00	343.37	3600	16400	4.2	80	45	320	--	<1	<1	<1	<1	1900
AMW-3D	2/14/2017	361.12	17.05	0.00	344.07	86	500	<0.5	<0.5	<0.5	2.58	--	2.8	<1	<1	<1	450
AMW-3D	4/4/2017	361.12	16.27	0.00	344.85	<50	<400	<0.5	<0.5	<0.5	<1	--	2.8	<1	<1	<1	211
AMW-3D	5/31/2017	361.12	15.85	0.00	345.27	<50	<400	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	76
AMW-3D	8/24/2017	361.12	15.74	0.00	345.38	60	<400	<0.5	<0.5	<0.5	<1	--	1.3	<1	<1	<1	23
AMW-3D	11/29/2017	361.12	16.37	0.00	344.75	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	15.8J
AMW-3D	2/13/2018	361.12	16.90	0.00	344.22	<50	<500	<0.5	<0.5	<0.5	<1	--	1.0J	<1	<1	<1	<10
AMW-3D	5/30/2018	361.12	16.97	0.00	344.15	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3D	8/23/2018	361.12	17.58	0.00	343.54	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3D	11/28/2018	361.12	17.40	0.00	343.72	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3D	2/12/2019	361.12	17.50	0.00	343.62	<50	<500	<0.5	1.7	0.6J	4.3	--	<1	<1	<1	<1	<10
AMW-3D	5/29/2019	361.12	15.28	0.00	345.84	<50	<500	<0.5	0.5J	<0.5	1.8J	--	<1	<1	<1	<1	<10
AMW-3D	8/6/2019	361.12	17.77	0.00	343.35	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-3D	2/13/2020	361.12	15.27	0.00	345.85	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3D	5/20/2020	361.12	14.60	0.00	346.52	<50	<500	0.8J	4.2	0.8J	6.1	--	<1	<1	<1	<1	<10
AMW-3D	8/19/2020	361.12	14.46	0.00	346.66	<50	<500	<0.5	0.5J	<0.5	1.7J	--	<1	<1	<1	<1	<10
AMW-3D	11/16/2020	361.12	14.76	0.00	346.36	56.6J	<500	<0.5	1.7	0.8J	7.3	--	<1	<1	<1	<1	<10
AMW-3D	2/18/2021	361.12	15.37	0.00	345.75	<50	<500	<0.5	2.7	<0.5	6.6	--	<1	<1	<1	<1	<10
AMW-3D	6/28/2021	361.12	15.65	0.00	345.47	<50	<500	<0.5	0.7J	<0.5	2.2	--	<1	<1	<1	<1	<10
AMW-3D	9/30/2021	361.12	15.97	0.00	345.15	<50	<500	<0.5	2.7	1.0	7.3	--	<1	<1	<1	<1	<10
AMW-3D	11/17/2021	361.12	17.13	0.00	343.99	<50	<500	<0.5	1.8	0.6J	5.0	--	<1	<1	<1	<1	<10
AMW-3DD	8/15/2016	361.16	13.10	0.00	348.06	56.0J	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	1630**
AMW-3DD	11/30/2016	361.16	18.10	0.00	343.06	3900	21300	5.5	97	52	370	--	<1	<1	<1	<1	1900
AMW-3DD	2/14/2017	361.16	17.80	0.00	343.36	92	2000	<0.5	<0.5	<0.5	2.07	--	<1	<1	<1	<1	1500
AMW-3DD	4/4/2017	361.16	17.50	0.00	343.66	<50	<400	<0.5	<0.5	<0.5	<1	--	2.3	<1	<1	<1	54
AMW-3DD	5/31/2017	361.16	16.85	0.00	344.31	<50	<400	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	600
AMW-3DD	8/24/2017	361.16	16.85	0.00	344.31	78	<400	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	2300
AMW-3DD	11/29/2017	361.16	16.75	0.00	344.41	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	441
AMW-3DD	2/13/2018	361.16	17.31	0.00	343.85	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	10J
AMW-3DD	5/30/2018	361.16	17.17	0.00	343.99	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-3DD	8/23/2018	361.16	18.12	0.00	343.04	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	171
AMW-3DD	11/28/2018	361.16	18.18	0.00	342.98	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	156
AMW-3DD	2/12/2019	361.16	17.72	0.00	343.44	<50	<500	0.5	1.2	<0.5	2.8	--	<1	<1	<1	<1	124
AMW-3DD	5/29/2019	361.16	16.30	0.00	344.86	<50	<500	<0.5	<0.5	<0.5	1.3J	--	<1	<1	<1	<1	254
AMW-3DD	8/6/2019	361.16	17.82	0.00	343.34	<50	<500	<0.5	<0.5	<0.5	1.5J	--	<1	<1	<1	<1	<10
AMW-3DD	2/13/2020	361.16	16.52	0.00	344.64	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-3DD	5/20/2020	361.16	15.62	0.00	345.54	120	<500	2.3	13.6	2.6	18.9	--	<1	<1	<1	<1	<10
AMW-3DD	8/19/2020	361.16	15.50	0.00	345.66	52J	<500	<0.5	1.9	0.9J	6.6	--	<1	<1	<1	<1	<10
AMW-3DD	11/16/2020	361.16	15.15	0.00	346.01	55.0J	<500	<0.5	1.7	0.8J	13.6	--	<1	<1	<1	<1	<10
AMW-3DD	2/18/2021	361.16	16.12	0.00	345.04	<50	<500	<0.5	3.1	1.1	6.7	--	<1	<1	<1	<1	29.9
AMW-3DD	6/28/2021	361.16	16.50	0.00	344.66	<50	<500	<0.5	1.8	<0.5	3.8	--	<1	<1	<1	<1	<10
AMW-3DD	9/30/2021	361.16	16.70	0.00	344.46	54.7J	<500	<0.5	4.4	1.1	7.8	--	<1	<1	<1	<1	<10
AMW-3DD	11/17/2021	361.16	16.83	0.00	344.33	<50	<500	<0.5	1.5	0.6J	3.6	--	<1	<1	<1	<1	<10
AMW-3DDD	8/23/2018	360.90	93.51	0.00	267.39	133	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	2040
AMW-3DDD	11/28/2018	360.90	27.50	0.00	333.40	101	<500	<0.5	<0.5	<0.5	<1	--	2.3	<1	<1	<1	929
AMW-3DDD	2/12/2019	360.90	25.21	0.00	335.69	137	<500	<0.5	2.5	1.3	8.0	--	3.2	<1	<1	<1	951
AMW-3DDD	5/29/2019	360.90	21.42	0.00	339.48	176	<500	<0.5	3.9	1.9	13.5	--	2.6	<1	<1	<1	1970

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-3DDD	8/6/2019	360.90	23.75	0.00	337.15	98J	<500	<0.5	<0.5	<0.5	2.3	--	1.4J	<1	<1	<1	1490
AMW-3DDD	2/13/2020	360.90	22.50	0.00	338.40	91.4	<500	0.6J	1.8	1.4J	9.5	--	<1	<1	<1	<1	23.4
AMW-3DDD	5/20/2020	360.90	21.15	0.00	339.75	93J	<500	1.1	6.3	1.4	9.6	--	1.5J	1.5J	<1	<1	1440
AMW-3DDD	8/19/2020	360.90	20.13	0.00	340.77	678	<500	2.9	28.8	0.9J	89.1	--	<1	<1	<1	<1	126
AMW-3DDD	11/16/2020	360.90	20.08	0.00	340.82	89J	<500	<0.5	1.3	0.6J	5.6	--	4.1	<1	<1	<1	1230
AMW-3DDD	2/18/2021	360.90	19.77	0.00	341.13	322	<500	1.9	17.7	7.2	53.1	--	6.7	<1	<1	<1	998
AMW-3DDD	6/28/2021	360.90	20.33	0.00	340.57	51J	<500	<0.5	1.7	0.5J	4.0	--	1.6J	<1	<1	<1	850
AMW-3DDD	9/30/2021	360.90	20.37	0.00	340.53	217	<500	0.6J	10.4	4.0	32.2	--	2.3	<1	<1	<1	862
AMW-3DDD	11/17/2021	360.90	23.27	0.00	337.63	260	<500	1.0	16.4	6.1	46.8	--	3.5	<1	<1	<1	1210
AMW-4	7/2/2012	360.64	12.92	0.00	347.72	1870	<500	685**	1.1	50.1	38.9	--	105	<1	<1	<1	8390**
AMW-4	10/1/2012	360.64	13.18	0.00	347.46	676	<500	260	2.6J	33.1	9.5J	--	45.2	<5	<5	<5	5100
AMW-4	1/21/2013	360.64	13.72	0.00	346.92	8500	<500	3100**	22.7	346	64.0	--	192	<5	<5	<5	5940
AMW-4	4/9/2013	360.64	13.71	0.00	346.93	4050	<500	1650	<5	135	<10	--	174	<10	<10	<10	4410
AMW-4	7/11/2013	360.64	14.14	0.00	346.50	294	<500	62.6	<0.5	4.4	<1		62.6	<1	<1	<1	6730**
AMW-4	10/18/2013	360.64	14.66	0.00	345.98	247	<500	6.6	<2.5	<2.5	<5	--	28.0	<5	<5	<5	7620
AMW-4	1/17/2014	360.64	14.98	0.00	345.66	139	<500	<1.25	<1.25	<1.25	<2.5	--	3.5J	<2.5	<2.5	<2.5	7410**
AMW-4	6/12/2014	360.64	14.87	0.00	345.77	90J	1110	1.5	<0.5	<0.5	1.3J	--	16.0	<1	<1	<1	2210**

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-4	8/27/2014	360.64	15.20	0.00	345.44	123	<500	<1	<1	<1	<2	--	13.1	<2	<2	<2	6030**
AMW-4	11/11/2014	360.64	15.20	0.00	345.44	204	<500	<2.5	<2.5	<2.5	<5	--	11.1	<5	<5	<5	7020
AMW-4	3/2/2015	360.64	14.87	0.00	345.77	144	2020	1.6	4.9	1.5	11.3	--	8.3	<1	<1	<1	2060
AMW-4	5/19/2015	360.64	14.38	0.00	346.26	118	<500	<0.5	<0.5	<0.5	<1	--	1.1	<1	<1	<1	4530**
AMW-4	8/18/2015	360.64	15.46	0.00	345.18	137	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	4310**
AMW-4	11/24/2015	360.64	16.00	0.00	344.64	94j	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	2110
AMW-4	2/16/2016	360.64	17.91	0.00	342.73	<50	<500	<1	1.3J	<1	2.0	--	<2	<2	<2	<2	2470
AMW-4	5/31/2016	360.64	16.24	0.00	344.40	54J	<500	<0.5	<0.5	<0.5	<1	--	1.3J	<1	<1	<1	2510**
AMW-4	8/15/2016	360.64	NA	0.00	NA	--	--	--	--	--	--	--	--	--	--	--	--
AMW-4	11/30/2016	360.64	17.00	0.00	343.64	1100	2950	5.0	50	17	114	--	<1	<1	<1	<1	1400
AMW-4	2/14/2017	360.64	14.58	0.00	346.06	655	<400	3.7	37	14	99	--	2.3	<1	<1	<1	770
AMW-4	5/31/2017	360.64	14.30	0.00	346.34	<50	<400	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	390
AMW-4	8/24/2017	360.64	14.86	0.00	345.78	110	<400	<0.5	1.3	0.6	4.1	--	2.1	<1	<1	<1	2000
AMW-4	11/29/2017	360.64	16.56	0.00	344.08	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	838
AMW-4	2/13/2018	360.64	16.15	0.00	344.49	266	<500	<0.5	<0.5	<0.5	<1	--	2.3	<1	<1	<1	1370
AMW-4	5/30/2018	360.64	16.05	0.00	344.59	<50	<500	<0.5	<0.5	<0.5	<1	--	1.2J	<1	<1	<1	732
AMW-4	8/23/2018	360.64	16.63	0.00	344.01	88	<500	<0.5	<0.5	<0.5	2.5J	--	1.6J	<1	<1	<1	721

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-4	11/28/2018	360.64	16.85	0.00	343.79	72J	<500	<0.5	<0.5	<0.5	<1	--	1.7J	<1	<1	<1	227
AMW-4	2/12/2019	360.64	13.70	0.00	346.94	72.1J	<500	<0.5	2.1	0.9J	6.2	--	1.4J	<1	<1	<1	191
AMW-4	5/29/2019	360.64	13.58	0.00	347.06	69.8J	<500	<0.5	<0.5	<0.5	1.8J	--	<1	<1	<1	<1	227
AMW-4	8/6/2019	360.64	14.68	0.00	345.96	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	154
AMW-4	2/13/2020	360.64	14.50	0.00	346.14	54J	<500	0.9J	4.1	0.8J	5.0	--	<1	<1	<1	<1	30.6
AMW-4	5/20/2020	360.64	12.10	0.00	348.54	260	<500	4.8	36.7	7.1	44.0	--	<1	<1	<1	<1	25.0
AMW-4	8/19/2020	360.64	12.95	0.00	347.69	138	<500	0.8J	6.5	2.7	14.5	--	<1	<1	<1	<1	<10
AMW-4	11/16/2020	360.64	13.91	0.00	346.73	71J	<500	<0.5	1.4	8.4	78.4	--	<1	<1	<1	<1	<10
AMW-4	2/18/2021	360.64	14.20	0.00	346.44	132	<500	0.6J	6.7	2.4	16.6	--	<1	<1	<1	<1	<10
AMW-4	6/28/2021	360.64	14.62	0.00	346.02	<50	<500	<0.5	1.5	0.6J	4.0	--	<1	<1	<1	<1	<10
AMW-4	9/30/2021	360.64	15.18	0.00	345.46	70.9J	<500	<0.5	3.3	1.1	8.3	--	<1	<1	<1	<1	<10
AMW-4	11/17/2021	360.64	15.36	0.00	345.28	79.0J	<500	<0.5	5.0	1.7	12.8	--	<1	<1	<1	<1	<10
AMW-5	7/2/2012	358.83	11.31	0.00	347.52	846	<500	87.0	<0.5	79.7	4.8	--	20.2	<1	<1	<1	120
AMW-5	10/1/2012	358.83	11.17	0.00	347.66	330	<500	132	3.6	22.2	7.2	--	6.3	<1	<1	<1	50.0
AMW-5	1/21/2013	358.83	11.67	0.00	347.16	3350	<500	1880**	24.9	55.1	72.5	--	18.9	<2	<2	<2	97.6
AMW-5	4/9/2013	358.83	11.68	0.00	347.15	6250	<500	4120**	20.1	33.6	45.9	--	41.2	<10	<10	<10	203
AMW-5	7/11/2013	358.83	12.03	0.00	346.80	78.9	<500	33.7	<0.5	<0.5	1.3J	--	2.7	<1	<1	<1	149

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MTBE - Methyl tert-Butyl ether
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-5	10/18/2013	358.83	12.33	0.00	346.50	<50	<500	0.6J	<0.5	<0.5	<1	--	<1	<1	<1	<1	41.4
AMW-5	1/17/2014	358.83	12.63	0.00	346.20	<50	<500	<0.5	<0.5	<0.5	1.3J	--	2.7	<1	<1	<1	<10
AMW-5	6/12/2014	358.83	13.75	0.00	345.08	<50	<500	<0.5	<0.5	<0.5	<1	--	13.0	<1	<1	<1	53.8
AMW-5	8/27/2014	358.83	12.85	0.00	345.98	<50	<500	<0.5	<0.5	<0.5	<1	--	11.5	<1	<1	<1	98.5
AMW-5	11/11/2014	358.83	12.75	0.00	346.08	<50	<500	1.0	<0.5	<0.5	2.0	--	5.0	<1	<1	<1	86.5
AMW-5	3/2/2015	358.83	12.50	0.00	346.33	101	<500	5.8	5.0	1.3	8.8	--	2.8	<1	<1	<1	33.3
AMW-5	5/19/2015	358.83	12.57	0.00	346.26	<50	<500	<0.5	<0.5	<0.5	<1	--	1.5J	<1	<1	<1	134
AMW-5	8/18/2015	358.83	13.03	0.00	345.80	106	<500	1.2	3.8	1.4	10.4	--	4.5	<1	<1	<1	105
AMW-5	11/24/2015	358.83	13.39	0.00	345.44	<50	<500	1.9	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	72.3
AMW-5	2/16/2016	358.83	13.35	0.00	345.48	72J	<500	<0.5	2.0	<0.5	4.7	--	3.0	<1	<1	<1	56.5
AMW-5	5/31/2016	358.83	13.70	0.00	345.13	<50	<500	3.1	<0.5	<0.5	<1	--	8.5	<1	<1	3.1	135
AMW-5	8/15/2016	358.83	13.95	0.00	344.88	<50	<500	2.3	1.2	<0.5	3.4	--	9.0	<1	<1	3.6	157
AMW-5	11/30/2016	358.83	14.23	0.00	344.60	380	<400	2.7	13	5.6	38	--	2.3	<1	<1	<1	30
AMW-5	2/14/2017	358.83	12.37	0.00	346.46	420	<400	5.3	3.8	3.9	24.1	--	4.8	<1	<1	<1	41
AMW-5	5/31/2017	358.83	12.22	0.00	346.61	95	<400	7.7	1.8	0.73	5	--	5.3	<1	<1	<1	67
AMW-5	8/24/2017	358.83	12.74	0.00	346.09	110	<400	5.9	<0.5	<0.5	0.51	--	3.9	<1	<1	<1	290
AMW-5	11/29/2017	358.83	13.40	0.00	345.43	106	<500	26.9	0.8J	0.8J	3.7	--	11.0	<1	<1	4.9	172

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-5	2/13/2018	358.83	13.80	0.00	345.03	317	<500	11.1	<0.5	<0.5	<1	--	10.4	<1	5.1	5.4	222
AMW-5	5/30/2018	358.83	13.88	0.00	344.95	255	<500	41.8	0.7J	<0.5	2.4	--	14.8	<1	1.9J	8.8	325
AMW-5	8/23/2018	358.83	14.25	0.00	344.58	91	<500	0.7J	<0.5	<0.5	<1	--	2.4	<1	<1	4.9	117
AMW-5	11/28/2018	358.83	14.58	0.00	344.25	259	<500	5.7	<0.5	<0.5	<1	--	5.4	<1	<1	4.3	146
AMW-5	2/12/2019	358.83	12.20	0.00	346.63	173	<500	1.3	5.7	4.1	31.6	--	1.0J	<1	<1	1.0J	45.7
AMW-5	5/29/2019	358.83	11.75	0.00	347.08	225	<500	5.4	2.6	1.5J	9.4	--	10.9	<1	1.8J	5.2	212
AMW-5	8/6/2019	358.83	12.07	0.00	346.76	84J	<500	1.32	<0.5	<0.5	<1	--	2.5	<1	<1	4.3	148
AMW-5	2/13/2020	358.83	11.91	0.00	346.92	321	<500	60.4	1.6	1.4	8.0	--	7.7	<1	1.5J	2.9	146
AMW-5	5/20/2020	358.83	10.70	0.00	348.13	953	<500	25.4	124	24.5	170	--	4.4	<1	<1	<1	160
AMW-5	8/19/2020	358.83	11.58	0.00	347.25	1,140	<500	45.7	50.7	22.2	163	--	8.6	<1	1.0J	<1	113
AMW-5	11/16/2020	358.83	12.00	0.00	346.83	298	<500	<0.5	6.7	4.7	40.5	--	2.6	<1	<1	<1	76.4
AMW-5	2/18/2021	358.83	15.33	0.00	343.50	1180	<500	17.7	91.8	31.6	145	--	5.8	<1	<1	<1	37.7
AMW-5	6/28/2021	358.83	12.52	0.00	346.31	456	<500	3.4	25.7	11.5	89.4	--	4.8	<1	<1	<1	73.6
AMW-5	9/30/2021	358.83	13.10	0.00	345.73	727	<500	14.3	36.5	14.6	111	--	5.5	<1	<1	<1	179
AMW-5	11/17/2021	358.83	13.22	0.00	345.61	3120	<500	102	293	86.0	636	--	6.6	<1	<1	<1	123
AMW-6	7/2/2012	359.17	11.66	0.00	347.51	4130	<500	1910**	14.2	392**	215	--	205	<1	<1	<1	1590
AMW-6	10/1/2012	359.17	11.22	0.00	347.95	182	<500	21.7	2.8	8.5	8.2	--	11.0	<1	<1	<1	390

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-6	1/21/2013	359.17	11.80	0.00	347.37	19800	<500	4090**	99.8	1410**	1370**	--	201	<2	<2	<2	855
AMW-6	4/9/2013	359.17	11.86	0.00	347.31	9530	<500	3760	56.5	778	770	--	55.5J	<50	<50	<50	586J
AMW-6	7/11/2013	359.17	12.21	0.00	346.96	205	<500	24.0	<0.5	2.9	5.2	--	14.7	<1	<1	<1	1430
AMW-6	10/18/2013	359.17	12.42	0.00	346.75	605	<500	127	1.0J	1.5	9.4	--	145	<1	<1	<1	1870
AMW-6	1/17/2014	359.17	12.82	0.00	346.35	91J	<500	4.6	<0.5	0.8J	2.5	--	10.2	<1	<1	<1	1190
AMW-6	6/12/2014	359.17	12.82	0.00	346.35	264	<500	27.5	<0.5	2.9	3.9	--	52.3	<1	<1	<1	982
AMW-6	8/27/2014	359.17	13.06	0.00	346.11	249	<500	17.0	<0.5	4.2	8.6	--	38.1	<1	<1	<1	1380
AMW-6	11/11/2014	359.17	12.94	0.00	346.23	99J	<500	3.0	<0.5	2.5	6.7	--	6.6	<1	<1	<1	1510
AMW-6	3/2/2015	359.17	12.70	0.00	346.47	249	<500	15.5	5.5	4.5	14.4	--	17.4	<1	<1	<1	639
AMW-6	5/19/2015	359.17	12.75	0.00	346.42	62J	<500	2.4	<0.5	1.0	2.4	--	1.8J	<1	<1	<1	354
AMW-6	8/18/2015	359.17	13.25	0.00	345.92	193	<500	6.1	5.2	5.2	17.2	--	13.2	<1	<1	<1	766
AMW-6	11/24/2015	359.17	13.54	0.00	345.63	127	<500	2.7	<0.5	1.1	2.2	--	5.6	<1	<1	<1	346
AMW-6	2/16/2016	359.17	13.58	0.00	345.59	85J	<500	1.1	2.0	0.6J	5.8	--	1.5J	<1	<1	<1	442
AMW-6	5/31/2016	359.17	13.90	0.00	345.27	152	<500	2.2	<0.5	0.9J	1.6J	--	4.8	<1	<1	3.1	503
AMW-6	8/15/2016	359.17	14.12	0.00	345.05	135	<500	8.1	1.1	1.3	3.8	--	7.8	<1	<1	2.7	389
AMW-6	11/30/2016	359.17	14.45	0.00	344.72	2600	<400	15	110	41	279	--	3.3	<1	<1	<1	590
AMW-6	2/14/2017	359.17	12.51	0.00	346.66	860	1000	30	3.2	9.6	22.1	--	13	<1	<1	<1	250

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-6	5/31/2017	359.17	12.41	0.00	346.76	130	<400	2.4	0.56	<0.5	2.24	--	7.6	<1	<1	<1	300
AMW-6	8/24/2017	359.17	12.98	0.00	346.19	370	<400	3.5	<0.5	<0.5	1.57	--	7.0	<1	<1	<1	670
AMW-6	11/29/2017	359.17	13.60	0.00	345.57	<50	<500	66.7	1.3	0.8J	7.4	--	17.6	<1	<1	3.1	342
AMW-6	2/13/2018	359.17	13.00	0.00	346.17	1280	<500	15.9	<0.5	<0.5	<1	--	16.5	<1	1.5J	3.1	474
AMW-6	5/30/2018	359.17	14.05	0.00	345.12	139	<500	1.4	<0.5	<0.5	<1	--	11.9	<1	<1	4.2	512
AMW-6	8/23/2018	359.17	14.45	0.00	344.72	119	<500	0.5J	<0.5	<0.5	<1	--	2.6J	<1	<1	3.4	281
AMW-6	11/28/2018	359.17	14.76	0.00	344.41	737	<500	16.3	<0.5	3.6	8.0	--	13.0	<1	<1	4.1	342
AMW-6	2/12/2019	359.17	12.40	0.00	346.77	812	<500	24.4	14.2	8.9	38.3	--	12	<1	<1	2.6	192
AMW-6	5/29/2019	359.17	11.65	0.00	347.52	157	<500	0.5J	1.0	0.5J	3.0	--	4.6	<1	<1	<1	367
AMW-6	8/6/2019	359.17	12.18	0.00	346.99	107	<500	<0.5	<0.5	<0.5	2.4	--	2.2	<1	<1	2.8	182
AMW-6	2/13/2020	359.17	12.10	0.00	347.07	199	606J	1.3	1.1	0.9J	5.5	--	9.3	<1	<1	<1	144
AMW-6	5/20/2020	359.17	10.96	0.00	348.21	948	1110	13.0	72.4	17.5	119	--	4.8	<1	<1	<1	117
AMW-6	8/19/2020	359.17	11.75	0.00	347.42	593	<500	9.3	11.2	4.1	28.2	--	7.1	<1	<1	<1	101
AMW-6	11/16/2020	359.17	12.30	0.00	346.87	444	1110	2.2	5.9	3.8	28.5	--	7.1	<1	<1	<1	134
AMW-6	2/18/2021	359.17	12.57	0.00	346.60	366	<500	1.9	21.5	7.0	50.5	--	2.2	<1	<1	<1	72.7
AMW-6	6/28/2021	359.17	12.82	0.00	346.35	296	<500	1.3	13.1	4.2	34.9	--	6.9	<1	<1	<1	109
AMW-6	9/30/2021	359.12	13.35	0.00	345.77	2010	1250	10.3	141	44.3	323	--	9.2	<1	<1	<1	167

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-6	11/17/2021	359.17	13.40	0.00	345.77	535	1630	3.5	45.2	16.5	126	--	6.0	<1	<1	<1	119
MW-7	7/19/2005	359.61	10.37	0.00	349.24	534	<500	<1	10.3	2.5	23.0	--	<2	<2	<2	<2	<10
MW-7	10/3/2005	359.61	10.88	0.00	348.73	<50	<500	<1	1.6	<1	4.0	--	<2	<2	<2	<2	<10
MW-7	1/9/2006	359.61	11.61	0.00	348.00	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-7	4/3/2006	359.61	11.72	0.00	347.89	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-7	7/10/2006	359.61	11.94	0.00	347.67	--	--	--	--	--	--	--	--	--	--	--	--
MW-7	10/9/2006	359.61	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
MW-7	1/8/2007	359.61	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
MW-7	4/9/2007	359.61	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
MW-7	7/9/2007	359.61	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
MW-7	10/8/2007	ABN	--.	--	--	--	--	--	--	--	--	--	--	--	--	--	--
AMW-7	7/2/2012	362.04	14.60	0.00	347.44	500	518J	34.8	<0.5	2.6	4.5	--	14.0	<1	<1	<1	235
AMW-7	10/1/2012	362.04	14.56	0.00	347.48	372	<500	3.3	<0.5	0.6J	3.8	--	2.2	<1	<1	<1	131
AMW-7	1/21/2013	362.04	14.92	0.00	347.12	2080	<500	486	27.2	52.6	88.4	--	31.1	<5	<5	<5	631
AMW-7	4/9/2013	362.04	14.97	0.00	347.07	389	<500	104	<0.5	<0.5	1.4J	--	9.5	<1	<1	<1	231
AMW-7	7/11/2013	362.04	15.20	0.00	346.84	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	117
AMW-7	10/18/2013	362.04	16.15	0.00	345.89	830	<500	3.2	<0.5	<0.5	<1	--	4.9	<1	<1	<1	316

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< - Less than laboratory detection limits
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TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-7	1/17/2014	362.04	16.40	0.00	345.64	<50	<500	<0.5	<0.5	<0.5	2.5	--	<1	<1	<1	<1	216
AMW-7	6/12/2014	362.04	16.27	0.00	345.77	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	137
AMW-7	8/27/2014	362.04	16.46	0.00	345.58	180	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	319
AMW-7	11/11/2014	362.04	16.43	0.00	345.61	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	212
AMW-7	3/2/2015	362.04	16.00	0.00	346.04	257	<500	<0.5	3.9	0.7J	7.1	--	<1	<1	<1	<1	132
AMW-7	5/19/2015	362.04	16.26	0.00	345.78	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	35.8
AMW-7	8/18/2015	362.04	16.77	0.00	345.27	181	<500	0.8J	7.2	2.3	18.4	--	2.3	<1	<1	<1	75.9
AMW-7	11/24/2015	362.04	17.18	0.00	344.86	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	29.7
AMW-7	2/16/2016	362.04	17.38	0.00	344.66	<50	<500	<0.5	1.1	<0.5	3.0	--	<1	<1	<1	<1	52.8
AMW-7	5/31/2016	362.04	17.52	0.00	344.52	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	53.1
AMW-7	8/15/2016	362.04	17.79	0.00	344.25	<50	<500	<0.5	0.9J	<0.5	1.5J	--	2.5	<1	<1	<1	92.3
AMW-7	11/30/2016	362.04	18.28	0.00	343.76	1200	<400	2.3	22	5.8	37	--	<1	<1	<1	<1	45
AMW-7	2/14/2017	362.04	16.06	0.00	345.98	500	<400	2.3	19	7.0	48	--	2.0	<1	<1	<1	130
AMW-7	5/31/2017	362.04	15.70	0.00	346.34	200	<400	<0.5	<0.5	<0.5	<0.5	--	<1	<1	<1	<1	70
AMW-7	8/24/2017	362.04	15.10	0.00	346.94	450	630	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	350
AMW-7	11/29/2017	362.04	16.92	0.00	345.12	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	2.0	166
AMW-7	2/13/2018	362.04	17.48	0.00	344.56	2340	<500	<0.5	<0.5	<0.5	<1	--	2.1	<1	1.4J	1.3J	292

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-7	5/30/2018	362.04	17.48	0.00	344.56	<50	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	1.9J	338
AMW-7	8/23/2018	362.04	18.00	0.00	344.04	85J	<500	<0.5	<0.5	<0.5	<1	--	2.0	<1	<1	2.0	220
AMW-7	11/28/2018	362.04	18.18	0.00	343.86	93J	<500	<0.5	<0.5	<0.5	<1	--	1.5J	<1	<1	1.6J	207
AMW-7	2/12/2019	362.04	15.75	0.00	346.29	170	<500	<0.5	1.9	1.3	11.4	--	<1	<1	<1	1.4J	229
AMW-7	5/29/2019	362.04	14.70	0.00	347.34	109	<500	<0.5	1.0	0.6J	4.2	--	<1	<1	<1	<1	264
AMW-7	8/6/2019	362.04	15.11	0.00	346.93	255	<500	<0.5	<0.5	<0.5	1.5J	--	<1	<1	<1	<1	153
AMW-7	2/13/2020	362.04	15.12	0.00	346.92	147J	<500	0.5J	1.3	0.9J	6.8	--	<1	<1	<1	<1	272
AMW-7	5/20/2020	362.04	13.52	0.00	348.52	628	<500	11.0	70.2	15.8	106	--	<1	<1	<1	<1	254
AMW-7	8/19/2020	362.04	14.47	0.00	347.57	464	<500	2.4	23.3	8.2	65.4	--	<1	<1	<1	<1	116
AMW-7	11/16/2020	362.04	15.28	0.00	346.76	285	<500	<0.5	3.1	2.3	20.6	--	<1	<1	<1	<1	155
AMW-7	2/18/2021	362.04	15.83	0.00	346.21	299	<500	0.7J	8.6	3.4	24.1	--	<1	<1	<1	<1	124
AMW-7	6/28/2021	362.04	15.97	0.00	346.07	<50	<500	<0.5	1.3	0.6J	4.2	--	<1	<1	<1	<1	71.9
AMW-7	9/30/2021	362.04	16.55	0.00	345.49	187	<500	0.6J	8.4	2.8	18.9	--	<1	<1	<1	<1	82.8
AMW-7	11/17/2021	362.04	16.70	0.00	345.34	637	<500	2.3	37.2	14.9	111	--	1.0J	<1	<1	<1	85.2
AMW-8	7/2/2012	361.65	13.82	0.00	347.83	467	1790	1.2	<0.5	1.0	5.7	--	3.9	<1	<1	<1	25.3
AMW-8	10/1/2012	361.65	13.81	0.00	347.84	129	<500	<0.5	1.1	<0.5	2.1	--	<1	<1	<1	<1	<10
AMW-8	1/21/2013	361.65	14.10	0.00	347.55	464	<500	11.8	24.1	12.3	42.5	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-8	4/9/2013	361.65	14.10	0.00	347.55	555	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-8	7/11/2013	361.65	14.49	0.00	347.16	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-8	10/18/2013	361.65	14.97	0.00	346.68	<50	<500	1.7	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-8	1/17/2014	361.65	15.68	0.00	345.97	<50	<500	<0.5	<0.5	<0.5	2.7	--	<1	<1	<1	<1	<10
AMW-8	6/12/2014	361.65	15.31	0.00	346.34	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-8	8/27/2014	361.65	15.55	0.00	346.10	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-8	11/11/2014	361.65	15.36	0.00	346.29	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-8	3/2/2015	361.65	15.33	0.00	346.32	53J	837	<0.5	3.5	0.9J	6.9	--	<1	<1	<1	<1	<10
AMW-8	5/19/2015	361.65	15.41	0.00	346.24	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-8	8/18/2015	361.65	15.90	0.00	345.75	160	<500	0.7J	7.2	2.2	18.1	--	<1	<1	<1	<1	<10
AMW-8	11/24/2015	361.65	16.31	0.00	345.34	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-8	2/16/2016	361.65	16.25	0.00	345.40	<50	<500	<0.5	1.5	<0.5	3.2	--	1.9J	<1	<1	<1	<10
AMW-8	5/31/2016	361.65	16.72	0.00	344.93	<50	<500	<0.5	<0.5	<0.5	<1	--	2.7	<1	<1	<1	14.3J
AMW-8	8/15/2016	361.65	16.94	0.00	344.71	<50	<500	<0.5	0.9J	<0.5	1.8J	--	1.8J	<1	<1	<1	<10
AMW-8	11/30/2016	361.65	17.35	0.00	344.30	140	<400	0.54	6.7	2.4	15.9	--	2.6	<1	<1	<1	<10
AMW-8	2/14/2017	361.65	15.32	0.00	346.33	110	<400	<0.5	1.5	1.2	8	--	8.4	<1	<1	<1	12
AMW-8	5/31/2017	361.65	14.80	0.00	346.85	53	<400	<0.5	0.54	<0.5	1.8	--	1.7	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-8	8/24/2017	361.65	15.37	0.00	346.28	210	<400	<0.5	<0.5	<0.5	<1	--	3.4	<1	<1	<1	<10
AMW-8	11/29/2017	361.65	16.14	0.00	345.51	<50	<500	<0.5	<0.5	<0.5	<1	--	4.8	<1	<1	<1	11.7J
AMW-8	2/13/2018	361.65	16.62	0.00	345.03	<50	<500	<0.5	<0.5	<0.5	<1	--	21.9	<1	<1	<1	<10
AMW-8	5/30/2018	361.65	16.67	0.00	344.98	<50	<500	<0.5	<0.5	<0.5	<1	--	10.1	<1	<1	<1	<10
AMW-8	8/23/2018	361.65	17.02	0.00	344.63	127	<500	<0.5	<0.5	<0.5	2.3	--	11.5	<1	<1	<1	<10
AMW-8	11/28/2018	361.65	17.45	0.00	344.20	100	<500	<0.5	<0.5	<0.5	1.7J	--	7.3	<1	<1	<1	<10
AMW-8	2/12/2019	361.65	15.05	0.00	346.60	161	<500	<0.5	3.0	2.2	17.0	--	<1	<1	<1	<1	<10
AMW-8	5/29/2019	361.65	13.93	0.00	347.72	159	<500	<0.5	2.2	1.1	7.8	--	<1	<1	<1	<1	521
AMW-8	8/6/2019	361.65	14.40	0.00	347.25	271	<500	<0.5	<0.5	<0.5	2.7	--	<1	<1	<1	<1	<10
AMW-8	2/13/2020	361.65	14.41	0.00	347.24	75J	<500	<0.5	<0.5	<0.5	2.3	--	2.0	<1	<1	<1	<10
AMW-8	5/20/2020	361.65	13.00	0.00	348.65	194	<500	5.8	31.2	6.4	25.2	--	<1	<1	<1	<1	<10
AMW-8	8/19/2020	361.65	13.88	0.00	347.77	302	<500	2.2	21.3	7.9	53.8	--	<1	<1	<1	<1	<10
AMW-8	11/16/2020	361.65	14.63	0.00	347.02	404	<500	1.0J	12.0	8.1	70.0	--	<1	<1	<1	<1	<10
AMW-8	2/18/2021	361.65	15.12	0.00	346.53	353	<500	2.8	33.8	12.3	74.0	--	<1	<1	<1	<1	<10
AMW-8	6/28/2021	361.65	15.28	0.00	346.37	55J	<500	<0.5	5.5	2.5	15.1	--	1.2J	<1	<1	<1	<10
AMW-8	9/30/2021	361.65	15.83	0.00	345.82	495	<500	1.0	16.8	5.8	44.8	--	2.1	<1	<1	<1	<10
AMW-8	11/17/2021	361.65	17.46	0.00	344.19	121	<500	<0.5	2.1	0.9J	7.6	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-9	7/19/2005	359.79	10.45	0.00	349.34	--	--	--	--	--	--	--	--	--	--	--	--
MW-9	10/3/2005	359.79	11.00	0.00	348.79	112	<500	8.6	1.0	<1	2.9	--	<2	<2	<2	<2	<10
MW-9	1/9/2006	359.79	11.70	0.00	348.09	<50	<500	<1	<1	<1	2.7	--	<2	<2	<2	<2	<10
MW-9	4/3/2006	359.79	11.92	0.00	347.87	<50	<500	3.2	<1	<1	<2	--	<2	<2	<2	<2	<10
AMW-9	8/27/2014	361.65	16.50	0.00	345.15	<50	<500	0.6J	<0.5	<0.5	<1	--	66.7	<1	<1	<1	1310
AMW-9	11/11/2014	361.65	16.45	0.00	345.20	<50	<500	1.5	<0.5	<0.5	2.0	--	35.0	<1	<1	<1	833
AMW-9	3/2/2015	361.65	16.03	0.00	345.62	79J	<500	0.6J	3.0	0.6J	5.8	--	27.6	<1	<1	<1	521
AMW-9	5/19/2015	361.65	16.28	0.00	345.37	<50	<500	<0.5	<0.5	<0.5	<1	--	19.8	<1	<1	<1	198
AMW-9	8/18/2015	361.65	16.83	0.00	344.82	156	<500	2.4	9.0	3.0	23.9	--	64.5	<1	<1	<1	596
AMW-9	11/24/2015	362.23	17.30	0.00	344.93	<50	<500	1.3	<0.5	<0.5	<1	--	38.6	<1	<1	<1	73.7
AMW-9	2/16/2016	362.23	17.27	0.00	344.96	83J	<500	<0.5	2.3	0.6J	6.4	--	15.3	<1	<1	<1	157
AMW-9	5/31/2016	362.23	17.62	0.00	344.61	<50	<500	<0.5	<0.5	<0.5	<1	--	25.1	<1	<1	<1	143
AMW-9	8/15/2016	362.23	18.05	0.00	344.18	<50	<500	2.0	0.9J	<0.5	3.0J	--	20.7	<1	<1	<1	97.4
AMW-9	11/30/2016	362.23	18.44	0.00	343.79	280	<400	1.2	12	5.3	31.8	--	3.5	<1	<1	<1	13
AMW-9	2/14/2017	362.23	16.21	0.00	346.02	235	<400	1.5	0.90	1.1	8.5	--	24	<1	<1	<1	46
AMW-9	5/31/2017	362.23	15.59	0.00	346.64	60	<400	3.6	0.55	0.66	2.89	--	25	<1	<1	<1	110
AMW-9	8/24/2017	362.23	17.22	0.00	345.01	340	<400	44	3.3	1.5	10.7	--	48	<1	<1	<1	650

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-9	11/29/2017	362.23	17.03	0.00	345.20	<50	<500	0.5J	<0.5	<0.5	<1	--	18.6	<1	<1	<1	219
AMW-9	2/13/2018	362.23	17.51	0.00	344.72	82J	<500	<0.5	<0.5	<0.5	<1	--	82.3	<1	1.0J	<1	105
AMW-9	5/30/2018	362.23	17.60	0.00	344.63	88J	<500	<0.5	<0.5	<0.5	<1	--	12.2	<1	<1	<1	198
AMW-9	8/23/2018	362.23	18.11	0.00	344.12	78	<500	<0.5	<0.5	<0.5	<1	--	25.7	<1	<1	<1	87.6
AMW-9	11/28/2018	362.23	18.38	0.00	343.85	523	<500	<0.5	<0.5	<0.5	<1	--	33.3	<1	<1	<1	36.5
AMW-9	2/12/2019	362.23	16.00	0.00	346.23	53.9J	<500	<0.5	1.4	0.7J	5.1	--	12.2	<1	<1	<1	17.2J
AMW-9	5/29/2019	362.23	14.56	0.00	347.67	151	<500	0.7J	2.0	1.3	10.4	--	53.2	<1	<1	<1	303
AMW-9	8/6/2019	362.23	15.10	0.00	347.13	84J	<500	<0.5	<0.5	<0.5	<1.0	--	12.5	<1	<1	<1	106
AMW-9	2/13/2020	362.23	15.20	0.00	347.03	179	<500	0.7J	1.6	1.6	10.6	--	67	<1	<1	<1	113
AMW-9	5/20/2020	362.23	13.80	0.00	348.43	214	<500	1.5	12.5	4.1	30.0	--	8.2	<1	<1	<1	<10
AMW-9	8/19/2020	362.23	14.53	0.00	347.70	203	<500	0.7J	6.4	3.1	25.1	--	29.1	<1	<1	<1	<10
AMW-9	11/16/2020	362.23	15.35	0.00	346.88	111	<500	<0.5	1.8	1.5	11.8	--	49.0	<1	<1	<1	<10
AMW-9	2/18/2021	362.23	15.78	0.00	346.45	518	<500	2.0	28.4	12.0	91.0	--	65.0	<1	<1	<1	149
AMW-9	6/28/2021	362.23	15.95	0.00	346.28	260	<500	7.1	14.8	6.8	51.1	--	20.2	<1	<1	<1	<10
AMW-9	9/30/2021	362.23	16.62	0.00	345.61	419	<500	13.6	23.2	8.7	65.7	--	38.8	<1	<1	<1	<10
AMW-9	11/17/2021	362.23	16.78	0.00	345.45	204	<500	1.2	8.9	39	28.8	--	33.7	<1	<1	<1	<10
AMW-10	11/24/2015	364.26	19.60	0.00	344.66	59J	<500	<0.5	1.0	<0.5	2.2	--	<1	<1	<1	<1	80.7

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p or NP - pre-purge sample results
TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
< - Less than laboratory detection limits
NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
NS - Not Sampled
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TBA - tert-Butyl Alcohol
LPH - Liquid-Phase Hydrocarbons
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-10	2/16/2016	364.26	19.54	0.00	344.72	354	545J	30.9	13.0	9.2	19.8	--	2.2	<1	<1	<1	284
AMW-10	5/31/2016	364.26	19.97	0.00	344.29	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	170
AMW-10	8/15/2016	364.26	20.41	0.00	343.85	193	<500	<0.5	2.4	2.0	10.0	--	<1	<1	<1	<1	270
AMW-10	11/30/2016	364.26	20.91	0.00	343.35	1300	550	14	59	21	121	--	<1	<1	<1	<1	110
AMW-10	2/14/2017	364.26	18.50	0.00	345.76	500	<400	5.5	4.8	5.5	24.1	--	<1	<1	<1	<1	170
AMW-10	5/31/2017	364.26	17.75	0.00	346.51	98	<400	5.8	1.8	4.3	7	--	1.3	<1	<1	<1	84
AMW-10	8/24/2017	364.26	18.40	0.00	345.86	120	<400	0.96	0.87	0.73	3.6	--	1.5	<1	<1	<1	230
AMW-10	11/29/2017	364.26	19.27	0.00	344.99	66J	<500	1.1	<0.5	1.3	2.4	--	<1	<1	<1	<1	120
AMW-10	2/13/2018	364.26	20.47	0.00	343.79	122	<500	0.9J	<0.5	0.7J	1.6J	--	1.0J	<1	<1	5.4	125
AMW-10	5/30/2018	364.26	19.87	0.00	344.39	144	<500	9.7	1.5	0.8J	2.5	--	<1	<1	<1	9.7	172
AMW-10	8/23/2018	364.26	20.44	0.00	343.82	212	<500	1.0	0.6J	0.5J	1.8J	--	1.0J	<1	<1	21.5	171
AMW-10	11/28/2018	364.26	20.73	0.00	343.53	230	<500	12.5	3.6	7.1	15.0	--	1.6J	<1	<1	17.2	178
AMW-10	2/12/2019	364.26	19.00	0.00	345.26	175	<500	4.5	5.0	3.8	17.8	--	<1	<1	<1	10.7	113
AMW-10	5/29/2019	364.26	16.80	0.00	347.46	149	<500	1.7	1.4	1.8	6.6	--	1.2J	<1	<1	7.2	155
AMW-10	8/6/2019	364.26	17.20	0.00	347.06	100	<500	1.3	<0.5	<0.5	2.5J	--	<1	<1	<1	5.7	85
AMW-10	2/13/2020	364.26	17.45	0.00	346.81	229	<500	4.0	2.1	4.5	15.4	--	1.5J	<1	<1	11.4	162
AMW-10	5/20/2020	364.26	15.70	0.00	348.56	441	<500	4.8	29.3	9.2	60.1	--	<1	<1	<1	<1	146

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TPHg - Total Petroleum Hydrocarbons (gasoline) EPA 8015M
TPHd - Total Petroleum Hydrocarbons (diesel) EPA 8015M
MTBE - Methyl tert-Butyl ether
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NA - Not Available
TAME - tert-Amyl Methyl ether
x - Gasoline range TPH are petroleum hydrocarbons in carbon range C-4C-
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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-10	8/19/2020	364.26	16.80	0.00	347.46	944	<500	5.8	51.5	20	155	--	<1	<1	<1	<1	96
AMW-10	11/16/2020	364.26	17.80	0.00	346.46	201	<500	3.3	2.2	2.6	13.6	--	<1	<1	<1	24.6	205
AMW-10	2/18/2021	364.26	18.20	0.00	346.06	566	<500	5.2	24.9	13.0	84.2	--	<1	<1	<1	<1	137
AMW-10	6/28/2021	364.26	18.30	0.00	345.96	244	<500	0.8J	9.5	3.6	29.6	--	<1	<1	<1	26.1	154
AMW-10	9/30/2021	364.26	18.90	0.00	345.36	517	<500	1.8	25.8	9.1	71.7	--	1.3J	<1	<1	22.6	154.2
AMW-10	11/17/2021	364.26	19.25	0.00	345.01	329	<500	2.8	1.9	7.2	49.1	--	<1	<1	<1	<1	165
AMW-11	11/24/2015	362.69	18.61	0.00	344.08	1770	<500	11.3	40.9	20.5	137	--	5.9	<1	<1	<1	<10
AMW-11	2/16/2016	362.69	18.10	0.00	344.59	702	<500	25.0	25.4	20.3	51.3	--	13.6	<1	<1	<1	<10
AMW-11	5/31/2016	362.69	18.53	0.00	344.16	875	<500	24.2	74.0	27.4	127	--	3.7	<1	<1	<1	<10
AMW-11	8/15/2016	362.69	18.96	0.00	343.73	905	<500	15.0	14.6	32.7	140	--	7.1	<1	<1	<1	<10
AMW-11	11/30/2016	362.69	19.40	0.00	343.29	30000	22800	41	370	1100	4000	--	<25	<25	<25	<25	<250
AMW-11	2/14/2017	362.69	17.15	0.00	345.54	4030	<400	20	62	130	410	--	<25	<25	<25	<25	<250
AMW-11	5/31/2017	362.69	16.40	0.00	346.29	7600	<400	230	390	570	1800	--	<25	<25	<25	<25	<250
AMW-11	8/24/2017	362.69	17.05	0.00	345.64	570	<400	5.8	<2.5	9.2	21	--	15	<5	<5	<5	83
AMW-11	11/29/2017	362.69	17.91	0.00	344.78	<50	<500	4.4	2.7	10.4	28.6	--	11.3	<1	<1	<1	16.9J
AMW-11	2/13/2018	362.69	18.44	0.00	344.25	1540	<500	18.4	30.9	78.0	81.1	--	16.1	<1	<1	<1	<10
AMW-11	5/30/2018	362.69	18.48	0.00	344.21	254	<500	3.6	2.5	10.5	31.8	--	6.2	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-11	8/23/2018	362.69	19.05	0.00	343.64	435	<500	10.3	4.7	21.1	67.6	--	10.3	<1	<1	<1	<10
AMW-11	11/28/2018	362.69	19.25	0.00	343.44	818	<500	16.1	1.8	30.3	78.2	--	10.8	<1	<1	<1	<10
AMW-11	2/12/2019	362.69	16.90	0.00	345.79	404	<500	6.7	5.5	15.7	33.0	--	11.9	<1	<1	<1	<10
AMW-11	5/29/2019	362.69	15.36	0.00	347.33	116	<500	2.8	2.3	2.8	9.2	--	6.4	<1	<1	<1	<10
AMW-11	8/6/2019	362.69	15.90	0.00	346.79	170	<500	1.0	1.0	3.2	15.2	--	2.6J	2.6J	<1	<1	<10
AMW-11	2/13/2020	362.69	16.05	0.00	346.64	1090	<500	5.7	4.0	59.0	118	--	20.7	<1	<1	<1	<10
AMW-11	5/20/2020	362.69	14.45	0.00	348.24	1570	<500	24.6	88.8	56.3	214	--	12.9	<1	<1	<1	<10
AMW-11	8/19/2020	362.69	15.35	0.00	347.34	304	<500	5.8	6.5	9.5	44.3	--	4.8	<1	<1	<1	<10
AMW-11	11/16/2020	362.69	16.25	0.00	346.44	80J	<500	<0.5	1.6	1.6	9.8	--	5.9	<1	<1	<1	<10
AMW-11	2/18/2021	362.69	16.83	0.00	345.86	517	<500	3.3	35.5	12.3	96.5	--	3.1J	<1	<1	<1	<10
AMW-11	6/28/2021	362.69	16.87	0.00	345.82	179	<500	5.1	9.9	6.6	34.9	--	8.7	<1	<1	<1	<10
AMW-11	9/30/2021	362.69	17.45	0.00	345.24	877	<500	15.9	31.6	34.3	120	--	11.9	<1	<1	<1	<10
AMW-11	11/17/2021	362.69	17.68	0.00	345.01	580	688J	9.3	323	24.6	110	--	10.2	<1	<1	<1	<10
AMW-12	8/23/2018	366.23	23.30	0.00	343.93	<50	<500	<0.5	<0.5	<0.5	<1	--	3.3	<1	<1	<1	<10
AMW-12	11/28/2018	366.23	22.62	0.00	343.61	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-12	2/12/2019	366.23	20.25	0.00	345.98	98J	<50	<0.5	5.6	2.3	17.1	--	6.2	<1	<1	<1	<10
AMW-12	5/29/2019	366.23	18.17	0.00	348.06	237	<500	<0.5	11.3	5.5	41.2	--	10.4	<1	<1	<1	<10

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-12	8/6/2019	366.23	19.10	0.00	347.13	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-12	2/13/2020	366.23	19.22	0.00	347.01	221	<500	1.2	4.1	3.6	26.0	--	3.7	<1	<1	<1	<10
AMW-12	5/20/2020	366.23	18.20	0.00	348.03	130	<500	<0.5	13.	2.2	18.9	--	<1	<1	<1	<1	<10
AMW-12	8/19/2020	366.23	18.54	0.00	347.69	244	<500	0.9J	11.1	5.1	39.3	--	1.2J	<1	<1	<1	<10
AMW-12	11/16/2020	366.23	19.50	0.00	346.73	121	<500	<0.5	1.6	1.6	9.8	--	2.0	<1	<1	<1	<10
AMW-12	2/18/2021	366.23	20.15	0.00	346.08	422	<500	2.1	24.3	12.6	76.1	--	3.2	<1	<1	<1	<10
AMW-12	6/28/2021	366.23	20.21	0.00	346.02	<50	<500	<0.5	2.2	1.0J	8.3	--	<1	<1	<1	<1	<10
AMW-12	9/30/2021	366.23	20.80	0.00	345.43	388	<500	1.6	28.9	10.1	76.9	--	4.0	<1	<1	<1	<10
AMW-12	11/17/2021	366.23	21.05	0.00	345.18	672	19700	2.6	39.3	15.6	131	--	1.4J	<1	<1	<1	<10
MW-12	7/19/2005	352.82	7 .48	0.00	345.34	--	--	--	--	--	--	--	--	--	--	--	--
MW-12	10/3/2005	352.82	7 .77	0.00	345.05	<50	<500	<1	2.6	<1	5.7	--	<2	<2	<2	<2	<10
MW-12	1/9/2006	352.82	8 .10	0.00	344.72	<50	<500	<1	1.5	<1	3.8	--	<2	<2	<2	<2	<10
MW-12	4/3/2006	352.82	11.19	0.00	341.63	<50	3120	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-12	7/10/2006	352.82	8 .23	0.00	344.59	71.6	823	2.9	<1	2.6	<2	--	<2	<2	<2	<2	<10
MW-12	10/9/2006	352.82	8 .38	0.00	344.44	300	746	2.9	<1	2.6	<2	--	<2	<2	<2	<2	<10
MW-12	1/8/2007	352.82	7 .70	0.00	345.12	89.9	6090	1.0	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-12	4/9/2007	352.82	9 .04	0.00	343.78	<50	787	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-12	7/9/2007	352.82	9 .11	0.00	343.71	<50	<500	<0.5	<0.5	<0.5	<1	--	1.6J	<1	<1	<1	<10
MW-12	10/8/2007	352.82	8 .76	0.00	344.06	<50	3370	<0.5	<0.5	<0.5	<1	--	0.7J	<1	<1	<1	<10
MW-12	1/28/2008	352.82	8 .30	0.00	344.52	<50	<500	<0.5	0.7J	<0.5	1.6J	--	<1	<1	<1	<1	<10
MW-12	4/22/2008	352.82	8 .25	0.00	344.57	<50	<500	<0.5	0.5J	<0.5	<1	--	<1	<1	<1	<1	<10
MW-12	7/7/2008	352.82	8 .25	0.00	344.57	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-12	10/3/2008	352.82	8 .50	0.00	344.32	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-12	1/21/2009	352.82	11.40	0.00	341.42	--	--	--	--	--	--	--	--	--	--	--	--
MW-12	4/2/2009	352.82	8 .21	0.00	344.61	--	--	--	--	--	--	--	--	--	--	--	--
MW-12	9/3/2009	ABAND.	--.	--	--	--	--	--	--	--	--	--	--	--	--	--	--
AMW-13	8/23/2018	363.60	19.85	0.00	343.75	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-13	11/28/2018	363.60	20.78	0.00	342.82	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-13	2/12/2019	363.60	19.02	0.00	344.58	77.5J	<500	<0.5	1.8	1.0	8.5	--	<1	<1	<1	<1	<10
AMW-13	5/29/2019	363.60	17.82	0.00	345.78	65J	<500	<0.5	0.9J	0.6J	4.5	--	<1	<1	<1	<1	<10
AMW-13	8/6/2019	363.60	17.80	0.00	345.80	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-13	2/13/2020	363.60	17.27	0.00	346.33	149	<500	0.9J	3.1	2.4	16.6	--	<1	<1	<1	<1	<10
AMW-13	5/20/2020	363.60	17.10	0.00	346.50	229	<500	1.4	14.5	4.7	36.2	--	<1	<1	<1	<1	<10
AMW-13	8/19/2020	363.60	17.80	0.00	345.80	724	<500	2.7	31.4	12.2	105	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-13	11/16/2020	363.60	17.59	0.00	346.01	<50	<500	<0.5	<0.5	<0.5	2.6	--	<1	<1	<1	<1	<10
AMW-13	2/18/2021	363.60	17.90	0.00	345.70	598	<500	2.9	42.1	15.8	118	--	<1	<1	<1	<1	<10
AMW-13	6/28/2021	363.60	17.90	0.00	345.70	73J	<500	<0.5	6.4	2.6	18.8	--	<1	<1	<1	<1	<10
AMW-13	9/30/2021	363.60	18.70	0.00	344.90	294	<500	<0.5	12.6	4.8	37.6	--	<1	<1	<1	<1	<10
AMW-13	11/17/2021	363.60	18.95	0.00	344.65	1050	13800	6.3	87.8	30.3	247	--	<1	<1	<1	<1	<10
MW-13	7/19/2005	356.72	9 .58	0.00	347.14	--	--	--	--	--	--	--	--	--	--	--	--
MW-13	10/3/2005	356.72	10.16	0.00	346.56	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-13	1/9/2006	356.72	10.94	0.00	345.78	<50	<500	<1	2.3	<1	3.8	--	<2	<2	<2	<2	<10
MW-13	4/3/2006	356.72	10.75	0.00	345.97	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-13	7/10/2006	356.72	10.90	0.00	345.82	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-13	10/9/2006	356.72	10.97	0.00	345.75	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-13	1/8/2007	356.72	11.58	0.00	345.14	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-13	4/9/2007	356.72	11.73	0.00	344.99	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-13	7/9/2007	356.72	12.12	0.00	344.60	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-13	10/8/2007	356.72	12.84	0.00	343.88	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-13	1/28/2008	356.72	11.41	0.00	345.31	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-13	4/22/2008	356.72	11.16	0.00	345.56	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-13	7/7/2008	356.72	10.74	0.00	345.98	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-13	10/3/2008	356.72	11.29	0.00	345.43	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-13	1/21/2009	356.72	11.45	0.00	345.27	--	--	--	--	--	--	--	--	--	--	--	--
MW-13	4/2/2009	356.72	10.82	0.00	345.90	--	--	--	--	--	--	--	--	--	--	--	--
MW-13	9/3/2009	ABAND.	--.	--	--	--	--	--	--	--	--	--	--	--	--	--	--
AMW-14	8/23/2018	361.70	18.20	0.00	343.50	<50	<500	<0.5	<0.5	<0.5	<1	--	4.7	<1	<1	<1	<10
AMW-14	11/28/2018	361.70	18.44	0.00	343.26	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-14	2/12/2019	361.70	16.95	0.00	344.75	54.1J	<500	<0.5	0.7J	<0.5	3.0	--	<1	<1	<1	<1	<10
AMW-14	5/29/2019	361.70	14.95	0.00	346.75	57J	<500	<0.5	1.2	0.8J	5.5	--	<1	<1	<1	<1	<10
AMW-14	8/6/2019	361.70	15.05	0.00	346.65	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
AMW-14	2/13/2020	361.70	15.23	0.00	346.47	239	<500	1.2	4.8	3.8	29.6	--	<1	<1	<1	<1	<10
AMW-14	5/20/2020	361.70	14.60	0.00	347.10	195	<500	1.5	15.2	4.3	33.4	--	<1	<1	<1	<1	<10
AMW-14	8/19/2020	361.70	17.30	0.00	344.40	291	<500	<0.5	2.7	1.3	10.9	--	<1	<1	<1	<1	<10
AMW-14	11/16/2020	361.70	15.13	0.00	346.57	62J	<500	<0.5	0.8J	0.7J	4.4	--	<1	<1	<1	<1	<10
AMW-14	2/18/2021	361.70	15.70	0.00	346.00	101	<500	<0.5	3.8	1.7	12.8	--	<1	<1	<1	<1	<10
AMW-14	6/28/2021	361.70	18.50	0.00	343.20	<50	<500	<0.5	1.3	0.5J	4.2	--	<1	<1	<1	<1	<10
AMW-14	9/30/2021	361.70	17.97	0.00	343.73	136	<500	<0.5	6.9	2.6	20.7	--	<1	<1	<1	<1	<10

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TABLE 2 - HISTORICAL GROUNDWATER MONITORING DATA

G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
AMW-14	11/17/2021	361.70	16.93	0.00	344.77	905	15300	4.4	58.3	20.7	171	--	<1	<1	<1	<1	<10
MW-14	7/19/2005	358.34	9 .75	0.00	348.59	--	--	--	--	--	--	--	--	--	--	--	--
MW-14	10/3/2005	358.34	10.18	0.00	348.16	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-14	1/9/2006	358.34	10.90	0.00	347.44	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-14	4/3/2006	358.34	11.25	0.00	347.09	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-14	7/10/2006	358.34	11.19	0.00	347.15	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-14	10/9/2006	358.34	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
MW-14	1/8/2007	358.34	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
MW-14	10/8/2007	358.34	12.38	0.00	345.96	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-14	1/28/2008	358.34	10.62	0.00	347.72	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-14	4/22/2008	358.34	11.25	0.00	347.09	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-14	7/7/2008	358.34	11.37	0.00	346.97	<50	561	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-14	10/3/2008	358.34	11.80	0.00	346.54	<50	<500	<0.5	<0.5	<0.5	<1	--	<1	<1	<1	<1	<10
MW-14	1/21/2009	358.34	11.55	0.00	346.79	--	--	--	--	--	--	--	--	--	--	--	--
MW-14	4/2/2009	358.34	11.31	0.00	347.03	--	--	--	--	--	--	--	--	--	--	--	--
MW-14	9/3/2009	ABAND.	--.	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MW-15	7/19/2005	360.33	10.98	0.00	349.35	--	--	--	--	--	--	--	--	--	--	--	--

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
MW-15	10/3/2005	360.33	11.53	0.00	348.80	<50	<500	<1	<1	<1	2.3	--	<2	<2	<2	<2	<10
MW-15	1/9/2006	360.33	12.24	0.00	348.09	<50	<500	<1	<1	<1	2.0	--	<2	<2	<2	<2	<10
MW-15	4/3/2006	360.33	12.64	0.00	347.69	<50	<500	<1	<1	<1	<2	--	<2	<2	<2	<2	<10
MW-16	7/19/2005	359.79	9 .72	0.00	350.07	813	<500	5.2	20.5	5.3	36.8	--	553	<2	<2	<2	51.7
MW-16	10/3/2005	359.79	10.11	0.00	349.68	829	<500	2.9	2.1	<1	5.4	--	795*	<2	<2.	<2	41.2
MW-16	1/9/2006	359.79	10.64	0.00	349.15	227	<500	<1	<1	<1	3.1	--	217	<2	<2	<2	<10
MW-16	4/3/2006	359.79	10.72	0.00	349.07	855	<500	<1	<1	<1	<2	--	855	<2	<2	<2	42.9
MW-16	4/9/2007	359.79	NA	--	NA	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	7/19/2005	360.79	9 .18	0.00	351.61	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	10/3/2005	360.79	DRY	0.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	1/9/2006	360.79	DRY	0.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	4/3/2006	360.79	6 .10	0.00	354.69	1510	7400	<1	<1	4.7	47.7	--	<2	<2	<2	<2	<10
WP-15	7/10/2006	360.79	10.78	0.00	350.01	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	10/9/2006	360.79	11.65	0.00	349.14	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	1/8/2007	360.79	DRY	0.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	4/9/2007	360.79	DRY	0.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	7/9/2007	360.79	DRY	0.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--

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G&M OIL CO. STATION #40

LAGUNA HILLS, CA

(Concentration, µg/L)

Well	Date	SWE	DTW	PT	E-WATER	TPHg	TPHd	Benzene	Toluene	E-Benz	Xylenes	MTBE	MTBE (8260B)	ETBE	DIPE	TAME	TBA
WP-15	10/8/2007	360.79	DRY	0.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	1/28/2008	360.79	DRY	0.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	4/22/2008	360.79	DRY	0.00	DRY	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	7/7/2008	360.79	10.75	0.00	350.04	DRY	--	--	--	--	--	--	--	--	--	--	--
WP-15	10/3/2008	360.79	11.12	0.00	349.67	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	1/21/2009	360.79	7 .50	0.00	353.29	<50	<500	<0.5	<0.5	<0.5	<1	--	8.6	<1	<1	<1	<10
WP-15	4/2/2009	360.79	10.75	0.00	350.04	--	--	--	--	--	--	--	--	--	--	--	--
WP-15	9/3/2009	ABAND.	--.	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	AMW-1	AMW-2	AMW-3	AMW-4	AMW-5	AMW-6	AMW-7	AMW-8	AMW-9
Chloroform	7/2/2012	<1	<1	<2	9.0	<1	<1	<1	<1	--
	10/1/2012	<1	<1	<10	<5	<1	<1	<1	<1	--
	1/21/2013	<1	<1	<10	<5	<1	<1	<2.5	<0.5	--
	4/9/2013	<10	<1	<10	<10	<10	<50	<1	<1	--
	7/11/2013	<1	<1	<5	<1	<1	<1	<1	<1	--
	10/18/2013	<1	<1	<10	<5	<1	<1	<1	<1	--
	1/17/2014	<1	<1	<5	<2.5	<1	<1	<1	<1	--
	6/12/2014	<1	<1	<2.5	<1	<1	<1	<1	<1	--
	8/27/2014	<1	<1	<5	<2	<1	<1	<1	<1	<1
	11/11/2014	<1	<1	<2	<5	<1	<1	<1	<1	<1
	3/2/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/19/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/31/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	11/24/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	2/16/2016	<1	<1	<2	<2	<1	<1	<1	<1	<1
	5/31/2016	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/15/2016	<1	<1	<2	--	<1	<1	<1	<1	<1
	11/30/2016	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	2/14/2017	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	5/31/2017	<0.5	<0.5	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/24/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/29/2017	<1	<1	<2	<1	<1	<1	<1	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/23/2018	<1	<1	<5	<1	<1	<1	<1	<1	<1
	11/28/2018	<1	<1	<2.5	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/29/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<	<1	<1	<1	<1	<1	<1	<1	<1
	5/20/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/19/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/16/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	7/7/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**
1,2-Dichloroethane	7/2/2012	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	--
	10/1/2012	<0.5	<0.5	<5	<2.5	<0.5	<0.5	<0.5	<0.5	--
	1/21/2013	<0.5	<0.5	<5	<2.5	<1	<1	<2.5	<0.5	--
	4/9/2013	<5	<0.5	<5	<5	<5	<25	<0.5	<0.5	--
	7/11/2013	<0.5	<0.5	<2.5	<0.5	<0.5	<0.5	<0.5	<0.5	--
	10/18/2013	<0.5	<0.5	<5	<2.5	<0.5	<0.5	<0.5	<0.5	--
	1/17/2014	<0.5	<0.5	<2.5	<1.25	<0.5	<0.5	<0.5	<0.5	--
	6/12/2014	<0.5	<0.5	<1.25	<0.5	<0.5	<0.5	<0.5	<0.5	--
	8/27/2014	<0.5	<0.5	<2.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5
	11/11/2014	<0.5	<0.5	<1	<2.5	<0.5	<0.5	<0.5	<0.5	<0.5
	3/2/2015	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	5/19/2015	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/31/2015	<0.5	<0.5	<1	<1	<0.5	<0.5	<0.5	<0.5	<0.5
	11/24/2015	<0.5	<0.5	<1	<1	<0.5	<0.5	<0.5	<0.5	<0.5
	2/16/2016	<0.5	<0.5	<1	<1	<0.5	<0.5	<0.5	<0.5	<0.5
	5/31/2016	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/15/2016	<0.5	<0.5	<1	--	<0.5	<0.5	<0.5	<0.5	<0.5
	11/30/2016	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	2/142017	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	5/31/2017	<0.5	<0.5	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/24/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/29/2017	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	2/13/2018	<0.5	<0.5	<2	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	5/30/2018	<0.5	<0.5	<1	<0.5	1.2J	<0.5	<0.5	<0.5	<0.5
	8/23/2018	<0.5	<0.5	<2.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/28/2018	<0.5	<0.5	<1.25	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	2/12/2019	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	5/29/2019	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/6/2019	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/19/2019	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	2/13/2020							<0.5	<0.5	<0.5
	5/20/2020	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/19/2020	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/16/2020	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	3/8/2021	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	7/7/2021	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	9/30/2021	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/17/2021	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**
Isopropylbenzene	7/2/2012	23.7	7.6	120	0.3	11.6	32.3	3.3J	6.7	--
	10/1/2012	<1	4.5J	39.7J	<5	3.2J	<1	<1	<1	--
	1/21/2013	61.6	20.8	78.8	47.5	28.4	71.8	10.0J	10.9	--
	4/9/2013	54.0	5.8	27.2J	68.2	45.9J	107J	3.5J	7.5	--
	7/11/2013	<1	<1	<5	1.6J	<1	<1	<1	<1	--
	10/18/2013	<1	<1	<10	<5	<1	1.4J	<1	<1	--
	1/17/2014	<1	<1	<5	<2.5	<1	<1	<1	<1	--
	6/12/2014	<1	<1	<2.5	<1	<1	<1	<1	<1	--
	8/27/2014	<1	<1	<5	<2	<1	<1	<1	<1	<1
	11/11/2014	<1	<1	<2	<5	<1	<1	<1	<1	<1
	3/2/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/19/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/31/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	11/24/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	2/16/2016	<1	<1	<2	<2	<1	<1	<1	<1	<1
	5/31/2016	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/15/2016	<1	<1	<2	--	<1	<1	<1	<1	<1

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	AMW-1	AMW-2	AMW-3	AMW-4	AMW-5	AMW-6	AMW-7	AMW-8	AMW-9
	11/30/2016	1	0.57	<1	1.3	0.54	3.5	<0.5	<0.5	<0.5
	2/14/2017	0.6	0.66	<1	0.84	2	4.2	<0.5	<0.5	<0.5
	5/31/2017	<0.5	<0.5	<5	<5	<5	0.64	<0.5	<0.5	<0.5
	8/24/2017	<0.5	<0.5	<0.5	<0.5	<0.5	0.51	<0.5	<0.5	0.53
	11/29/2017	<1	<1	<2	<1	<1	<1	<1	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	3.4J	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/23/2018	<1	<1	<5	<1	<1	<1	<1	<1	<1
	11/28/2018	<1	<1	<2.5	<1	<1	2.2J	<1	<1	<1
	2/12/2019	<1	<1	<2	<1	<1	5.1	<1	<1	<1
	5/29/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	1.3J	1.8J	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	2.7J	<1	<1	<1	<1
	5/20/2020	<1	<1	<1	<1	1.2J	1.4J	<1	<1	<1
	8/19/2020	<1	<1	<1	<1	4	2.8J	<1	<1	<1
	11/16/2020	<1	<1	<1	<1	1.0J	1.1J	<1	<1	<1
	3/8/2021	1.5J	<1	<1	<1	2.9J	<1	<1	<1	<1
	7/7/2021	<1	<1	<1	<1	1.2J	<1	<1	<1	1.1J
	9/30/2021	<1	<1	<1	<1	1.5J	2.9J	<1	<1	<1
	11/17/2021	**<1**	**<1**	**<1**	**<1**	**8.8**	**1.4J**	**1.1J**	**<1**	**<1**
Tetrachloroethene	7/2/2012	<1	<1	<2	<1	<1	<1	<1	<1	--
	10/1/2012	<1	<1	<10	<5	<1	<1	<1	<1	--
	1/21/2013	<1	<1	<10	<5	<1	<1	<2.5	<0.5	--
	4/9/2013	<10	<1	<10	<10	<10	<50	<1	<1	--
	7/11/2013	<1	<1	<5	<1	<1	<1	<1	<1	--
	10/18/2013	<1	<1	<10	<5	<1	<1	<1	<1	--
	1/17/2014	<1	<1	<5	<2.5	<1	<1	<1	<1	--
	6/12/2014	<1	<1	<2.5	<1	<1	<1	<1	<1	--
	8/27/2014	<1	<1	<5	<2	<1	<1	<1	<1	<1
	11/11/2014	<1	<1	<2	<5	<1	<1	<1	<1	<1
	3/2/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/19/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/31/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	11/24/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	2/16/2016	<1	<1	<2	<2	<1	<1	<1	<1	<1
	5/31/2016	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/15/2016	<1	<1	<2	--	<1	<1	<1	<1	<1
	11/30/2016	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	2/14/2017	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	5/31/2017	<0.5	<0.5	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/24/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/29/2017	<1	<1	<2	<1	<1	<1	<1	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/23/2018	<1	<1	<5	<1	<1	<1	<1	<1	<1
	11/28/2018	<1	<1	<2.5	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/29/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	5/20/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/19/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/16/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	7/7/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**
n-Propylbenzene	7/2/2012	69.3	26.7	360	<1	29.3	106	8.8	18.4	--
	10/1/2012	2.0J	14.3	144	<5	8.0	1.8J	<1	<1	--
	1/21/2013	132	36.1	216	121	44.8	178	21.2J	11.9	--
	4/9/2013	138	8.3	60.4	192	118	251	6.5	9.0	--
	7/11/2013	<1	<1	6.6J	3.3J	<1	1.3J	<1	<1	--
	10/18/2013	<1	44.0	28.8J	<5	<1	3.3J	<1	<1	--
	1/17/2014	3.2J	9.8	<5	<2.5	<1	1.0J	2.7J	2.6J	--
	6/12/2014	7.7	2.6J	<2.5	<1	<1	1.7J	<1	<1	--
	8/27/2014	1.2J	<1	<5	<2	<1	1.6J	<1	<1	<1
	11/11/2014	3.3J	1.4J	<2	<5	1.0J	<1	<1	<1	<1
	3/2/2015	4.4J	1.5J	<2	<1	<1	<1	1.5J	1.4J	<1
	5/19/2015	1.2J	1.5J	<2	<1	<1	<1	<1	<1	<1
	8/31/2015	16.9	<1	<2	<2	<1	<1	<1	<1	<1
	11/24/2015	<1	<1	<2	<2	<1	1.1J	<1	<1	<1
	2/16/2016	<1	<1	<2	<2	<1	<1	<1	<1	<1
	5/31/2016	<1	<1	<2	<2	<1	<1	<1	<1	<1
	8/15/2016	<1	<1	<2	--	<1	<1	<1	<1	<1
	11/30/2016	4.2	2	<1	5	2.1	13	1.4	0.72	1.6
	2/14/2017	1.8	1.6	1.3	2.6	2.6	8.5	1.4	<0.5	0.74
	5/31/2017	<0.5	<0.5	<5	<0.5	<0.5	0.93	<0.5	<0.5	<0.5
	8/24/2017	<0.5	<0.5	<0.5	<0.5	<0.5	1.4	<0.5	<0.5	1.0
	11/29/2017	<1	<1	<2	<1	<1	<1	<1	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	7	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/23/2018	<1	<1	<5	<1	<1	<1	<1	<1	<1
	11/28/2018	<1	<1	<2.5	<1	<1	4.4J	<1	<1	<1
	2/12/2019	<1	1.4J	<2	<1	1.1J	10.1	<1	<1	<1
	5/29/2019	<1	1.3J	<1	<1	1.2J	<1	<1	<1	<1
	8/6/2019	<1	<1	1.7J	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	2.7J	3.0J	<1	<1	<1
	2/13/2020	<1	<1	1.5J	<1	4.3J	<1	<1	1.0J	<1
	5/20/2020	1.6J	1J	<1	1.2J	4.0J	3.7J	2.2J	1.1J	<1
	8/19/2020	<1	<1	1.3J	<1	9	4.5J	2.2	2.0J	<1
	11/16/2020	<1	<1	<1	<1	2.3J	2.5J	1.1J	3.3J	<1

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	AMW-1	AMW-2	AMW-3	AMW-4	AMW-5	AMW-6	AMW-7	AMW-8	AMW-9
	3/8/2021	5.1J	<1	1.8J	<1	8.1	1.6J	<1	3.0J	<1
	7/7/2021	<1	1.4J	1.1J	<1	2.9J	1.0J	<1	<1	2.1J
	9/30/2021	<1	1.1J	<1	<1	3.8J	9.4	<1	1.5J	2.4J
	11/17/2021	**1.4J**	**2.1J**	**1.9J**	**<1**	**19.7**	**3.9J**	**3.2J**	**<1**	**1.2J**
1,3,5-Trimethylbenzene	7/2/2012	42.1	48.8	618*	14.3	1.8J	52.9	1.0J	<1	--
	10/1/2012	7.3	43.4	426	<5	1.1J	1.1J	1.2J	<1	--
	1/21/2013	8.8	29.3	478	10.9J	4.1J	110	5.5J	<1	--
	4/9/2013	17.2J	2.4J	454	<10	<10	129	<1	<1	--
	7/11/2013	<1	1.3J	18.7J	<1	<1	1.1J	<1	<1	--
	10/18/2013	<1	13.6	98.5	<5	<1	3.5J	<1	<1	--
	1/17/2014	2.6J	4.6J	<5	<2.5	1.1J	1.5J	2.1J	2.0J	--
	6/12/2014	4.3J	1.6J	<2.5	<1	<1	<1	<1	<1	--
	8/27/2014	1.7J	<1	<5	<2	<1	3.4J	<1	<1	<1
	11/11/2014	2.2J	<1	<2	<5	<1	<1	<1	<1	<1
	3/2/2015	2.9J	<1	<2	1.3J	<1	<1	<1	<1	<1
	5/19/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/31/2015	9.3	1.6J	<2	<2	1.1J	3.7J	1.8J	1.6J	2.3J
	11/24/2015	<1	<1	<2	<1	<1	2.2J	<1	<1	<1
	2/16/2016	<1	<1	<2	<2	<1	1.2J	<1	<1	1.2J
	5/31/2016	<1	<1	<1	<1	<1	1.4J	<1	<1	<1
	8/15/2016	<1	<1	<2	--	<1	<1	<1	<1	<1
	11/30/2016	13	5.3	2.2	15	6	37	3.7	2.1	4.5
	2/14/2017	5.9	5	2.2	8.8	4.3	3.8	4.8	1.4	4.1
	5/31/2017	<0.5	<0.5	<5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/24/2017	<0.5	<0.5	<0.5	0.5	<0.5	<0.5	<0.5	<0.5	1.5
	11/29/2017	<1	<1	<2	<1	<1	1.4J	<1	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/23/2018	<1	<1	<5	<1	<1	<1	<1	<1	<1
	11/28/2018	<1	<1	<2.5	<1	<1	3.0J	<1	<1	<1
	2/12/2019	2.1J	<1	<2	<1	2.9J	4.5J	1.1J	1.6J	<1
	5/29/2019	<1	<1	<1	<1	<1	<1	<1	<1	1.2J
	8/6/2019	<1	<1	1.1J	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	1.1J		4.3J	<1	1.0J	<1	1.8J
	5/20/2020	<1	2.4J	<1	1.6J	9.4	7.6	6.6	<1	2.4J
	8/19/2020	1.0J	1.5J	3.5J	<1	17.5	2.5J	6.1	3.2J	3.4J
	11/16/2020	<1	1.4J	<1	1.4J	4.8J	2.9J	3.6J	<1	1.7J
	3/8/2021	13.9	7.4	3.5J	1.6J	18.7	3.8J+	2.1J	3.0J	9
	7/7/2021	<1	2.9J	1.4J	<1	7.5	2.3J	<1	<1	4.1J
	9/302021	1.4J	3.6J	1.2J	<1	9.9	26.3	1.5J	3.9J	6.3
	11/17/2021	**3.7J**	**0.5**	**6**	**1.1J**	**42.4**	**9.9**	**9.9**	**<1**	**3.1J**
tert-Butylbenzene	7/2/2012	<1	<1	<2	<1	<1	<1	<1	<1	--
	10/1/2012	<1	<1	<10	<5	<1	<1	<1	<1	--
	1/21/2013	<1	<1	<10	<5	<1	<1	<2.5	<0.5	--
	4/9/2013	<10	<1	<10	<10	<10	<50	<1	<1	--
	7/11/2013	<1	<1	<5	<1	<1	<1	<1	<1	--
	10/18/2013	<1	<1	<10	<5	<1	<1	<1	<1	--
	1/17/2014	<1	<1	<5	<2.5	<1	<1	<1	<1	--
	6/12/2014	<1	<1	<2.5	<1	<1	<1	<1	<1	--
	8/27/2014	<1	<1	<5	<2	<1	<1	<1	<1	<1
	11/11/2014	<1	<1	<2	<5	<1	<1	<1	<1	<1
	3/2/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/19/2015	<1	<11	<2	<1	<1	<1	<1	<1	<1
	8/31/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	11/24/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	2/16/2016	<1	<1	<2	<2	<1	<1	<1	<1	<1
	5/31/2016	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/15/2016	<1	<1	<2	--	<1	<1	<1	<1	<1
	11/30/2016	<1	<1	<2	<1	<1	<1	<1	<1	<1
	2/14/2017	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/31/2017	<1	<1	<10	<1	<1	<1	<1	<1	<1
	8/24/2017	<1	<1	<1	<1	<1	<1	<1	<0.5	<1
	11/29/2017	<1	<1	<2	<1	<1	<1	<1	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/23/2018	<1	<1	<5	<1	<1	<1	<1	<1	<1
	11/28/2018	<1	<1	<2.5	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/29/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	5/20/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/19/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/16/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	7/7/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**
1,2,4-Trimethylbenzene	7/2/2012	88.7	110	1950*	26.4	30.2	94.3	3.1J	1.9J	--
	10/1/2012	33.9	190	1150	22.4J	31.5	9.2	3.9J	1.90J	--
	1/21/2013	173	170	1170	173	21.6	691*	29.6	9.4	--
	4/9/2013	189	16.9	746	55	14.3J	595	1.1J	1.1J	--
	7/11/2013	2.7J	5.6	40.2	1.9J	1.1J	4.7J	<1	<1	--
	10/18/2013	1.3J	40.1	110	<5	<1	2.9J	<1	<1	--
	1/17/2014	5.9	14.6	<5	<2.5	3.9J	5.2	6.8	5.6	--
	6/12/2014	9.6	2.4J	<2.5	<1	<1	9.9	<1	<1	--
	8/27/2014	<1	<1	<5	<2	<1	12.9	<1	<1	1.9J
	11/11/2014	4.8J	3.1J	<2	<5	3.0J	9.1	<1	<1	2.2J
	3/2/2015	8.8	4.3J	2.7J	5.4	3.1J	12.8	2.6J	2.7J	2.2J
	5/19/2015	2.6J	<1	<2	<1	<1	3.2J	<1	<1	<1

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	AMW-1	AMW-2	AMW-3	AMW-4	AMW-5	AMW-6	AMW-7	AMW-8	AMW-9
	8/31/2015	19.6	6.2	4.3J	<2	4.7J	16.1	7	6.7	9.2
	11/24/2015	1.3J	<1	<2	<2	1.1J	8.7	<1	<1	<1
	2/16/2016	2.0J	2.1J	<2	2.0J	3.1J	4.5J	1.8J	1.7	4.3J
	5/31/2016	<1	<1	<1	<1	<1	7.3	<1	<1	<1
	8/15/2016	1.4J	<1	<2	--	1.3J	3.5J	<1	<1	1.3J
	11/30/2016	49	21	6.9	60	22	150	14	8.7	18
	2/14/2017	26	21	7.9	38	19	21	20	5.5	15
	5/31/2017	<0.5	<0.5	<5	,0.5	1.5	0.8	<0.5	<0.5	0.97
	8/24/2017	1.2	<0.5	0.68	2.1	0.81	1.3	0.61	0.54	5.8
	11/29/2017	<1	<1	<2	<1	2.8J	<1	2.2J	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	1.4J	<1	<1	<1	<1
	8/23/2018	1.1J	<1	<5	1.5J	<1	<1	<1	1.8J	<1
	11/28/2018	<1	<1	<2.5	<1	<1	13.5	<1	1.0J	<1
	2/12/2019	2.1J	2.5J	2.3J	2.3J	12	20.2	4.9J	7.5	2.7J
	5/29/2019	1.2J	3.8J	2.6J	<1	3.4J	1.4J	1.8J	2.7J	5.3
	8/6/2019	1.5J	<1	4.4J	<1	<1	1.5J	<1	1.5J	<1
	11/19/2019	<1	<1	<1	<1	8.8	3.8J	1.9J	3.3J	3.4J
	2/13/2020	1.2J	<1	5.2	1.8J	5.3	3.4J	4.9J	1.9J	7.9
	5/20/2020	7.6	11.7	3.2J	8.4	44.4	37	29.8	2.9J	12.1
	8/19/2020	4.7J	7.1	15.9	3.5J	77.2	10.6	29	16.7	15.5
	11/16/2020	<1	6.1	4.8J	7.1	24	13.1	17.8	35.7	7.3
	3/8/2021	68.3	34.9	17.4	7.2	86	19.3	9.3	15.3	42
	7/7/2021	3.6J	15.1	10.3	1.1J	39.5	12.8	2.0J	3.7J	19.2
	9/30/2021	6.8	19.5	6.9	3.4J	51	128	8	18.8	32.6
	11/17/2021	**17.1**	**27.8**	**3.4**	**5.2**	**197**	**48.8**	**45.9**	**4.6J**	**15.6**
sec-Butylbenzene	7/2/2012	6.1	4.9J	<2	3.2J	1.8J	7.7	2.6J	3.0J	--
	10/1/2012	<1	<1	<10	<5	<1	<1	<1	<1	--
	1/21/2013	9.7	4.9J	24.0J	9.1J	4.0J	<1	<2.5	3.1J	--
	4/9/2013	10.0J	1.4J	<10	<10	<10	<50	1.1J	2.4J	--
	7/11/2013	<1	<1	<5	<1	<1	<1	<1	<1	--
	10/18/2013	<1	<1	<10	<5	<1	<1	<1	<1	--
	1/17/2014	<1	<1	<5	<2.5	<1	<1	<1	<1	--
	1/17/2014	<1	<1	<5	<2.5	<1	<1	<1	<1	--
	6/12/2014	<1	<1	<2.5	<1	<1	<1	<1	<1	--
	8/27/2014	<1	<1	<5	<2	<1	<1	<1	<1	<1
	11/11/2014	<1	<1	<2	<5	<1	<1	<1	<1	<1
	3/2/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/19/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/31/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	11/24/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	2/16/2016	<1	<1	<2	<2	<1	<1	<1	<1	<1
	5/31/2016	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/15/2016	<1	<1	<2	--	<1	<1	<1	<1	<1
	11/30/2016	<1	<1	<2	<1	<1	1.5	<1	<1	<1
	2/14/2017	<1	<1	<2	<1	<1	1	<1	<1	<1
	5/31/2017	<1	<1	<10	<1	<1	<1	<1	<1	<1
	8/24/2017	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/29/2017	<1	<1	<2	<1	<1	<1	<1	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	1.3J	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/23/2018	<1	<1	<5	<1	<1	<1	<1	<1	<1
	11/28/2018	<1	<1	<2.5	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<2	<1	<1	<1	<1	<1	<1
	5/29/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	5/20/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/19/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/16/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	7/7/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**
n-Butylbenzene	7/2/2012	6.1	18.5	60.8	4.0J	2.5J	12.1	1.9J	1.5J	--
	10/1/2012	1.1J	8.5	82.0	<5	1.0J	<1	<1	<1	--
	1/21/2013	42.6	6.5	70.2	10.8	17.4	15.0	<5	1.3J	--
	4/9/2013	<10	3.0J	47.3J	<10	<10	60.5J	<1	1.1J	--
	7/11/2013	<1	<1	12.0J	2.5J	<1	<1	<1	<1	--
	10/18/2013	<1	<1	21.5J	<5	<1	5.8	<1	<1	--
	1/17/2014	<1	<1	<5	<2.5	<1	<1	<1	<1	--
	6/12/2014	<1	<1	<2.5	<1	<1	4.2J	<1	<1	--
	8/27/2014	<1	<1	<5	<2	<1	<1	<1	<1	<1
	11/11/2014	<1	<1	<2	<5	<1	<1	<1	<1	<1
	3/2/2015	<1	<1	<2	<1	<1	2.7J	<1	<1	<1
	5/19/2015	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/31/2015	<1	<1	<2	<2	<1	1.4J	<1	<1	<1
	11/24/2015	<1	<1	<2	<2	<1	<1	<1	<1	<1
	2/16/2016	<1	<1	<2	<2	<1	<1	<1	<1	<1
	5/31/2016	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/15/2016	<1	<1	<2	--	<1	<1	<1	<1	<1
	11/30/2016	3.2	<1	<2	3.5	1.3	7.7	<1	<1	<1
	2/14/2017	<1	<1	<2	1.2	4.7	<1	<1	<1	1.9
	5/31/2017	<1	<1	<10	<1	<1	<1	<1	<1	<1
	8/24/2017	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/29/2017	<1	<1	<2	<1	<1	1.8J	<1	<1	<1
	2/13/2018	<1	<1	<2	<1	<1	1.6J	<1	<1	<1
	5/30/2018	<1	<1	<2	<1	<1	<1	<1	<1	<1
	8/23/2018	<1	<1	<5	<1	<1	<1	<1	<1	<1
	11/28/2018	<1	<1	<2.5	<1	<1	2.3J	<1	<1	<1
	2/12/2019	<1	<1	<1	<1	<1	2.0J	<1	<1	<1
	5/29/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	AMW-1	AMW-2	AMW-3	AMW-4	AMW-5	AMW-6	AMW-7	AMW-8	AMW-9
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	5/20/2020	<1	<1	<1	<1	<1	1.1J	<1	<1	<1
	8/19/2020	<1	<1	<1	<1	3.0J	1.2J	<1	<1	<1
	11/16/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1
	3/29/2021	1.6J	<1	<1	<1	3.1J	<1	<1	<1	<1
	7/7/2021	<1	<1	<1	<1	1.2J	<1	<1	<1	<1
	9/30/2021	<1	<1	<1	<1	1.3J	3.3J	<1	<1	<1
	11/17/2021	**<1**	**<1**	**<1**	**<1**	**5**	**1.2J**	**1.2J**	**<1**	**<1**
Naphthalene	7/2/2012	45.0	11.1	302*	26.7	7.1	106	5.6	1.6J	--
	10/1/2012	64.2	128	215	101	19.2	41.6	2.4J	1.8J	--
	1/21/2013	114	64.5	372	85.3	14.9	346	52.0	2.0J	--
	4/9/2013	75.9	6.7	191	44.6J	17.1J	190J	2.1J	1.7J	--
	7/11/2013	8.0	5.8	100	7.1	10.2	31.0	1.0J	<1	--
	10/18/2013	<1	3.8J	215	8.2J	3.6J	20.3	2.6J	<1	--
	1/17/2014	1.7J	3.2J	30.6	32.0J	1.2J	2.4J	3.9J	2.1J	--
	6/12/2014	3.2J	3.1J	7.3J	2.4J	1.5J	9.7	2.0J	1.0J	--
	8/27/2014	1.1J	<1	<5	11.4	<1	16.5	<1	<1	2.4J
	11/11/2014	9.2	7.8	<2	13.6J	9.3	20.4	6.0	6.1	1.1J
	3/2/2015	6.8	5.4J	4.0J	15.8	4.3J	18.1	4.0J	8.8	5.1
	5/19/2015	2.8J	1.8J	<2	<1	<1	1.5J	1.1J	<1	<1
	8/31/2015	7.7	5.3	6.1J	3.5J	6.3	12.2	1.7J	5	6.9
	11/24/2015	2.0J	2.1J	7.0J	3.4J	6.5	11.9	1.9J	2.3J	1.7J
	2/16/2016	2.1J	2.0J	2.6J	2.8J	2.7J	5.9	2.5J	2.8J	3.8J
	5/31/2016	<1	<1	<1	<1	<1	8.9	<1	<1	<1
	8/15/2016	3.0	2.2J	2.6J	--	3.4	12.9	3.5J	1.2J	4.0J
	11/30/2016	38	20	11	58	25	150	18	12	24
	2/14/2017	14	12	9.0	14	9.1	12	12	4	4.6
	5/31/2017	0.8	<0.5	7.5	0.53	1.4	2.8	0.76	<0.5	1.2
	8/24/2017	6.7	<0.5	4.6	5.9	12	19	4.4	<0.5	26
	11/29/2017	<1	<1	<2	1.7J	6.0	35.4	2.5J	<1	<1
	2/13/2018	<1	<1	7.0J	<1	<1	2.6J	<1	<1	<1
	5/30/2018	2.2J	<1	<2	2.1J	8.2	2.0J	<1	<1	1.1J
	8/23/2018	4.8J	<1	<5	3.4J	2..7J	2.8J	2.9J	4.9J	1.5J
	11/28/2018	2.0J	<1	<2.5	1.5J	3.3J	34.1	1.2J	2.4J	1.6J
	2/12/2019	3.1J	4.1J	<2	1.1J	7.5	11	4.6J	6.8	1.9J
	5/29/2019	2.4J	3.7J	3.6J	2.7J	3.9J	3.1J	3.5J	3.1J	5.4
	8/6/2019	2.2J	2.2	4.0J	1.0J	3.8J	4.9J	2.5J	3.5J	3.9J
	11/19/2019	<1	1.2J	4.0J	2.0J	17.2	14.2	3.5J	6.3	8.3
	2/13/2020	1.8J	2.1J	16.9	2.2J	6.3	6.8	6.9	3.6J	10.2
	5/20/2020	13.9	14.9	10.8	34.4	64.8	66.3	33.2	29.9	27.2
	8/19/2020	98	13	19	4.8	67	28.4	34.2	17.3	15.7
	11/16/2020	6.0	7.2	12.8	18.3	52.7	33.9	35.7	54.8	9.1
	3/8/2021	56.8	20.9	18.4	6.9	62.1	32.5	11.6	31.5	32.2
	7/7/2021	4.6J	13.8	41.0	2.6J	27.3	16.4	2.8J	5.4	14.9
	9/30/2021	6.0	15.4	16.2	6.6	80.6	127	9.9	20.5	32
	11/17/2021	**19.2**	**46.7**	**250**	**15.1**	**143**	**67.4**	**39.2**	**14.4**	**18.2**
Acetone	7/2/2012	<25	<25	<50	<25	<25	<25	<25	<25	--
	10/1/2012	<25	<25	<250	<125	<25	<25	<25	<25	--
	1/21/2013	<25	<25	<250	<125	<50	<50	<125	<25	--
	4/9/2013	<250	<25	<250	<250	<250	<12500	<25	<25	--
	7/11/2013	<25	<25	<125	<25	<25	<25	<25	<25	--
	10/18/2013	<25	<25	<250	<125	<25	<25	<25	<25	--
	1/17/2014	<25	<25	<125	<25	<25	<25	<25	<25	--
	6/12/2014	<25	<25	<62.5	<25	<25	<25	<25	<25	--
	8/27/2014	<25	<25	<125	<50	<25	<25	<25	<25	<25
	8/27/2014	<25	<25	<125	<50	<25	<25	<25	<25	<25
	11/11/2014	<25	<25	<50	<125	<25	<25	<25	<25	<25
	3/2/2015	<25	<25	<50	<25	<25	<25	<25	<25	<25
	5/19/2015	<25	<25	<50	<25	<25	<25	<25	<25	<25
	8/31/2015	<25	<25	<50	<50	<25	<25	<25	<25	<25
	11/24/2015	<25	<25	<50	<50	<25	<25	<25	<25	<25
	2/16/2016	<25	<25	<50	<50	<25	<25	<25	<25	<25
	5/31/2016	<25	<25	<25	<25	<25	<25	<25	<25	<25
	8/15/2016	<25	<25	<50	--	<25	<25	<25	<25	<25
	11/30/2016	<100	<100	<200	<100	<100	<100	<100	<100	<100
	2/14/2017	<100	<100	<200	<100	<100	<100	<100	<100	<100
	5/31/2017	<100	<100	<1000	<100	<100	<100	<100	<100	<100
	8/24/2017	<100	<100	<100	<100	<100	<100	<100	<100	<100
	11/29/2017	<25	<25	<125	<25	<25	<25	<25	<25	<25
	2/13/2018	<25	<25	<125	<25	<25	<25	<25	<25	<25
	5/30/2018	<25	<25	<50	<25	<25	<25	<25	<25	<25
	8/23/2018	<25	<25	<125	<25	<25	<25	<25	<25	<25
	11/28/2018	<25	<25	<62.5	<25	<25	<25	<25	<25	<25
	2/12/2019	<25	<25	<50	<25	<25	<25	<25	<25	<25
	5/29/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25
	8/6/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/19/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25
	2/13/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25
	5/20/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25
	8/19/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/16/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25
	3/8/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25
	7/7/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25
	9/30/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/17/2021	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**
2-Butanone	7/2/2012	<25	<25	<50	<25	<25	<25	<25	<25	--
	10/1/2012	<25	<25	<250	<125	<25	<25	<25	<25	--
	1/21/2013	<25	<25	<250	<125	<50	<50	<125	<25	--
	4/9/2013	<250	<25	<250	<250	<250	<12500	<25	<25	--
	7/11/2013	<25	<25	<125	<25	<25	<25	<25	<25	--

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	AMW-1	AMW-2	AMW-3	AMW-4	AMW-5	AMW-6	AMW-7	AMW-8	AMW-9
	10/18/2013	<25	<25	<250	<125	<25	<25	<25	<25	--
	1/17/2014	<25	<25	<125	<62.5	<25	<25	<25	<25	--
	6/12/2014	<25	<25	<62.5	<25	<25	<25	<25	<25	--
	8/27/2014	<25	<25	<125	<50	<25	<25	<25	<25	<25
	11/11/2014	<25	<25	<50	<125	<25	<25	<25	<25	<25
	3/2/2015	<25	<25	<50	<25	<25	<25	<25	<25	<25
	5/19/2015	<25	<25	<50	<25	<25	<25	<25	<25	<25
	8/31/2015	<25	<25	<50	<50	<25	<25	<25	<25	<25
	11/24/2015	<25	<25	<50	<50	<25	<25	<25	<25	<25
	2/16/2016	<25	<25	<50	<50	<25	<25	<25	<25	<25
	5/31/2016	<25	<25	<25	<25	<25	<25	<25	<25	<25
	8/15/2016	<25	<25	<50	--	<25	<25	<25	<25	<25
	11/30/2016	<10	<10	<20	<10	<10	<10	<10	<10	<10
	2/14/2017	<10	<10	<20	<10	<10	<10	<10	<10	<10
	5/31/2017	<10	<10	<100	<10	<10	<10	<10	<10	<10
	8/24/2017	<10	<10	<10	<10	<10	<10	<10	<10	<10
	11/29/2017	<25	<25	<50	<25	<25	<25	<25	<25	<25
	2/13/2018	<25	<25	<50	<25	<25	<25	<25	<25	<25
	5/30/2018	<25	<25	<50	<25	<25	<25	<25	<25	<25
	8/23/2018	<25	<25	<125	<25	<25	<25	<25	<25	<25
	11/28/2018	<25	<25	<62.5	<25	<25	<25	<25	<25	<25
	2/12/2019	<25	<25	<50	<25	<25	<25	<25	<25	<25
	5/29/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25
	8/6/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/19/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25
	2/13/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25
	5/20/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25
	8/19/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/16/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25
	3/8/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25
	7/7/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25
	9/30/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/17/2021	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**
Ethanol	7/2/2012	<250	<250	<500	<250	<250	<250	<250	<250	--
	10/1/2012	<250	<250	<2500	<1250	<250	<250	<250	<250	--
	1/21/2013	<250	<250	<2500	<1250	<500	<500	<1250	<250	--
	4/9/2013	<2500	<250	<2500	<2500	<2500	<125000	<250	<250	--
	7/11/2013	<250	<250	<1,250	<250	<250	<250	<250	<250	--
	10/18/2013	<250	<250	<2500	<1250	<250	<250	<250	<250	--
	1/17/2014	<250	<250	<1250	14800	<250	<250	<250	<250	--
	6/12/2014	<250	<250	<625	<250	<250	<250	<250	<250	--
	8/27/2014	<250	<250	<1250	<500	<250	<250	<250	<250	<250
	11/11/2014	<250	<250	<500	<1250	<250	<250	<250	<250	<250
	3/2/2015	<250	<250	<500	<250	<250	<250	<250	<250	<250
	5/19/2015	<250	<250	<500	<250	<250	<250	<250	<250	<250
	8/31/2015	<250	<250	<500	<500	<250	<250	<250	<250	<250
	11/24/2015	<250	<250	<500	<500	<250	<250	<250	<250	<250
	2/16/2016	<250	<250	<500	<500	<250	<250	<250	<250	<250
	5/31/2016	<250	<250	<500	<500	<250	<250	<250	<250	<250
	8/15/2016	<250	<250	<500	--	<250	<250	<250	<250	<250
	11/30/2016	<250	<250	<500	<250	<250	<250	<250	<250	<250
	2/14/2017	<250	<250	<250	<250	<250	<250	<250	<250	<250
	5/31/2017	<250	<250	<2500	<250	<250	<250	<250	<250	<250
	8/24/2017	<250	<250	<250	<250	<250	<250	<250	<250	<250
	11/29/2017	<250	<250	<500	782	<250	<250	<250	<250	<250
	2/13/2018	<250	<250	<500	<250	<250	<250	<250	<250	<250
	5/30/2018	<250	<250	<500	<250	<250	<250	<250	<250	<250
	8/23/2018	<250	<250	1250	<250	<250	<250	<250	<250	<250
	11/28/2018	<250	<250	<625	<250	<250	<250	<250	<250	<250
	2/12/2019	<250	<250	<500	<250	<250	<250	<250	<250	<250
	5/29/2019	<250	<250	<250	322J	<250	<250	<250	<250	<250
	8/6/2019	<250	<250	<250	<250	<250	<250	<250	<250	<250
	11/19/2019	<250	<250	<250	<250	<250	<250	<250	<250	<250
	2/13/2020	<250	<250	<250	<250	<250	<250	<250	<250	<250
	5/20/2020	<250	<250	<250	<250	<250	<250	<250	<250	<250
	8/19/2020	<250	<250	<250	<250	<250	<250	<250	<250	<250
	11/16/2020	<250	<250	<250	<250	<250	<250	<250	<250	<250
	3/8/2021	<250	<250	<250	<250	<250	<250	<250	<250	<250
	7/7/2021	<250	<250	<250	<250	<250	<250	<250	<250	<250
	9/30/2021	<250	<250	<250	<250	<250	<250	<250	<250	<250
	11/17/2021	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**

Additional Notes:
ug/L - micrograms per Liter; parts per million.
NS - Not Sampled
J - Result is between the MDL and the PQL; Trace concentration.
NA - Not Applicable
Well BYA-7R was installed in December 2008; the well was developed & initial sampling (for the 1Q09 event) was performed on February 19, 2009.
ABAN - Abandoned monitoring well; no more sampling

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD
Chloroform	4/9/2007	<5	<1	<2	<1	-	-	-	-	-	-	-	-	-
	7/9/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/23/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/2/2012	<1	3.1J	<1	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	4/9/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/24/2015	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	2/16/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	5/31/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	8/15/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	11/30/2016	<0.5	<0.5	<0.5	<0.5	<0.5	<13	-	-	-	<0.5	<0.5	<1	-
	2/14/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<13	-	-	-	<0.5	<0.5	<0.5	-
	5/31/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<13	-	-	-	<0.5	<0.5	<0.5	-
	8/24/2017	<0.50	<0.50	<0.5	<0.5	<0.5	<2.5	-	-	-	<0.5	<0.5	<0.5	-
	11/29/2017	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	<1	<1	<1	<1	<1	<1	-	<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	5/29/2019	<2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	-	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	<1	<1	-	<1	<1	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	<1	<1	<1	-	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
1,2-Dichloroethane	4/3/2006	<10	13.1	<5	<5	-	-	-	-	-	-	-	-	-
	10/9/2006	14.5	8	--	<5	-	-	-	-	-	-	-	-	-
	1/8/2007	14.2	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/9/2007	18.7	2.1J	<1	<0.5	-	-	-	-	-	-	-	-	-
	7/9/2007	16.0	1.0J	<1	<0.5	-	-	-	-	-	-	-	-	-
	10/8/2007	3.1J	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	1/28/2008	21.3	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	04/21-22/08	2.1	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	7/7/2008	2.3	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	10/3/2008	16.8	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	1/21/2009	1.2J	--	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	4/2/2009	<0.5	--	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	7/20/2009	3.4J	--	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	1/26/2010	1.5J	--	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	4/7/2010	1.0J	--	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	7/7/2010	2.0J	--	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	10/18/2010	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	1/13/2011	<0.5	--	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	10/6/2011	3.4J	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	1/23/2012	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	7/2/2012	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	10/1/2012	2.2J	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	1/21/2013	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	4/9/2013	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	7/11/2013	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	10/18/2013	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	1/17/2014	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	6/12/2014	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	8/27/2014	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	11/11/2014	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	3/2/2015	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	5/19/2015	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	8/18/2015	<0.5	<0.5	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	11/24/2015	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-	<0.5	<0.5	-	-
	2/16/2016	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-	2.1J	<0.5	-	-
	5/31/2016	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-	<0.5	<0.5	-	-
	8/15/2016	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-	-	-	<0.5	<0.5	<0.5	-
	11/30/2016	<0.5	<0.5	<0.5	<0.5	2.3	<13	-	-	-	<0.5	<0.5	<1	-
	2/14/2017	<0.5	<0.5	<0.5	<0.5	0.81	<13	-	-	-	<0.5	<0.5	<0.5	-
	5/31/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<13	-	-	-	<0.5	<0.5	<0.5	-
	8/24/2017	<0.50	<0.5	<0.5	<0.5	1.2	<2.5	-	-	-	<0.5	<0.5	<0.5	-
	11/29/2017	<0.5	<0.5	<0.5	<0.5	1.4J	<0.5	-	-	-	<0.5	<0.5	<0.5	-
	2/13/2018	<0.5	<0.5	<0.5	<0.5	2.2J	<0.5	-	-	-	<0.5	<0.5	<0.5	-
	5/30/2018	<0.5	<0.5	<0.5	<0.5	0.8J	<0.5	-	-	-	<0.5	<0.5	<0.5	-
	8/23/2018	<0.5	<0.5	<0.5	<0.5	2.0J	<0.5	<0.5	<0.5	-	<0.5	<0.5	<0.5	<0.5
	9/12/2018	-	-	-	-	-	-	-	-	<0.5	-	-	-	-
	11/28/2018	<0.5	<0.5	<0.5	<0.5	1.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	2/12/2019	<0.5	<0.5	<0.5	<0.5	1.2J	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	5/29/2019	<1	<0.5	<0.5	<0.5	1.4J	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	8/6/2019	<0.5	<0.5	<0.5	<0.5	1.22J	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/19/2019	<0.5	<0.5	<0.5	<0.5	1.7J	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	2/13/2020	<0.5	<0.5	<0.5	<0.5	2.5J	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	3/8/2021	<0.5	<0.5	<0.5	<0.5	1.0J	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	9/30/2021	<0.5	<0.5	<0.5	<0.5	1.0J	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
	11/17/2021	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**
Isopropylbenzene	7/19/2005	<5	--	<5	<5	-	-	-	-	-	-	-	-	-
	10/3/2005	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/3/2006	<10	<5	19.1	<5	-	-	-	-	-	-	-	-	-
	7/10/2006	<10	<5	<5	<5	-	-	-	-	-	-	-	-	-
	10/9/2006	<5	<5	--	<5	-	-	-	-	-	-	-	-	-
	1/8/2007	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	7/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	18.4	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	--	1.5J	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD
	10/6/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	1/23/2012	1.3J	1.4J	<1	<1	-	-	-	-	-	-	-	-	-
	7/2/2012	<1	<1	7.5	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	<1	<1	1.3J	-	-	-	-	-	-	-	-	-
	4/9/2013	<1	1.0J	<1	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	6.3	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	1.3J	<1	<1	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/24/2015	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	2/16/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	2.0J	-	-
	5/31/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	8/15/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	11/30/2016	0.68	0.72	3	0.87	1.3	79	-	-	-	3.1	4.5	4.7	-
	2/14/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<13	-	-	-	<0.5	<0.5	<0.5	-
	5/31/2017	<0.5	<0.5	<0.5	<0.5	<0.5	20	-	-	-	<0.5	<0.5	<0.5	-
	8/24/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<2.5	-	-	-	<0.5	<0.5	<0.5	-
	11/29/2017	<1	<1	<1	<1	<1	1.3J	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	<1	4.3J	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	<1	<1	<1	<1	<1	<1	-	<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	<1	2.2J	<1	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<1	<1	<1	1.1J	<1	<1	<1	<1	<1	<1	<1
	5/29/2019	<2	1.2J	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	6.9	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	5.4	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	1.0J	1.1J	<1	1.2J	1.2J	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	2.8J	<1	<1	3.2J	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**<1**	**4.1J**	**3.6J**	**<1**	**1.9J**	**1.4J**	**2.3J**	**1.7J**	**<1**	**<1**	**<1**	**<1**
Tetrachloroethene	7/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/23/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/2/2012	<1	2.7	<1	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	4/9/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/24/2015	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	2/16/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	5/31/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	8/15/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	11/30/2016	<0.5	<0.5	<0.5	<0.5	<0.5	<13	-	-	-	<0.5	<0.5	<1	-
	2/14/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<13	-	-	-	<0.5	<0.5	<0.5	-
	5/31/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<13	-	-	-	<0.5	<0.5	<0.5	-
	8/24/2017	<0.5	<0.5	<0.5	<0.5	<0.5	<2.5	-	-	-	<0.5	<0.5	<0.5	-
	11/29/2017	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	19.8	7.3	<1	<1	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	1.8J	<1	<1	<1	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	6.7	2.9J	<1	<1	<1	<1	-	<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	5/29/2019	<2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	4.1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**<1**	**19.2**	**3.5**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**
n-Propylbenzene	7/19/2005	<5	--	<5	<5	-	-	-	-	-	-	-	-	-
	10/3/2005	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/3/2006	<10	<5	46.4	<5	-	-	-	-	-	-	-	-	-
	7/10/2006	<10	<5	<5	<5	-	-	-	-	-	-	-	-	-
	10/9/2006	<5	<5	--	<5	-	-	-	-	-	-	-	-	-
	1/8/2007	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	7/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	49.6	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<0.5	<0.5	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	<1	5.4	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	<1	2.3J	1.0J	<1	-	-	-	-	-	-	-	-	-
	1/23/2012	1.4J	1.6J	1.5J	1.2J	-	-	-	-	-	-	-	-	-
	7/2/2012	1.2J	<1	31.0	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	<1	1.3J	2.9J	<1	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	1.7J	1.7J	2.3J	-	-	-	-	-	-	-	-	-
	4/9/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	19.7	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	1.5J	<1	3.7J	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	<1	3.3J	1.4J	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	<1	<1	1.1J	1.0J	-	-	-	-	-	-	-	-	-
	11/24/2015	<1	<1	<1	<1	<1	<1	-	-	-	<1	5.9	-	-
	2/16/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	2.2J	-	-
	5/31/2016	<1	<1	<1	<1	<1	3.0J	-	-	-	<1	<1	-	-

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD
	8/15/2016	<1	<1	<1	<1	<1	4.4J	-	-	-	<1	<1	<1	-
	11/30/2016	2.9	3	13	3.6	5.3	280	-	-	-	13	19	19	-
	2/14/2017	<0.5	0.84	2	0.95	1.8	25	-	-	-	<0.5	<0.5	<0.5	-
	5/31/2017	<0.5	<0.5	<0.5	<0.5	<0.5	68	-	-	-	<0.5	<0.5	<0.5	-
	8/24/2017	<0.50	<0.5	<0.5	<0.5	<0.5	<2.5	-	-	-	<0.5	<0.5	<0.5	-
	11/29/2017	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	<1	14.1	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	<1	<1	<1	3.9J	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	<1	<1	<1	2.5J	<1	<1	-	<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	1.1J	7.6	<1	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	1.2J	<1	<1	3.5J	2.3J	<1	<1	<1	<1	<1	<1
	5/29/2019	<2	1.5J	1.8J	<1	<1	1.5J	1.2J	<1	1.1J	<1	<1	<1	<1
	8/6/2019	<1	<1	1.1J	<1	<1	<1	<1	<1	1.7J	<1	<1	<1	<1
	11/19/2019	<1	1.4J	<1	<1	<1	24.9	1.0J	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	2.5J	<1	<1	4.7J	18.3	<1	<1	1.3J	<1	<1	<1	<1
	3/8/2021	1.1J	3.7J	3.4J	2.7J	3.0J	2.5J	4.4J	4.1J	<1	<1	<1	<1	2.4J
	9/30/2021	1.0J	2.0J	8.5	<1	71.7	120	76.9	1.4J	<1	<1	<1	<1	1.1J
	11/17/2021	**1.5J**	**3.8J**	**9.9**	**8.7**	**1.9J**	**4.9J**	**4.1J**	**6.5**	**4.7J**	**<1**	**<1**	**<1**	**1.6J**
1,3,5-Trimethylbenzene	7/19/2005	<5	--	<5	<5	-	-	-	-	-	-	-	-	-
	10/3/2005	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/3/2006	<5	<5	20	<5	-	-	-	-	-	-	-	-	-
	7/10/2006	<10	<5	<5	<5	-	-	-	-	-	-	-	-	-
	10/9/2006	<5	<5	--	<5	-	-	-	-	-	-	-	-	-
	1/8/2007	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	7/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	427*	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	<1	2.8J	<1	<1	-	-	-	-	-	-	-	-	-
	1/23/2012	2.5J	<1	2.6J	2.1J	-	-	-	-	-	-	-	-	-
	7/2/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	<1	<1	1.6J	3.2J	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	2.1J	1.9J	2.7J	-	-	-	-	-	-	-	-	-
	4/9/2013	8.2	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	5.7	4.0J	2.9J	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	<1	1.8J	<1	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	1.3J	1.4J			-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	2.1J	2.8J	4.1J	3.3J	-	-	-	-	-	-	-	-	-
	11/24/2015	<1	<1	<1	<1	<1	<1	-	-	-	<1	26	-	-
	2/16/2016	1.4J	1.2J	3.7J	2.3J	3.1J	7.3	-	-	-	<1	<1	-	-
	5/31/2016	<1	<1	<1	<1	<1	9.9	-	-	-	<1	<1	-	-
	8/15/2016	<1	<1	<1	<1	1.1J	11.5	-	-	-	<1	<1	<1	-
	11/30/2016	8.1	8.6	38	11	17	610	-	-	-	40	62.0	64.0	-
	2/14/2017	1.4	3.6	15	8.4	9.9	59	-	-	-	0.85	0.7	0.6	-
	5/31/2017	<0.5	<0.5	<0.5	<0.5	0.96	110	-	-	-	<0.5	<0.5	<0.5	-
	8/24/2017	<0.5	<0.5	<0.5	<0.5	<0.5	3.4	-	-	-	<0.5	<0.5	<0.5	-
	11/29/2017	<1	<1	<1	<1	<1	4.9J	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	<1	19.6	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	<1	<1	<1	2.8J	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	<1	<1	<1	4.1J	<1	<1	-	<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	2.0J	13.7	<1	<1	<1	<1	<1	<1	<1
	2/12/2019	2.7J	1.3J	14.8	8.9	1.8J	5.3	1.7J	2.0J	<1	<1	<1	<1	1.2J
	5/29/2019	<2	<1	1.2J	<1	<1	<1	3.6J	0.6J	<1	<1	<1	<1	<1.2
	8/6/2019	<1	<1	3.0J	<1	<1	1.8J	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	27.1	4.1J	1.6J	<1	<1	<1	<1	<1
	2/13/2020	<1	1.8J	<1	<1	1.9J	19.2	3.7	2.3J	4.2J	<1	<1	<1	<1
	3/8/2021	2.8J	9.3	3.4J	7.4	8.2	7.4	8.5	10.3	1.5J	<1	<1	<1	5.4
	9/30/2021	2.2J	5.5	24.7	2.6J	7.2	15.8	7.8	3.5J	2.3J	1.8J	<1	<1	3.4J
	11/17/2021	**3.9J**	**12**	**29.4**	**26.6**	**5.2**	**9.1**	**13**	**20.5**	**15.6**	**1.7J**	**<1**	**<1**	**4.2J**
tert-Butylbenzene	7/19/2005	<5	--	<5	<5	-	-	-	-	-	-	-	-	-
	10/3/2005	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	1/8/2007	<5	<5	<1	<1	-	-	-	-	-	-	-	-	-
	7/9/2007	<5	<5	<1	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/23/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/2/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	4/9/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/24/2015	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	2/16/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	5/31/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	8/15/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	11/30/2016	<1	<1	<1	4.5	<1	<25	-	-	-	<1	<1	<2	-
	2/14/2017	<1	<1	<1	<1	<1	<25	-	-	-	<1	<1	<1	-
	5/31/2017	<1	<1	<1	<1	<1	<25	-	-	-	<1	,1	,1	-

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD
	8/24/2017	<1.0	<1	<1	<1	<1	<5	-	-	-	<1	<1	<1	-
	11/29/2017	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	<1	<1	<1	<1	<1	<1		<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	5/29/2019	<2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**
1,2,4-Trimethylbenzene	7/19/2005	7.8	--	11.2	15.9	-	-	-	-	-	-	-	-	-
	10/3/2005	5.3	<5	98.8	<5	-	-	-	-	-	-	-	-	-
	4/3/2006	11.2	<5	<5	<5	-	-	-	-	-	-	-	-	-
	7/10/2006	<10	<5	--	<5	-	-	-	-	-	-	-	-	-
	10/9/2006	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	1/8/2007	<5	<5	<2	<1	-	-	-	-	-	-	-	-	-
	4/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	7/9/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	1,260*	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	2.2J	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	--	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	<1	1.7J	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	2.1J	--	10.9	9.8	-	-	-	-	-	-	-	-	-
	1/23/2012	9.6	1.2J	<1	<1	-	-	-	-	-	-	-	-	-
	7/2/2012	1.9J	11.3	5.4	10.2	-	-	-	-	-	-	-	-	-
	10/1/2012	2.2J	<1	7.1	10.0	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	2.8J	<1	1.1J	-	-	-	-	-	-	-	-	-
	4/9/2013	20.1	8.3	2.0J	2.3J	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	1.1J	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	12.0	9.0	-	-	-	-	-	-	-	-	-
	1/17/2014	1.7J	1.2J	<1	<1	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	14.7	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	2.9J	1.8J	-	-	-	-	-	-	-	-	-
	11/11/2014	2.1J	<1	<1	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	4.5	5.0	12.3	6.8	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	8.4	11.3	16.3	13.8	-	-	-	-	-	-	-	-	-
	11/24/2015	1.4J	<1	<1	<1	2.7J	<1	-	-	-	<1	66.5	-	-
	2/16/2016	4.4J	4.8J	13.3	8.2	12.5	22.0	-	-	-	1.4J	2.6J	-	-
	5/31/2016	<1	<1	<1	<1	<1	35.6	-	-	-	<1	<1	-	-
	8/15/2016	1.6J	1.8J	4.4J	<1	4.0J	42.8	-	-	-	<1	<1	<1	-
	11/30/2016	33	34	140	39	64	2100.0	-	-	-	150	240	260	-
	2/14/2017	5.1	13	63	32	36	230.0	-	-	-	3.1	2.8	2.4	-
	5/31/2017	<0.5	0.9	0.7	<0.5	2.7	480.0	-	-	-	<0.5	<0.5	<0.5	-
	8/24/2017	<0.5	<0.5	0.94	1	1.9	23.0	-	-	-	<0.5	<0.5	<0.5	-
	11/29/2017	<1	<1	<1	<1	1.5J	36.3	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	1.5J	108.0	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	<1	<1	<1	17.6	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	<1	<1	<1	22.7	<1	<1	-	<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	7.9	63.2	<1	<1	<1	<1	<1	<1	1.2J
	2/12/2019	2.7J	1.3J	14.8	8.9	6.9	23.6	6.2	5.3	2.6J	1.3J	1.8J	1.6J	4.7J
	5/29/219	<2	<2	4.3J	2.4J	3.4J	6.2	15.1	2.4J	2.59J	<1	<1	<1	5.7
	8/6/2019	2.3J	1.28J	14	1.3J	1.4J	11.2	<1	<1	<1	<1	<1	<1	1.5J
	11/19/2019	<1	4.3J	<1	<1	<1	160	23.1	9.6	6.1	<1	<1	<1	<1
	2/13/2020	9.2	8.2	3.6J	<1	10.1	113	19.5	12	20.6	<1	<1	<1	6.4
	3/8/2021	12.5	41.9	19.5	23.2	39	38.6	34.6	48.7	7.1	5.9	2.7J	2.6J	24.2
	9/30/2021	11	27.6	114	13.7	35.2	85.3	37.3	19.2	11.6	8.8	4.2J	2.9J	17.1
	11/17/2021	**17.8**	**60.7**	**125**	**121**	**23.7**	**48.6**	**64.7**	**102**	**80**	**8.4**	**2.4J**	**1.4J**	**20.9**
sec-Butylbenzene	4/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	7/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	<1	1.0J	<1	<1	-	-	-	-	-	-	-	-	-
	1/23/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/2/2012	<1	<1	4.9J	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	4/9/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	1.9J	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	1.2J	<1	<1	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/24/2015	<1	<1	<1	<1	<1	<1	-	-	-	<1	1.7J	-	-
	2/16/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	5/31/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	8/15/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	11/30/2016	<1	<1	1.9	<1	<1	25	-	-	-	1.6	2.5	2.4	-
	2/14/2017	<1	<1	<1	<1	<1	<25	-	-	-	<1	<1	<1	-
	5/31/2017	<1	<1	<1	<1	<1	<25	-	-	-	<1	<1	<1	-
	8/24/2017	<1	<1	<1	<1	<1	<5	-	-	-	<1	<1	<1	-
	11/29/2017	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	<1	<1	<1	<1	<1	<1	-	<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	5/29/2019	<2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**	**<1**

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD
n-Butylbenzene	7/19/2005	<5	--	<5	<5	-	-	-	-	-	-	-	-	-
	10/3/2005	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/3/2006	<10	<5	<2	<1	-	-	-	-	-	-	-	-	-
	4/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	4/21-22/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	49.0	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	<1	1.7J	<1	<1	-	-	-	-	-	-	-	-	-
	1/23/2012	<1	<1	4.0J	<1	-	-	-	-	-	-	-	-	-
	7/2/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	4/9/2013	<1	<1	1.9J	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	3/2/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/24/2015	<1	<1	<1	<1	<1	<1	-	-	-	<1	9.5	-	-
	2/16/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	5/31/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	-	-
	8/15/2016	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	11/30/2016	2.2	1.7	9.2	1.9	3.3	94	-	-	-	8.7	13	14	-
	2/14/2017	<1	2	5.5	3.3	3.3	<25	-	-	-	<1	<1	<1	-
	5/31/2017	<1	<1	<1	<1	<1	<25	-	-	-	<1	<1	<1	-
	8/24/2017	<1	<1	<1	<1	<1	<5	-	-	-	<1	<1	<1	-
	11/29/2017	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	<1	2.3J	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	<1	<1	<1	<1	-	-	-	<1	<1	<1	-
	8/23/2018	<1	<1	<1	<1	<1	<1	<1	<1	-	<1	<1	<1	<1
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	<1	<1	<1	<1	<1	3.0J	<1	<1	<1	<1	<1	<1	<1
	2/12/2019	<1	<1	1.0J	<1	<1	1.1J	<1	<1	<1	<1	<1	<1	<1
	5/29/2019	<2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	8/6/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	11/19/2019	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
	2/13/2020	<1	<1	<1	<1	<1	2.5J	<1	<1	<1	<1	<1	<1	<1
	3/8/2021	<1	1.5J	<1	1.0J	1.2J	1.2J	1.7J	1.5J	<1	<1	<1	<1	<1
	9/30/2021	<1	<1	2.6J	<1	<1	1.9J	<1	<1	<1	<1	<1	<1	<1
	11/17/2021	**<1**	**1.5J**	**3.3J**	**3.0J**	**<1**	**1.2J**	**1.9J**	**2.6J**	**2.6J**	**<1**	**<1**	**<1**	**<1**
Naphthalene	7/19/2005	7.1	--	<5	5	-	-	-	-	-	-	-	-	-
	10/3/2005	9.2	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/3/2006	16.3	<5	10.2	<5	-	-	-	-	-	-	-	-	-
	7/10/2006	10	<5	<5	<5	-	-	-	-	-	-	-	-	-
	10/9/2006	<5	<5	--	<5	-	-	-	-	-	-	-	-	-
	1/8/2007	<5	<5	<5	<5	-	-	-	-	-	-	-	-	-
	4/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	7/9/2007	<1	<1	<2	<1	-	-	-	-	-	-	-	-	-
	10/8/2007	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/28/2008	<2.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	04/21-22/08	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	10/3/2008	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/21/2009	<1	--	20.3	<1	-	-	-	-	-	-	-	-	-
	4/2/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/20/2009	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/26/2010	1.4J	--	<1	<1	-	-	-	-	-	-	-	-	-
	4/7/2010	1.2J	--	<1	<1	-	-	-	-	-	-	-	-	-
	7/7/2010	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/18/2010	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	1/13/2011	<1	--	<1	<1	-	-	-	-	-	-	-	-	-
	10/6/2011	2.7J	3.8J	3.9J	1.8J	-	-	-	-	-	-	-	-	-
	1/23/2012	3.6J	4.4J	<1	<1	-	-	-	-	-	-	-	-	-
	7/2/2012	3.0J	<1	2.0J	<1	-	-	-	-	-	-	-	-	-
	10/1/2012	2.1J	2.7J	4.1J	1.7J	-	-	-	-	-	-	-	-	-
	1/21/2013	<1	4.9J	2.8J	3.4J	-	-	-	-	-	-	-	-	-
	4/9/2013	7.5	<1	<1	<1	-	-	-	-	-	-	-	-	-
	7/11/2013	<1	<1	2.0J	1.6J	-	-	-	-	-	-	-	-	-
	10/18/2013	<1	1.1J	1.3J	<1	-	-	-	-	-	-	-	-	-
	1/17/2014	<1	2.1J	<1	<1	-	-	-	-	-	-	-	-	-
	6/12/2014	<1	2.3J	3.5J	1.1J	-	-	-	-	-	-	-	-	-
	8/27/2014	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	11/11/2014	4.7J	10.1	13.0	12.7	-	-	-	-	-	-	-	-	-
	3/2/2015	6	4.9J	7.9	7.4	-	-	-	-	-	-	-	-	-
	5/19/2015	<1	<1	<1	<1	-	-	-	-	-	-	-	-	-
	8/18/2015	4.4J	8.6	20.9	13.5	-	-	-	-	-	-	-	-	-
	11/24/2015	3.3J	1.8J	1.7J	1.8J	14.6	4.7J	-	-	-	1.7J	17.6	-	-
	2/16/2016	3.0J	3.7J	7	5.6	9.7	9.8	-	-	-	9.7	9.8	-	-
	5/31/2016	<1	<1	<1	<1	<1	33.7	-	-	-	<1	<1	-	-
	8/15/2016	1.1J	3.0J	7.2	3.6J	5.1	22	-	-	-	1.5J	<1	1.8J	-
	11/30/2016	34	31	69	31	50	590	-	-	-	150	210	270	-
	2/14/2017	2.7	5.7	21	13	8.2	70	-	-	-	2.7	2.1	1.9	-
	5/31/2017	<0.5	1.2	1.4	0.93	0.83	110	-	-	-	<0.5	<0.5	<0.5	-
	8/24/2017	<0.50	<0.5	6	6.5	8.1	21	-	-	-	3.6	<0.5	<0.5	-
	11/29/2017	<1	<1	<1	<1	2.1	9.7	-	-	-	<1	<1	<1	-
	2/13/2018	<1	<1	<1	<1	2.1	50.1	-	-	-	<1	<1	<1	-
	5/30/2018	<1	<1	1.0J	<1	<1	17	-	-	-	<1	<1	<1	-
	8/23/2018	<1	2.6J	3.6J	2.6J	1.7J	22.5	<1	<1	-	<1	<1	<1	2.4J
	9/12/2018	-	-	-	-	-	-	-	-	<1	-	-	-	-
	11/28/2018	3.0J	1.0J	<1	1.1J	4.2J	28.2	<1	<1	<1	<1	<1	<1	2.1J
	2/12/2019	2.8J	1.6J	9	5.1	2.6J	6.7	2.9J	3.8J	1.7J	1.2J	1.1J	<1	3.2J
	5/29/2019	3.8J	1.6J	5.1	6.3	5.5	3.7J	14.4	5.4	5.5	1.24J	1.4J	1.0J	7
	8/6/2019	3.8J	2.6J	19.7	8.2	6.4	18.6	4.7J	5.4J	1.1J	2.2J	1.9J	4.0J	5.6
	11/19/2019	2.7J	7.6	4.8J	3.1J	3.4J	46.4	33.3	19.7	24.3	2.5J	1.3J	<1	1.2J
	2/13/2020	11.2	9.9	9.2	4.4J	12.3	37.6	31.4	23.2	32.9	1.8J	<1	1.4J	13.4
	3/8/2021	16.2	30.4	39.6	36.1	53.6	79	42.7	50.4	20.1	11.7	5.3	3.3J	13.9
	9/30/2021	17	29.6	79.3	33.5	44.1	85.4	35.8	31.5	23.8	18.8	11	5.3	5.3
	11/17/2021	**13.6**	**66.5**	**61.6**	**76.5**	**24.9**	**34.7**	**63**	**96.2**	**115**	**11.4**	**4.9J**	**2.6J**	**18.3**
Acetone	10/3/2008	<25	<25	<25	<25	-	-				-	-	-	-
	1/21/2009	<25	--	<25	<25	-	-				-	-	-	-
	4/2/2009	<25	--	<25	<25	-	-				-	-	-	-
	7/20/2009	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/26/2010	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	4/7/2010	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	7/7/2010	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	10/18/2010	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/13/2011	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	10/6/2011	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/23/2012	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	7/2/2012	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	10/1/2012	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD
	1/21/2013	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	4/9/2013	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	7/11/2013	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	10/18/2013	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/17/2014	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	6/12/2014	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	8/27/2014	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	11/11/2014	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	3/2/2015	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	5/19/2015	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	8/18/2015	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	11/24/2015	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	-	-
	2/16/2016	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	-	-
	5/31/2016	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	-	-
	8/15/2016	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	<25	-
	11/30/2016	<100	<100	<100	<100	<100	<2500	-	-	-	<100	<100	<200	-
	2/14/2017	<100	<100	<100	<100	<100	<2500	-	-	-	<100	<100	<100	-
	5/31/2017	<100	<100	<100	<100	<100	<2500	-	-	-	<100	<100	<100	-
	8/24/2017	<100	<100	<100	<100	<100	<500	-	-	-	<100	<100	<100	-
	11/29/2017	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	<25	-
	2/13/2018	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	<25	-
	5/30/2018	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	<25	-
	8/23/2018	<25	<25	<25	<25	<25	<25	<25	<25	-	<25	<25	<25	<25
	9/12/2018	-	-	-	-	-	-	-	-	<25	-	-	-	-
	11/28/2018	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	2/12/2019	<25	<25	<25	<25	<25	<25	2.9J	3.8J	1.7J	<25	<25	<25	40.2J
	5/29/2019	<50	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	74.3
	8/6/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	37.4J
	11/19/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	2/13/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	3/8/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	9/30/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/17/2021	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**

TABLE 3
Additional Groundwater Analytical Results (EPA Method 8260B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD
2-Butanone	10/3/2008	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/21/2009	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	4/2/2009	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	7/20/2009	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/26/2010	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	4/7/2010	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	7/7/2010	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	10/18/2010	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/13/2011	<25	--	<25	<25	-	-	-	-	-	-	-	-	-
	10/6/2011	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/23/2012	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	7/2/2012	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	10/1/2012	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/21/2013	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	4/9/2013	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	7/11/2013	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	10/18/2013	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	1/17/2014	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	6/12/2014	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	8/27/2014	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	11/11/2014	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	3/2/2015	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	5/19/2015	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	8/18/2015	<25	<25	<25	<25	-	-	-	-	-	-	-	-	-
	11/24/2015	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	-	-
	2/16/2016	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	-	-
	5/31/2016	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	-	-
	8/15/2016	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	<25	-
	11/30/2016	<10	<10	<10	<10	<10	<250	-	-	-	<10	<10	<20	-
	2/14/2017	<10	<10	<10	<10	<10	<250	-	-	-	<10	<10	<10	-
	5/31/2017	<10	<10	<10	<10	<10	<250	-	-	-	<10	<10	<10	-
	8/24/2017	<10	<10	<10	<10	<10	<50	-	-	-	<10	<10	<10	-
	11/29/2017	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	<25	-
	2/13/2018	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	<25	-
	5/30/2018	<25	<25	<25	<25	<25	<25	-	-	-	<25	<25	<25	-
	8/23/2018	<25	<25	<25	<25	<25	<25	<25	<25	-	<25	<25	<25	<25
	9/12/2018	-	-	-	-	-	-	-	-	<25	-	-	-	-
	11/28/2018	<25	<25	<25	25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	2/12/2019	<25	<25	<25	25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	5/29/2019	<50	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	8/6/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/19/2019	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	2/13/2020	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	3/8/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	9/30/2021	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25	<25
	11/17/2021	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**	**<25**
Ethanol	10/3/2008	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	1/21/2009	<250	--	<250	<250	-	-	-	-	-	-	-	-	-
	4/2/2009	<250	--	<250	<250	-	-	-	-	-	-	-	-	-
	7/20/2009	<250	--	<250	<250	-	-	-	-	-	-	-	-	-
	10/20/2009	--	<250	<250	<250	-	-	-	-	-	-	-	-	-
	1/26/2010	<250	--	<250	<250	-	-	-	-	-	-	-	-	-
	4/7/2010	<250	--	<250	<250	-	-	-	-	-	-	-	-	-
	7/7/2010	<250	--	<250	<250	-	-	-	-	-	-	-	-	-
	10/18/2010	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	1/13/2011	<250	--	<250	<250	-	-	-	-	-	-	-	-	-
	10/6/2011	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	1/23/2012	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	7/2/2012	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	10/1/2012	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	1/21/2013	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	4/9/2013	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	7/11/2013	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	10/18/2013	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	1/17/2014	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	6/12/2014	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	8/27/2014	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	11/11/2014	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	3/2/2015	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	5/19/2015	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	8/18/2015	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	11/24/2015	<250	<250	<250	<250	<250	<250	-	-	-	<250	<250	-	-
	2/16/2016	<250	<250	<250	<250	<250	<250	-	-	-	<250	<250	-	-
	5/31/2016	<250	<250	<250	<250	<250	<250	-	-	-	<250	<250	-	-
	8/15/2016	<250	<250	<250	<250	<250	<250	-	-	-	<250	<250	<250	-
	11/30/2016	<250	<250	<250	<250	<250	<6300	-	-	-	<250	<250	<500	-
	2/14/2017	<250	<250	<250	<250	-	-	-	-	-	-	-	-	-
	5/31/2017	<250	<250	<250	<250	<250	6300	-	-	-	<250	<250	<250	-
	8/24/2017	<250	<250	<250	<250	<250	<1300	-	-	-	<250	<250	<250	-
	11/29/2017	<250	<250	<250	<250	<250	<250	-	-	-	<250	<250	<250	-
	2/13/2018	<250	<250	<250	<250	<250	<250	-	-	-	<250	<250	<250	-
	5/30/2018	<250	<250	<250	<250	<250	<250	-	-	-	<250	<250	<250	-
	8/23/2018	<250	<250	<250	<250	<250	<250	<250	<250	-	<250	<250	<250	<250
	9/12/2018	-	-	-	-	-	-	-	-	<250	-	-	-	-
	11/28/2018	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250
	2/12/2019	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	267J
	5/29/2019	<500	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250
	8/6/2019	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250
	11/19/2019	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250
	2/13/2020	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250
	3/8/2021	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250
	9/30/2021	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250	<250
	11/17/2021	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**	**<250**

Additional Notes:
ug/L - micrograms per Liter; parts per million.
NS - Not Sampled
J - Result is between the MDL and the PQL; Trace concentration.
NA - Not Applicable
Well BYA-7R was installed in December 2008; the well was developed & initial sampling (for the 1Q09 event) was performed on February 19, 2009.

ABAN - Abandoned monitoring well; no more sampling

TABLE 4
Additional Groundwater Analytical Results (EPA Method 6010B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-1	AMW-2	AMW-3	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD	AMW-4	AMW-5	AMW-6	AMW-7	AMW-8	AMW-9	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14
Arsenic	4/9/2013	9	26	23	13	22	36	119		--	--	--	26	40	56	21	17	--	--	--	--	--	--
	7/11/2013	20	20	17	58	34	44	99		--	--	--	24	68	90	22	24	--	--	--	--	--	--
	10/18/2013	43	48	28	42	47	64	146		--	--	--	69	118	97	32	28	--	--	--	--	--	--
	1/17/2014	26	37	21	140	42	55	129		--	--	--	48	91	109	30	32	--	--	--	--	--	--
	6/12/2014	18	42	19	41	43	64	125		--	--	--	38	51	143	19	20	--	--	--	--	--	--
	8/27/2014	12	20	14	17	31	34	167		--	--	--	15	73	83	6	<4	5	--	--	--	--	--
	11/11/2014	24	19	16	28	28	36	186		--	--	--	47	70	127	85	5	9	--	--	--	--	--
	3/2/2015	8	28	10	15	31	49	18.2		--	--	--	27	27	91	21	11	23	--	--	--	--	--
	5/19/2015	11	19	18	45	27	32	188		--	--	--	71	80	365	19	26	14	--	--	--	--	--
	8/18/2015	26	38	32	56	46	52	93		--	--	--	69	139	130	32	31	26	--	--	--	--	--
	11/24/2015	30	76	29	35	83	149	149		--	--	--	55	463	152	48	35	42	--	--	--	--	--
	2/16/2016	0.041	0.048	0.036	0.061	0.072	0.076	0.116		--	--	--	0.141	0.138	0.344	0.047	0.035	0.039	--	--	--	--	--
	5/31/2016	0.018	0.035	0.022	0.019	0.249	0.068	0.117	--	--	--	--	0.074	0.162	0.080	0.018	0.016	0.020	--	--	--	--	--
	8/15/2016	0.039	0.050	0.027	0.020	0.052	0.085	0.114	--	--	--	--	--	0.223	0.055	0.027	0.021	0.031	--	--	--	--	--
	11/30/2016	<20	<20	<20	<20	<20	<20	20	--	--	--	--	<20	40	<20	<20	<20	<20	--	--	--	--	--
	2/14/2017	<20	<20	<20	<20	<20	27.8	124	--	--	--	--	<20	<20	<20	31.6	<20	<20	--	--	--	--	--
	5/31/2017	64.5	71.7	<20	79.4	72.7	107	436	--	--	--	--	124	41	176	31.2	95.2	<20	--	--	--	--	--
	8/24/2017	<20	28	<20	<20	<20	<20	170	--	--	--	--	<20	97.1	46.8	<20	<20	<20	--	--	--	--	--
	11/29/2017	<4	<4	13	41	21	22	119	--	--	--	--	339	103	27	4	7	6	--	--	--	--	--
	2/13/2018	34	54	31	31	61	72	240	--	--	--	--	46	161	113	37	31	37	--	--	--	--	--
	5/30/2018	24	32	25	34	54	61	155	--	--	--	--	23	151	105	48	22	--	--	--	--	--	--
	8/23/2018	19	52	28	27	104	111	216	--	20	18	17	38	170	353	27	42	31	48	22	13	10	9*
	11/28/2018	14	25	23	18	97	97	234	--	12	14	7	18	133	49	13	5	15	44	--	--	--	--
	2/12/2019	4	40	23	29	12	214	138	--	13	16	7	35	39	21	14	7	14	47	24	11	10	9
	5/29/2019	8	15	23	33	98	443	172	--	11	13	7	57	87	38	29	39	17	36	13	15	7	9
	8/6/2019	<4	<4	8	8	53	338	153	26	<4	<4	<4	9	106	19	<4	<4	<4	30	<4	<4	4	17
	11/19/2019								43	11	11	34							46.0	12.0	8.0	110	9.00
	2/13/2020	<4	17	2	33	112	543	146	40	9	10	30	8	92	18	36	9	14	39	16	43	12	16
	5/20/2020	0.006	0.01	0.024	0.026	0.086	0.715	0.145	-	-	-	-	0.01	0.025	0.03	0.014	0.01	0.015	-	-	-	-	-
	8/19/2020	0.011	0.033	0.024	0.027	0.107	0.658	0.249	0.031	0.015	0.011	0.028	0.012	0.225	0.022	0.018	0.02	0.015	0	0	0	0	0
	11/16/2020	0.011	0.048	0.024	0.06	0.047	0.551	0.22	--	--	--	--	0.016	0.051	0.02	0.019	0.019	0.018	--	--	--	--	--
	2/18/2021	0.01	0.029	0.022	0.014	0.091	0.575	0.193	0.024	<0.004	0.01	0.008	<0.004	0.032	0.014	0.006	0.02	<0.004	0.034	0.01	0.01	0.007	0.015
	6/28/2021	<0.004	0.025	0.016	0.018	0.095	0.536	0.24	--	--	--	--	<0.004	0.026	<0.004	<0.004	<0.004	0.015	--	--	--	--	--
	9/30/2021	0.009	0.04	0.026	0.026	0.107	0.618	0.287	0.031	0.016	0.009	0.005	0.026	0.114	0.037	0.011	0.012	0.03	0.04	0.014	0.012	0.014	0.012
Chromium (Total)	4/9/2013	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	--	--	--	--	--	--
	7/11/2013	<10	<10	14J	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	--	--	--	--	--	--
	10/18/2013	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	--	--	--	--	--	--
	1/17/2014	<10	11J	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	12J	--	--	--	--	--	--
	6/12/2014	<10	11J	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	--	--	--	--	--	--
	8/27/2014	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	11/11/2014	14J	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	3/2/2015	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	14	<10	<10	<10	--	--	--	--	--
	5/19/2015	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	8/18/2015	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	11/24/2015	<10	13	<10	<10	<10	<10	11	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	2/16/2016	<0.010	0.013J	<0.010	<0.010	<0.010	0.011J	<0.010	--	--	--	--	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	--	--	--	--	--
	5/31/2016	0.011	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	--	--	--	--	<0.010	0.014	0.012	<0.010	<0.010	<0.010	--	--	--	--	--
	8/15/2016	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	--	--	--	--	<0.010	<0.010	0.010	<0.010	<0.010	<0.010	--	--	--	--	--
	11/30/2016	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	2/14/2017	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	5/31/2017	<10	<10	<10	<10	<10	<10	21.5	--	--	--	--	22	<10	12.3	<10	36.9	<10	--	--	--	--	--
	8/24/2017	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	1.54	<10	--	--	--	--	--
	11/29/2017	18	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	2/13/2018	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	5/30/2018	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	--	--	--	--	--	--
	8/23/2018	<10	<10	<10	<10	<10	<10	<10	--	<10	<10	37	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10*

TABLE 4
Additional Groundwater Analytical Results (EPA Method 6010B)
G & M Oil Company Service Station #40
23991 El Toro Rd., Laguna Hills, CA
(Concentrations in ug/L)

Compounds	Date	BYA-13	BYA-31	MW-18	MW-19	AMW-1	AMW-2	AMW-3	AMW-3I	AMW-3D	AMW-3DD	AMW-3DDD	AMW-4	AMW-5	AMW-6	AMW-7	AMW-8	AMW-9	AMW-10	AMW-11	AMW-12	AMW-13	AMW-14
Chromium	11/28/2018	<10	<10	<10	<10	<10	<10	<10	--	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	--	--	--	--
(Total)	2/12/2019	<10	<10	<10	<10	<10	<10	<10	--	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10*
	5/29/2019	<10	<10	<10	<10	<10	13J	<10	--	22	28	27	<10	<10	<10	<10	<10	<10	<10	<10	22	<10	<10
	8/6/2019	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
	11/19/2019								<10	<10	<10	<10							<10	<10	<10	11J	<10
	2/13/2020	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
	5/20/2020	0.016	<0.01	0.011J	0.031	0.011J	0.026	<0.01					<0.01	0.018	0.022	<0.01	0.016	<0.01					
	8/19/2020	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	11/16/2020	0.03	0.023	0.085	0.032	0.027	<0.010	<0.010	--	--	--	--	0.018	0.017	0.02	0.019	<0.010	0.037	--	--	--	--	--
	2/18/2021	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	0.053	0.034	<0.010	0.033	0.017	<0.010	<0.010	0.06	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010
	6/28/2021	0.011J	0.035	<0.010	<0.010	0.026	<0.010	<0.010	--	--	--	--	0.019	0.024	<0.010	<0.010	0.028	0.016	--	--	--	--	--
	9/30/2021	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	0.012J	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	<0.010	0.025	<0.010	<0.010	<0.010
Hexavalent Chromium	4/9/2013	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	--	--	--	--	--	--
	7/11/2013	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	--	--	--	--	<0.1	<0.1	<0.1	<0.1	<0.1	--	--	--	--	--	--
	10/18/2013	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	--	--	--	--	--	--
	1/17/2014	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	--	--	--	--	--	--
	6/12/2014	0.383	0.368	0.399	0.262	0.319	0.3	0.382	--	--	--	--	<0.2	0.263	0.3	0.231	0.341	--	--	--	--	--	--
	8/27/2014	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	11/11/2014	<5	<5	<5	<5	<5	<5	<5	--	--	--	--	<5	<5	<5	<5	<5	<5	--	--	--	--	--
	3/2/2015	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	5/19/2015	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	8/18/2015	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	11/24/2015	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	2/16/2016	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	5/31/2016	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	8/15/2016	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	11/30/2016	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	2/14/2017	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	5/31/2017	1.49	2	<1	<1	1.78	1.24	2.63	--	--	--	--	<1	2.09	1.8	<1	<1	<1	--	--	--	--	--
	8/24/2017	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	11/29/2017	<1	<1	<1	<1	<1	<1	<1	--	--	--	--	<1	<1	<1	<1	<1	<1	--	--	--	--	--
	2/13/2018	<10	<10	<10	<10	<10	<10	<10	--	--	--	--	<10	<10	<10	<10	<10	<10	--	--	--	--	--
	5/30/2018	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	--	--	--	--	<0.20	<0.20	<0.20	<0.20	<0.20	--	--	--	--	--	--
	8/23/2018	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	--	<0.20	<0.20	39	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.54*
	11/28/2018	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	--	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
	2/12/2019	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	--	<0.20	<0.20	4.4	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	2.1	<0.20
	5/29/2019	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.2	<0.20	8.4	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.23	1.7	<0.20
	8/6/2019	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.25	6.1	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.43	2.2
	11/19/2019								<0.20	<0.20	<0.20	1.2							<0.20	<0.20	2.2	2.1	<0.20
	2/13/2020	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20		<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.54	0.82	<0.20
	5/20/2020	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.61	0.99	<0.20	4.1	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.47	0.6	<0.20
	8/19/2020	<0.20	<0.20	<0.20		<0.20	<0.20	<0.20	0.14	<0.20	<0.20	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.13	1.3	<0.20
	11/16/2020	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.84	0.73	<0.20
	2/18/2021	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.2	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.2	1.5	<0.20
	6/28/2021	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.51	<0.20	0.25	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	0.25	1.5	<0.20
	9/30/2021	<0.20	<0.20	<0.20	<0.20	<0.20	<1.0	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<1.0	<0.20	<0.20	<0.20	<0.20	0.48	2.1	<0.20

Additional Notes:
ug/L - micrograms per Liter; parts per million.
NS - Not Sampled
J - Result is between the MDL and the PQL; Trace concentration.
NA - Not Applicable
* - Sampled on 9/12/2018

TABLE 5

DUAL-PHASE EXTRACTION AND TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	Time	Real Time	Flow (cfm)	VW-1 (ppmv)	VW-2 (ppmv)	VW-3 (ppmv)	VW-4 (ppmv)	VW-5 (ppmv)	VW-6 (ppmv)	Closed (%)	INLET (ppmv)	EXHAUST (ppmv)	Eff. (%)	TPH Removed (Period, lbs.)	TPH Removed (To Date, lbs.)	Notes
9/16/2008	MOBILE DPE TREATMENT SYSTEM START-UP															
9/16/2008	12:00	0.00	90	-	-	-	240	190	210	0	140	0	100.00	0.00	0.00	
9/17/2008	9:30	11.10	90	-	-	-	3900	>10000	5650	0	3250	0	100.00	44.20	44.20	
9/18/2008	10:30	32.30	90	-	-	-	2650	7000	1000	0	1250	0	100.00	32.47	76.68	
9/19/2008	8:45	55.70	90	-	-	-	570	150	110	0	140	0	100.00	4.01	80.69	System shutdown/ repairs
9/22/2008	9:00	55.70	90	-	-	-	3800	>10000	990	0	1450	0	100.00	0.00	80.69	System Re-Started
9/25/2008	8:30	63.00	90	-	-	-	2850	7300	680	0	1700	0	100.00	15.21	95.90	
9/29/2008	12:00	89.90	90	-	-	-	1400	8000	1050	0	800	0	100.00	26.37	122.26	
9/30/2008	9:00	90.80	90	-	-	-	2800	>10000	3100	0	2000	0	100.00	2.21	124.47	
10/1/2008	9:00	112.70	90	-	-	-	160	2600	170	0	140	0	100.00	3.76	128.23	
10/2/2008	8:00	134.60	90	-	-	-	840	6050	750	0	630	0	100.00	16.91	145.13	
10/6/2008	8:00	163.90	90	-	-	-	-	-	-	0	140	0	100.00	5.03	150.16	
10/7/2008	13:30	193.00	90	-	-	-	630	2650	470	0	130	0	100.00	4.64	154.79	
10/8/2008	8:30	212.60	90	-	-	-	540	2850	980	0	370	0	100.00	8.89	163.68	
10/9/2008	13:00	240.70	90	-	-	-	490	5	25	0	140	0	100.00	4.82	168.50	
10/10/2008	8:30	259.70	90	-	-	-	630	3200	530	0	510	0	100.00	11.87	180.37	
10/13/2008	8:30	262.40	90	-	-	-	700	2600	140	0	420	0	100.00	1.39	181.76	
10/14/2008	7:45	285.40	90	-	-	-	-	-	-	0	130	0	100.00	3.66	185.43	
10/20/2008	8:00	292.50	90	-	-	-	-	-	-	0	130	0	100.00	1.13	186.56	
10/21/2008	13:30	320.00	90	-	-	-	-	-	-	0	1100	0	100.00	37.07	223.63	
10/22/2008	9:00	338.30	90	-	-	-	120	5250	860	0	890	0	100.00	19.96	243.58	
10/23/2008	13:00	366.80	90	-	-	-	550	310	200	0	200	0	100.00	6.98	250.57	
10/27/2008	8:30	367.80	90	-	-	-	510	6500	1000	0	1250	0	100.00	1.53	252.10	
10/28/2008	13:30	396.40	90	-	-	-	190	3300	480	0	420	0	100.00	14.72	266.82	
10/29/2008	8:30	414.50	90	-	-	-	95	3700	660	0	710	0	100.00	15.75	282.56	
10/30/2008	SYSTEM DOWN															System down (broken line).
10/31/2008	8:45	425.10	90	-	-	-	80	4100	450	0	450	0	100.00	5.84	288.41	
11/3/2008	8:30	425.90	90	-	-	-	1200	4850	970	0	1050	0	100.00	1.03	289.44	
11/4/2008	13:00	454.10	90	-	-	-	550	3650	750	0	640	0	100.00	22.11	311.55	
11/5/2008	8:30	473.80	90	-	-	-	530	3350	380	0	710	0	100.00	17.14	328.69	

TABLE 5

DUAL-PHASE EXTRACTION AND TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	Time	Real Time	Flow (cfm)	VW-1 (ppmv)	VW-2 (ppmv)	VW-3 (ppmv)	VW-4 (ppmv)	VW-5 (ppmv)	VW-6 (ppmv)	Closed (%)	INLET (ppmv)	EXHAUST (ppmv)	Eff. (%)	TPH Removed (Period, lbs.)	TPH Removed (To Date, lbs.)	Notes
11/7/2008	7:15	516.70	90	-	-	-	520	4350	500	0	790	0	100.00	41.53	370.22	
11/9/2008	13:00						SYSTEM DOWN									System down (no propane). No readings taken.
11/10/2008	7:00	517.00	90	-	-	-	620	4500	540	0	700	0	100.00	0.26	370.48	
11/11/2008	13:30	543.70	90				SYSTEM DOWN				0	0	0.00	0.00	370.48	System down (no propane).
11/13/2008	8:00	569.20	90	-	-	-	430	2950	420	0	230	0	100.00	14.71	385.19	
11/17/2008	8:30	569.90	90	-	-	-	80	4150	570	0	610	0	100.00	0.52	385.71	
11/18/2008	13:00	597.70	90	-	-	-	270	3050	350	0	530	0	100.00	18.05	403.76	
11/19/2008	8:00						SYSTEM DOWN									System down (no propane).
11/20/2008	13:00	621.50	90	-	-	-	260	3350	340	0	75	0	100.00	2.19	405.95	System manually shut down.
12/1/2008	16:00	623.10	90	-	-	-	400	4500	750	0	970	0	0.00	1.90	407.85	System manually restarted.
12/3/2008	16:00	657.00	90	-	-	-	-	-	-	0	1250	0	100.00	51.92	459.78	
12/5/2008	11:00	693.50	90	-	-	-	820	1600	290	0	620	0	100.00	27.73	487.51	
12/8/2008	9:30	694.50	90	-	-	-	200	1250	330	0	450	0	100.00	0.55	488.06	
12/9/2008	13:30	722.60	90	-	-	-	-	-	-	0	0	0	0.00	0.00	488.06	System down (no propane).
12/10/2008	9:00	730.70	90	-	-	-	190	1350	210	0	420	0	100.00	18.63	506.69	
12/11/2008	13:15	745.60	90	-	-	-	360	1900	350	0	690	0	100.00	12.60	519.28	
12/12/2008	8:45	765.50	90	-	-	-	890	1500	280	0	560	0	100.00	13.66	532.94	
12/15/2008							SYSTEM DOWN									System manually shut down (tank testing)

Notes:

cfm - cubic feet per minute

ppmv - parts per million per volume

lbs - pounds

**Flow rates from 09/16/2008 - 12/15/2008 were estimated, based on previous mobile DPE tests performed.

TABLE 6
INLET SOIL VAPOR ANALYTICAL RESULTS
G&M Oil Company Station #40
Laguna Hills, California
(Concentrations in uL/L or ppm-Vol)

Sample Date	Sample ID	TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	ETBE	DIPE	TAME	TBA
9/15/2008	Inlet	3,500	47.1	89.4	16.8	83.9	2.15	<1.2	<1.2	<1.2	<16.5
9/15/2008	VW-4	5,530	110	185	23.7	107	3.64	<1.2	<1.2	<1.2	<16.5
9/15/2008	VW-5	49,000	705	1,870*	131	691	15.9	<2.4	<2.4	<2.4	<33.0
9/15/2008	VW-6	2,360	21.4	50.5	13.1	74.0	1.39	<0.6	<0.6	<0.6	<8.25
10/3/2008	Inlet	633	5.97	21.6	5.42	37.6	<0.56	<0.48	<0.48	<0.48	<6.60
10/3/2008	VW-4	599	9.82	23.6	5.55	26.1	0.25J	<0.24	<0.24	<0.24	<3.30
10/3/2008	VW-5	6,670	64.9	283	57.2	210	<2.8	<2.4	<2.4	<2.4	<33.0
10/3/2008	VW-6	573	3.03	19.1	5.65	44.0	0.19J	<0.24	<0.24	<0.24	<3.30
10/10/2008	Inlet	312	3.55	10.4	1.83	13.8	<0.28	<0.24	<0.24	<0.24	<3.30
10/10/2008	VW-4	849	14.6	34.4	6.82	37.1	0.30	<0.24	<0.24	<0.24	<3.30
10/10/2008	VW-5	<13	<0.15	0.59	0.25	2.37	<0.28	<0.24	<0.24	<0.24	<3.30
10/10/2008	VW-6	<13	<0.15	0.42	<0.11	1.58	<0.28	<0.24	<0.24	<0.24	<3.30
11/7/2008	Inlet	1,720	15.1	43.3	5.12	72.4	0.56	<0.48	<0.48	<0.48	<6.60
11/7/2008	VW-4	717	12.2	26.1	3.36	33.9	0.65	<0.24	<0.24	<0.24	<3.30
11/7/2008	VW-5	5,670	38.9	130	19.0	298	1.88	<1.2	<1.2	<1.2	<16.5
11/7/2008	VW-6	929	5.24	19.2	1.80	34.5	<0.56	<0.48	<0.48	<0.48	<6.60
11/13/2008	Inlet	1,020	8.35	27.8	3.91	57.1	0.77	<0.48	<0.48	<0.48	<6.60
11/13/2008	VW-4	676	11.4	27.0	3.34	33.6	0.37	<0.24	<0.24	<0.24	<3.30
11/13/2008	VW-5	4,670	32.1	127	25.7	313	<1.4	<1.2	<1.2	<1.2	<16.5
11/13/2008	VW-6	821	4.05	17.4	2.16	44.1	0.33	<0.24	<0.24	<0.24	<3.30
11/20/2008	Inlet	808	7.35	20.4	2.38	75.5	0.37	<0.24	<0.24	<0.24	<3.30
11/20/2008	VW-4	486	8.70	19.6	2.07	25.4	0.51	<0.24	<0.24	<0.24	<3.30
11/20/2008	VW-5	5,570	38.8	161	26.2	351	<1.4	<1.2	<1.2	<1.2	<16.5
11/20/2008	VW-6	888	5.74	16.6	1.62	38.9	0.33	<0.24	<0.24	<0.24	<3.30
12/5/2008	Inlet	1,130	9.32	4.54	3.88	71.4	0.50	<0.24	<0.24	<0.24	<3.30
12/5/2008	VW-4	1,100	11.5	44.8	4.31	81.8	0.32	<0.24	<0.24	<0.24	<3.30
12/5/2008	VW-5	2,210	17.3	46.2*	12.7	124*	<0.28	<0.24	<0.24	<0.24	<3.30
12/5/2008	VW-6	626	2.56	9.09	1.00	30.5	0.29	<0.24	<0.24	<0.24	<3.30

TABLE 6
INLET SOIL VAPOR ANALYTICAL RESULTS
G&M Oil Company Station #40
Laguna Hills, California
(Concentrations in uL/L or ppm-Vol)

Sample Date	Sample ID	TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylenes	MTBE	ETBE	DIPE	TAME	TBA
12/12/2008	Inlet	906	9.98	19.1	3.16	53.9	0.74	<0.24	<0.24	<0.24	<3.30
12/12/2008	VW-4	804	12.3	45.1	7.91	65.2	0.37	<0.24	<0.24	<0.24	<3.30
12/12/2008	VW-5	2,560	10.6	49.7	10.8	173	<0.56	<0.48	<0.48	<0.48	<6.60
12/12/2008	VW-6	900	5.21	13.6	1.57	39.6	0.43	<0.24	<0.24	<0.24	<3.30

Notes:

TPHg	Total petroleum hydrocarbons, gasoline, EPA 8015M	ETBE	Ethyl tert-Butyl ether, EPA 8260B
MTBE	Methyl tert-butyl ether, EPA 8260B	DIPE	Di-isopropyl ether, EPA 8260B
<	Less than laboratory detection limit stated	TAME	tert-Amyl Methyl ether, EPA 8260B
*	Result obtained via higher dilution analysis.	TBA	tert-Butyl Alchohol, EPA 8260B
J	Trace concentration, between MDL and PQL		

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
02/22/13	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.00	System Start-Up
03/01/13	590.0	0.0	590.0	590.0	585.0	585.0	585.0	585.0	585.0	585.0	585.0	585.0	585.0	585.0	585.0	585.0	585.0	585.0	41.50	41.50	
03/08/13	1185.0	0.0	1185.0	1185.0	1180.0	1180.0	1180.0	1180.0	1180.0	1180.0	1180.0	1180.0	1175.0	1175.0	1175.0	1175.0	1175.0	1175.0	42.02	83.52	
03/15/13	1800.0	0.0	1800.0	1795.0	1790.0	1790.0	1790.0	1790.0	1790.0	1790.0	1790.0	1785.0	1785.0	1785.0	1785.0	1785.0	1785.0	1785.0	43.22	126.74	
03/22/13	2385.0	0.0	2385.0	2380.0	2375.0	2375.0	2375.0	2375.0	2375.0	2370.0	2370.0	2365.0	2365.0	2365.0	2365.0	2365.0	2365.0	2365.0	41.25	167.99	
03/29/13	2945.0	560.0	2945.0	2940.0	2935.0	2935.0	2935.0	2935.0	2935.0	2930.0	2930.0	2925.0	2925.0	2925.0	2925.0	2925.0	2925.0	2925.0	42.00	209.99	
04/01/13	3170.0	785.0	3170.0	3165.0	3160.0	3160.0	3160.0	3160.0	3160.0	3155.0	3155.0	3150.0	3145.0	3145.0	3145.0	3145.0	3145.0	3145.0	16.75	226.74	
04/09/13	3835.0	1450.0	3835.0	3830.0	3825.0	3825.0	3825.0	3825.0	3825.0	3820.0	3820.0	3815.0	3805.0	3805.0	3805.0	3805.0	3805.0	3805.0	49.75	276.49	
04/15/13	4500.0	2115.0	4500.0	4495.0	4490.0	4490.0	4490.0	4490.0	4490.0	4485.0	4485.0	4480.0	4465.0	4465.0	4465.0	4465.0	4465.0	4465.0	49.75	326.24	
04/22/13	5165.0	2780.0	5165.0	5160.0	5155.0	5155.0	5155.0	5155.0	5155.0	5150.0	5150.0	5145.0	5125.0	5125.0	5125.0	5125.0	5125.0	5125.0	49.75	375.99	
04/29/13	5720.0	3335.0	5720.0	5715.0	5710.0	5710.0	5710.0	5710.0	5710.0	5705.0	5705.0	5700.0	5675.0	5675.0	5675.0	5675.0	5675.0	5675.0	41.50	417.49	
05/03/13	6040.0	3655.0	6040.0	6035.0	6030.0	6030.0	6030.0	6030.0	6030.0	6025.0	6025.0	6020.0	5995.0	5995.0	5995.0	5995.0	5995.0	5995.0	24.00	441.49	
05/10/13	6585.0	4200.0	6585.0	6580.0	6575.0	6575.0	6575.0	6575.0	6575.0	6570.0	6570.0	6565.0	6535.0	6535.0	6535.0	6535.0	6535.0	6535.0	40.75	482.24	
05/15/13	6985.0	4600.0	6985.0	6980.0	6975.0	6975.0	6975.0	6975.0	6975.0	6970.0	6970.0	6965.0	6935.0	6935.0	6935.0	6935.0	6935.0	6935.0	30.00	512.24	
05/23/13	7635.0	5250.0	7635.0	7630.0	7625.0	7625.0	7620.0	7620.0	7620.0	7615.0	7615.0	7610.0	7580.0	7580.0	7580.0	7580.0	7580.0	7580.0	48.50	560.74	
05/30/13	8180.0	5795.0	8180.0	8175.0	8170.0	8170.0	8170.0	8170.0	8170.0	8160.0	8160.0	8155.0	8155.0	8120.0	8120.0	8120.0	8120.0	8120.0	40.95	601.69	Disconnect System
06/03/13	8180.0	5795.0	8180.0	8175.0	8170.0	8170.0	8170.0	8170.0	8170.0	8160.0	8160.0	8155.0	8155.0	8120.0	8120.0	8120.0	8120.0	8120.0	0.00	601.69	Replace with new System, re-start
06/11/13	8810.0	6425.0	8810.0	8805.0	8800.0	8800.0	8800.0	8800.0	8800.0	8790.0	8790.0	8785.0	8750.0	8750.0	8750.0	8750.0	8750.0	8750.0	47.10	648.79	
06/18/13	9440.0	7055.0	9440.0	9435.0	9430.0	9430.0	9430.0	9430.0	9430.0	9420.0	9420.0	9415.0	9380.0	9380.0	9380.0	9380.0	9380.0	9380.0	47.25	696.04	
06/25/13	10000.0	7615.0	10000.0	9995.0	9990.0	9990.0	9990.0	9990.0	9990.0	9980.0	9980.0	9975.0	9940.0	9940.0	9940.0	9940.0	9940.0	9940.0	42.00	738.04	
07/05/13	10795.0	8410.0	10795.0	10790.0	10785.0	10785.0	10785.0	10785.0	10775.0	10775.0	10770.0	10730.0	10730.0	10730.0	10730.0	10730.0	10730.0	10730.0	59.27	797.31	
07/12/13	11355.0	8970.0	11355.0	11350.0	11345.0	11345.0	11345.0	11345.0	11345.0	11335.0	11335.0	11330.0	11290.0	11290.0	11290.0	11290.0	11290.0	11290.0	42.22	839.53	
07/18/13	11835.0	9450.0	11835.0	11830.0	11825.0	11825.0	11825.0	11825.0	11825.0	11815.0	11815.0	11810.0	11770.0	11770.0	11770.0	11770.0	11770.0	11770.0	36.00	875.53	
07/26/13	12475.0	10090.0	12475.0	12470.0	12465.0	12465.0	12465.0	12465.0	12455.0	12455.0	12450.0	12410.0	12410.0	12410.0	12410.0	12410.0	12410.0	12410.0	47.77	923.30	
08/01/13	12975.0	10590.0	12975.0	12970.0	12965.0	12965.0	12960.0	12960.0	12960.0	12950.0	12950.0	12945.0	12905.0	12905.0	12905.0	12905.0	12905.0	12905.0	37.47	960.77	
08/08/13	13525.0	11140.0	13525.0	13520.0	13515.0	13515.0	13505.0	13505.0	13505.0	13495.0	13495.0	13490.0	13450.0	13450.0	13450.0	13450.0	13450.0	13450.0	41.00	1001.77	
08/15/13	14080.0	11695.0	14080.0	14075.0	14070.0	14070.0	14060.0	14060.0	14060.0	14050.0	14050.0	14045.0	14000.0	14000.0	14000.0	14000.0	14000.0	14000.0	41.50	1043.27	
08/22/13	14660.0	12275.0	14660.0	14655.0	14650.0	14650.0	14635.0	14635.0	14635.0	14625.0	14625.0	14620.0	14575.0	14575.0	14575.0	14575.0	14575.0	14575.0	43.25	1086.52	
08/29/13	15200.0	12815.0	15200.0	15195.0	15190.0	15190.0	15170.0	15170.0	15170.0	15160.0	15160.0	15155.0	15110.0	15110.0	15110.0	15110.0	15110.0	15110.0	40.25	1126.77	
09/05/13	15785.0	13400.0	15785.0	15775.0	15775.0	15775.0	15755.0	15755.0	15755.0	15745.0	15745.0	15740.0	15690.0	15690.0	15690.0	15690.0	15690.0	15690.0	43.72	1170.49	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
09/12/13	16325.0	13940.0	16325.0	16315.0	16315.0	16315.0	16290.0	16290.0	16290.0	16280.0	16280.0	16275.0	16225.0	16225.0	16225.0	16225.0	16225.0	16225.0	40.25	1210.74	
09/19/13	16905.0	14520.0	16905.0	16895.0	16895.0	16895.0	16870.0	16870.0	16870.0	16860.0	16860.0	16855.0	16805.0	16805.0	16805.0	16805.0	16805.0	16805.0	43.50	1254.24	
09/26/13	17455.0	15070.0	17455.0	17445.0	17445.0	17445.0	17415.0	17415.0	17415.0	17405.0	17405.0	17400.0	17350.0	17350.0	17350.0	17350.0	17350.0	17350.0	41.00	1295.24	
10/03/13	18005.0	15620.0	18005.0	17995.0	17995.0	17995.0	17965.0	17965.0	17965.0	17955.0	17955.0	17950.0	17900.0	17900.0	17900.0	17900.0	17900.0	17900.0	41.25	1336.49	
10/11/13	18650.0	16265.0	18650.0	18640.0	18640.0	18640.0	18610.0	18610.0	18610.0	18600.0	18600.0	18595.0	18540.0	18540.0	18540.0	18540.0	18540.0	18540.0	48.25	1384.74	
10/18/13	19210.0	16825.0	19210.0	19200.0	19200.0	19200.0	19170.0	19170.0	19170.0	19160.0	19160.0	19155.0	19100.0	19100.0	19100.0	19100.0	19100.0	19100.0	42.00	1426.74	
10/25/13	19785.0	17400.0	19785.0	19775.0	19775.0	19775.0	19745.0	19745.0	19745.0	19735.0	19735.0	19730.0	19670.0	19670.0	19670.0	19670.0	19670.0	19670.0	43.00	1469.74	
11/01/13	20345.0	17960.0	20345.0	20335.0	20335.0	20335.0	20305.0	20305.0	20305.0	20295.0	20295.0	20290.0	20230.0	20230.0	20230.0	20230.0	20230.0	20230.0	42.00	1511.74	
11/08/13	20900.0	18515.0	20900.0	20890.0	20890.0	20890.0	20860.0	20860.0	20860.0	20850.0	20850.0	20845.0	20870.0	20870.0	20870.0	20870.0	20870.0	20870.0	43.75	1555.49	
11/15/13	21465.0	19080.0	21465.0	21455.0	21455.0	21455.0	21425.0	21425.0	21425.0	21415.0	21415.0	21410.0	21340.0	21340.0	21340.0	21340.0	21340.0	21340.0	40.00	1595.49	
11/22/13	22025.0	19640.0	22025.0	22015.0	22015.0	22015.0	21985.0	21985.0	21985.0	21975.0	21975.0	21970.0	21900.0	21900.0	21900.0	21900.0	21900.0	21900.0	42.00	1637.49	
11/29/13	22575.0	20190.0	22575.0	22565.0	22565.0	22565.0	22535.0	22535.0	22535.0	22525.0	22525.0	22520.0	22450.0	22450.0	22450.0	22450.0	22450.0	22450.0	41.25	1678.74	
12/06/13	23145.0	20760.0	23145.0	23135.0	23135.0	23135.0	23100.0	23100.0	23100.0	23090.0	23090.0	23085.0	23015.0	23015.0	23015.0	23015.0	23015.0	23015.0	42.50	1721.24	
12/13/13	23720.0	21335.0	23720.0	23710.0	23710.0	23675.0	23675.0	23675.0	23675.0	23665.0	23665.0	23660.0	23585.0	23585.0	23585.0	23585.0	23585.0	23585.0	42.85	1764.09	
12/19/13	24190.0	21805.0	24190.0	24180.0	24180.0	24145.0	24140.0	24140.0	24140.0	24130.0	24130.0	24125.0	24050.0	24050.0	24050.0	24050.0	24050.0	24050.0	35.00	1799.09	
12/27/13	24845.0	22460.0	24845.0	24835.0	24835.0	24800.0	24795.0	24795.0	24795.0	24785.0	24785.0	24780.0	24700.0	24700.0	24700.0	24700.0	24700.0	24700.0	49.00	1848.09	
01/03/14	25390.0	23005.0	25390.0	25380.0	25380.0	25345.0	25340.0	25340.0	25340.0	25330.0	25330.0	25325.0	25240.0	25240.0	25240.0	25240.0	25240.0	25240.0	40.75	1888.84	
01/10/14	25950.0	23565.0	25950.0	25940.0	25940.0	25905.0	25900.0	25900.0	25900.0	25890.0	25890.0	25885.0	25800.0	25800.0	25800.0	25800.0	25800.0	25800.0	42.00	1930.84	
01/17/14	26520.0	24135.0	26520.0	26510.0	26510.0	26475.0	26470.0	26470.0	26470.0	26460.0	26460.0	26455.0	26370.0	26370.0	26370.0	26370.0	26370.0	26370.0	42.75	1973.59	
01/24/14	27080.0	24695.0	27080.0	27070.0	27035.0	27030.0	27030.0	27030.0	27030.0	27020.0	27020.0	27015.0	26930.0	26930.0	26930.0	26930.0	26930.0	26930.0	41.83	2015.42	
01/31/14	27640.0	25255.0	27640.0	27630.0	26730.0	27595.0	27590.0	27590.0	27590.0	27580.0	27580.0	27575.0	27490.0	27490.0	27490.0	27490.0	27490.0	27490.0	38.41	2053.83	
02/05/14	28050.0	25665.0	28050.0	28040.0	28040.0	28005.0	28000.0	28000.0	28000.0	27990.0	27990.0	27985.0	27900.0	27900.0	27900.0	27900.0	27900.0	27900.0	34.50	2088.33	
02/14/14	28755.0	26370.0	28755.0	28745.0	28745.0	28710.0	28705.0	28705.0	28705.0	28695.0	28695.0	28690.0	28600.0	28690.0	28690.0	28690.0	28690.0	28690.0	54.62	2142.95	
02/21/14	29330.0	26945.0	29330.0	29320.0	29320.0	29285.0	29280.0	29280.0	29280.0	29270.0	29270.0	29265.0	29260.0	29260.0	29260.0	29260.0	29260.0	29260.0	43.37	2186.32	
02/28/14	29890.0	27505.0	29890.0	29880.0	29880.0	29845.0	29840.0	29840.0	29840.0	29830.0	29830.0	29825.0	29820.0	29820.0	29820.0	29820.0	29820.0	29820.0	42.00	2228.32	
03/07/14	30440.0	28055.0	30440.0	30430.0	30430.0	30395.0	30385.0	30385.0	30385.0	30375.0	30375.0	30370.0	30365.0	30365.0	30365.0	30365.0	30365.0	30365.0	41.00	2269.32	
03/14/14	31000.0	28615.0	31000.0	30990.0	30990.0	30955.0	30945.0	30945.0	30945.0	30935.0	30935.0	30930.0	30925.0	30925.0	30925.0	30925.0	30925.0	30925.0	42.00	2311.32	
03/21/14	31570.0	29185.0	31570.0	31560.0	31560.0	31525.0	31510.0	31510.0	31510.0	31500.0	31500.0	31495.0	31490.0	31490.0	31490.0	31490.0	31490.0	31490.0	42.50	2353.82	
03/28/14	32125.0	29740.0	32115.0	32115.0	32115.0	32080.0	32065.0	32065.0	32065.0	32055.0	32055.0	32050.0	32040.0	32040.0	32040.0	32040.0	32040.0	32040.0	41.45	2395.27	
04/03/14	32615.0	30230.0	32605.0	32605.0	32605.0	32570.0	32550.0	32550.0	32550.0	32550.0	32540.0	32535.0	32525.0	32525.0	32525.0	32525.0	32525.0	32525.0	36.54	2431.81	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
04/10/14	33175.0	30790.0	33165.0	33165.0	33165.0	33130.0	33110.0	33110.0	33110.0	33110.0	33100.0	33095.0	33085.0	33085.0	33085.0	33085.0	33085.0	33085.0	42.00	2473.81	
04/17/14	33745.0	31360.0	33735.0	33735.0	33735.0	33700.0	33675.0	33675.0	33675.0	33675.0	33665.0	33660.0	33650.0	33650.0	33650.0	33650.0	33650.0	33650.0	42.50	2516.31	
04/24/14	34305.0	31920.0	34295.0	34295.0	34295.0	34260.0	34235.0	34235.0	34235.0	34235.0	34225.0	34220.0	34210.0	34210.0	34210.0	34210.0	34210.0	34210.0	42.00	2558.31	
05/02/14	34955.0	32570.0	34945.0	34945.0	34945.0	34910.0	34880.0	34880.0	34880.0	34880.0	34870.0	34865.0	34855.0	34855.0	34855.0	34855.0	34855.0	34855.0	48.50	2606.81	
05/09/14	35545.0	33120.0	35495.0	35495.0	35495.0	35460.0	35425.0	35425.0	35425.0	35425.0	35415.0	35410.0	35400.0	35400.0	35400.0	35400.0	35400.0	35400.0	41.16	2647.97	
05/16/14	36105.0	33680.0	36055.0	36055.0	36055.0	36020.0	35985.0	35985.0	35985.0	35985.0	35975.0	35970.0	35960.0	35960.0	35960.0	35960.0	35960.0	35960.0	42.00	2689.97	
05/23/14	36675.0	34250.0	36625.0	36625.0	36625.0	36590.0	36550.0	36550.0	36550.0	36550.0	36540.0	36535.0	36525.0	36525.0	36525.0	36525.0	36525.0	36525.0	42.50	2732.47	
05/30/14	37235.0	34810.0	37185.0	37185.0	37185.0	37150.0	37110.0	37110.0	37110.0	37110.0	37100.0	37095.0	37085.0	37085.0	37085.0	37085.0	37085.0	37085.0	42.00	2774.47	
06/06/14	37790.0	35365.0	37740.0	37740.0	37740.0	37705.0	37665.0	37665.0	37665.0	37665.0	37655.0	37650.0	37635.0	37635.0	37635.0	37635.0	37635.0	37635.0	41.50	2815.97	
06/12/14	38285.0	35860.0	38235.0	38235.0	38235.0	38200.0	38160.0	38160.0	38160.0	38160.0	38150.0	38145.0	38125.0	38125.0	38125.0	38125.0	38125.0	38125.0	37.00	2852.97	
06/20/14	38915.0	36490.0	38865.0	38865.0	38865.0	38830.0	38785.0	38785.0	38785.0	38785.0	38775.0	38770.0	38750.0	38750.0	38750.0	38750.0	38750.0	38750.0	47.00	2899.97	
06/26/14	39390.0	36965.0	39340.0	39340.0	39340.0	39305.0	39260.0	39260.0	39260.0	39260.0	39250.0	39245.0	39220.0	39220.0	39220.0	39220.0	39220.0	39220.0	35.50	2935.47	
07/03/14	39960.0	37535.0	39910.0	39910.0	39910.0	39875.0	39825.0	39825.0	39825.0	39825.0	39815.0	39810.0	39785.0	39785.0	39785.0	39785.0	39785.0	39785.0	42.50	2977.97	
07/11/14	40600.0	38175.0	40550.0	40550.0	40550.0	40515.0	40465.0	40465.0	40465.0	40465.0	40455.0	40450.0	40425.0	40425.0	40425.0	40425.0	40425.0	40425.0	48.00	3025.97	
07/18/14	41160.0	38735.0	41110.0	41110.0	41110.0	41075.0	41025.0	41025.0	41025.0	41025.0	41015.0	41010.0	40985.0	40985.0	40985.0	40985.0	40985.0	40985.0	42.00	3067.97	
07/25/14	41720.0	39295.0	41670.0	41670.0	41670.0	41635.0	41585.0	41585.0	41585.0	41585.0	41575.0	41570.0	41545.0	41545.0	41545.0	41545.0	41545.0	41545.0	42.00	3109.97	
07/31/14	42280.0	39855.0	42230.0	42230.0	42230.0	42195.0	42145.0	42145.0	42145.0	42145.0	42135.0	42130.0	42105.0	42105.0	42105.0	42105.0	42105.0	42105.0	42.00	3151.97	
08/06/14	42745.0	40320.0	42695.0	42695.0	42695.0	42660.0	42610.0	42610.0	42610.0	42610.0	42600.0	42600.0	42565.0	42565.0	42565.0	42565.0	42565.0	42565.0	34.77	3186.74	
08/15/14	43465.0	41040.0	43415.0	43415.0	43415.0	43380.0	43330.0	43330.0	43330.0	43330.0	43320.0	43320.0	43285.0	43285.0	43285.0	43285.0	43285.0	43285.0	54.00	3240.74	
08/20/14	43880.0	41455.0	43830.0	43830.0	43830.0	43795.0	43745.0	43745.0	43745.0	43745.0	43735.0	43735.0	43695.0	43695.0	43695.0	43695.0	43695.0	43695.0	31.00	3271.74	
08/27/14	44440.0	42015.0	44390.0	44390.0	44390.0	44355.0	44305.0	44305.0	44305.0	44305.0	44295.0	44295.0	44255.0	44255.0	44255.0	44255.0	44255.0	44255.0	42.00	3313.74	
09/05/14	45150.0	42725.0	45100.0	45100.0	45100.0	45065.0	45015.0	45015.0	45015.0	45015.0	45005.0	45005.0	44965.0	44965.0	44965.0	44965.0	44965.0	44965.0	53.25	3366.99	
09/12/14	45710.0	43285.0	45660.0	45660.0	45660.0	45625.0	45575.0	45575.0	45575.0	45575.0	45565.0	45565.0	45525.0	45525.0	45525.0	45525.0	45525.0	45525.0	42.00	3408.99	
09/19/14	46280.0	43855.0	46230.0	46230.0	46230.0	46195.0	46140.0	46140.0	46140.0	46140.0	46130.0	46130.0	46090.0	46090.0	46090.0	46090.0	46090.0	46090.0	42.50	3451.49	
09/26/14	46840.0	44415.0	46790.0	46790.0	46790.0	46755.0	46700.0	46700.0	46700.0	46700.0	46690.0	46690.0	46650.0	46650.0	46650.0	46650.0	46650.0	46650.0	42.00	3493.49	
10/03/14	47390.0	44965.0	47340.0	47340.0	47340.0	47305.0	47245.0	47245.0	47245.0	47245.0	47235.0	47235.0	47195.0	47195.0	47195.0	47195.0	47195.0	47195.0	41.00	3534.49	
10/10/14	47950.0	45525.0	47900.0	47900.0	47900.0	47865.0	47805.0	47805.0	47805.0	47805.0	47795.0	47795.0	47755.0	47755.0	47755.0	47755.0	47755.0	47755.0	42.00	3576.49	
10/15/14	48365.0	45940.0	48315.0	48315.0	48315.0	48280.0	48220.0	48220.0	48220.0	48220.0	48210.0	48210.0	48165.0	48165.0	48165.0	48165.0	48165.0	48165.0	31.00	3607.49	
10/24/14	49075.0	46650.0	49025.0	49025.0	49025.0	48990.0	48925.0	48925.0	48925.0	48925.0	48915.0	48915.0	48870.0	48870.0	48870.0	48870.0	48870.0	48870.0	53.00	3660.49	
10/31/14	49635.0	47210.0	49585.0	49585.0	49585.0	49550.0	49485.0	49485.0	49485.0	49485.0	49475.0	49475.0	49430.0	49430.0	49430.0	49430.0	49430.0	49430.0	42.00	3702.49	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
11/07/14	50195.0	47770.0	50145.0	50145.0	50145.0	50110.0	50045.0	50045.0	50045.0	50045.0	50035.0	50035.0	49990.0	49990.0	49990.0	49990.0	49990.0	49990.0	42.00	3744.49	
11/14/14	50755.0	48330.0	50705.0	50705.0	50705.0	50670.0	50605.0	50605.0	50605.0	50605.0	50595.0	50595.0	50550.0	50550.0	50550.0	50550.0	50550.0	50550.0	42.00	3786.49	
11/21/14	51325.0	48900.0	51275.0	51275.0	51275.0	51240.0	51170.0	51170.0	51170.0	51170.0	51160.0	51160.0	51115.0	51115.0	51115.0	51115.0	51115.0	51115.0	42.50	3828.99	
11/24/14	51570.0	49145.0	51520.0	51520.0	51520.0	51485.0	51415.0	51415.0	51415.0	51415.0	51405.0	51405.0	51355.0	51355.0	51355.0	51355.0	51355.0	51355.0	18.25	3847.24	
12/05/14	52450.0	50025.0	52400.0	52400.0	52400.0	52365.0	52290.0	52290.0	52290.0	52290.0	52280.0	52280.0	52230.0	52230.0	52230.0	52230.0	52230.0	52230.0	65.75	3912.99	
12/12/14	53010.0	50585.0	52960.0	52960.0	52960.0	52925.0	52850.0	52850.0	52850.0	52850.0	52840.0	52840.0	52790.0	52790.0	52790.0	52790.0	52790.0	52790.0	42.00	3954.99	
12/19/14	53580.0	51155.0	53530.0	53530.0	53530.0	53495.0	53415.0	53415.0	53415.0	53415.0	53405.0	53405.0	53355.0	53355.0	53355.0	53355.0	53355.0	53355.0	42.50	3997.49	
12/23/14	53895.0	51470.0	53845.0	53845.0	53845.0	53810.0	53730.0	53730.0	53730.0	53730.0	53720.0	53720.0	53665.0	53665.0	53665.0	53665.0	53665.0	53665.0	23.50	4020.99	
12/30/14	54455.0	52030.0	54405.0	54405.0	54405.0	54370.0	54290.0	54290.0	54290.0	54290.0	54280.0	54280.0	54225.0	54225.0	54225.0	54225.0	54225.0	54225.0	42.00	4062.99	
01/09/15	55265.0	52840.0	55215.0	55215.0	55215.0	55180.0	55095.0	55095.0	55095.0	55095.0	55085.0	55085.0	55030.0	55030.0	55030.0	55030.0	55030.0	55030.0	60.50	4123.49	
01/16/15	55825.0	53400.0	55775.0	55775.0	55775.0	55740.0	55655.0	55655.0	55655.0	55655.0	55645.0	55645.0	55590.0	55590.0	55590.0	55590.0	55590.0	55590.0	42.00	4165.49	
01/23/15	56385.0	53960.0	56335.0	56335.0	56335.0	56300.0	56210.0	56210.0	56210.0	56210.0	56200.0	56200.0	56145.0	56145.0	56145.0	56145.0	56145.0	56145.0	41.75	4207.24	
01/30/15	56950.0	54525.0	56900.0	56900.0	56900.0	56865.0	56775.0	56775.0	56775.0	56775.0	56765.0	56765.0	56705.0	56705.0	56705.0	56705.0	56705.0	56705.0	42.25	4249.49	
02/06/15	57510.0	55085.0	57460.0	57460.0	57460.0	57425.0	57335.0	57335.0	57335.0	57335.0	57325.0	57325.0	57265.0	57265.0	57265.0	57265.0	57265.0	57265.0	42.00	4291.49	
02/13/15	58065.0	55640.0	58015.0	58015.0	58015.0	57980.0	57890.0	57890.0	57890.0	57890.0	57880.0	57880.0	57815.0	57815.0	57815.0	57815.0	57815.0	57815.0	41.50	4332.99	
02/20/15	58625.0	56200.0	58575.0	58575.0	58575.0	58540.0	58450.0	58450.0	58450.0	58450.0	58440.0	58440.0	58375.0	58375.0	58375.0	58375.0	58375.0	58375.0	42.00	4374.99	
02/27/15	59185.0	56760.0	59135.0	59135.0	59135.0	59100.0	59010.0	59010.0	59010.0	59010.0	59000.0	59000.0	58935.0	58935.0	58935.0	58935.0	58935.0	58935.0	42.00	4416.99	
03/06/15	59750.0	57325.0	59700.0	59700.0	59700.0	59665.0	59575.0	59575.0	59575.0	59575.0	59565.0	59565.0	59495.0	59495.0	59495.0	59495.0	59495.0	59495.0	42.25	4459.24	
03/13/15	60310.0	57885.0	60260.0	60260.0	60260.0	60225.0	60130.0	60130.0	60130.0	60130.0	60120.0	60120.0	60050.0	60050.0	60050.0	60050.0	60050.0	60050.0	41.75	4500.99	
03/20/15	60870.0	58445.0	60820.0	60820.0	60820.0	60785.0	60690.0	60690.0	60690.0	60690.0	60680.0	60680.0	60610.0	60610.0	60610.0	60610.0	60610.0	60610.0	42.00	4542.99	
03/27/15	61430.0	59005.0	61380.0	61380.0	61380.0	61345.0	61250.0	61250.0	61250.0	61250.0	61240.0	61240.0	61170.0	61170.0	61170.0	61170.0	61170.0	61170.0	42.00	4584.99	
04/03/15	61990.0	59565.0	61940.0	61940.0	61940.0	61905.0	61810.0	61810.0	61810.0	61810.0	61800.0	61800.0	61730.0	61730.0	61730.0	61730.0	61730.0	61730.0	42.00	4626.99	
04/10/15	62560.0	60135.0	62510.0	62510.0	62510.0	62475.0	62375.0	62375.0	62375.0	62375.0	62365.0	62365.0	62295.0	62295.0	62295.0	62295.0	62295.0	62295.0	42.50	4669.49	
04/17/15	63115.0	60690.0	63065.0	63065.0	63065.0	63030.0	62930.0	62930.0	62930.0	62930.0	62920.0	62920.0	62845.0	62845.0	62845.0	62845.0	62845.0	62845.0	41.50	4710.99	
04/24/15	63675.0	61250.0	63625.0	63625.0	63625.0	63590.0	63490.0	63490.0	63490.0	63490.0	63480.0	63480.0	63405.0	63405.0	63405.0	63405.0	63405.0	63405.0	42.00	4752.99	
05/01/15	64235.0	61810.0	64185.0	64185.0	64185.0	64150.0	64050.0	64050.0	64050.0	64050.0	64040.0	64040.0	63965.0	63965.0	63965.0	63965.0	63965.0	63965.0	42.00	4794.99	
05/07/15	64715.0	62290.0	64665.0	64665.0	64665.0	64630.0	64530.0	64530.0	64530.0	64530.0	64520.0	64520.0	64445.0	64445.0	64445.0	64445.0	64445.0	64445.0	36.00	4830.99	
05/15/15	65350.0	62925.0	65300.0	65300.0	65300.0	65265.0	65165.0	65165.0	65165.0	65165.0	65155.0	65155.0	65075.0	65075.0	65075.0	65075.0	65075.0	65075.0	47.50	4878.49	
05/21/15	65830.0	63405.0	65780.0	65780.0	65780.0	65745.0	65640.0	65640.0	65640.0	65640.0	65630.0	65630.0	65550.0	65550.0	65550.0	65550.0	65550.0	65550.0	35.75	4914.24	
05/29/15	66470.0	64045.0	66420.0	66420.0	66420.0	66385.0	66280.0	66280.0	66280.0	66280.0	66270.0	66270.0	66190.0	66190.0	66190.0	66190.0	66190.0	66190.0	48.00	4962.24	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
06/01/15	66700.0	64275.0	66650.0	66650.0	66650.0	66615.0	66510.0	66510.0	66510.0	66510.0	66505.0	66505.0	66415.0	66415.0	66415.0	66415.0	66415.0	66415.0	17.16	4979.40	System Shutdown to replace compressor.
06/10/15	66700.0	64275.0	66650.0	66650.0	66650.0	66615.0	66510.0	66510.0	66510.0	66510.0	66505.0	66505.0	66415.0	66415.0	66415.0	66415.0	66415.0	66415.0	0.00	4979.40	Compressor replaced and system restarted.
06/19/15	67430.0	65005.0	67380.0	67380.0	67380.0	67345.0	67235.0	67235.0	67235.0	67235.0	67230.0	67230.0	67140.0	67140.0	67140.0	67140.0	67140.0	67140.0	54.50	5033.90	
06/26/15	68000.0	65575.0	67950.0	67950.0	67950.0	67915.0	67800.0	67800.0	67800.0	67800.0	67795.0	67795.0	67705.0	67705.0	67705.0	67705.0	67705.0	67705.0	42.50	5076.40	
07/01/15	68395.0	65970.0	68345.0	68345.0	68345.0	68310.0	68195.0	68195.0	68195.0	68195.0	68190.0	68190.0	68100.0	68100.0	68100.0	68100.0	68100.0	68100.0	29.62	5106.02	
07/07/15	68885.0	66460.0	68835.0	68835.0	68835.0	68800.0	68685.0	68685.0	68685.0	68685.0	68680.0	68680.0	68590.0	68590.0	68590.0	68590.0	68590.0	68590.0	36.75	5142.77	
07/14/15	69430.0	67005.0	69380.0	69380.0	69380.0	69345.0	69230.0	69230.0	69230.0	69230.0	69225.0	69225.0	69130.0	69130.0	69130.0	69130.0	69130.0	69130.0	40.75	5183.52	
07/24/15	70230.0	67805.0	70180.0	70180.0	70180.0	70145.0	70030.0	70030.0	70030.0	70030.0	70025.0	70025.0	69930.0	69930.0	69930.0	69930.0	69930.0	69930.0	60.00	5243.52	
07/31/15	70790.0	68365.0	70740.0	70740.0	70740.0	70705.0	70590.0	70590.0	70590.0	70590.0	70585.0	70585.0	70490.0	70490.0	70490.0	70490.0	70490.0	70490.0	42.00	5285.52	
08/07/15	71350.0	68925.0	71300.0	71300.0	71300.0	71265.0	71150.0	71150.0	71150.0	71150.0	71145.0	71145.0	71050.0	71050.0	71050.0	71050.0	71050.0	71050.0	42.00	5327.52	
08/14/15	71910.0	69485.0	71860.0	71860.0	71860.0	71825.0	71710.0	71710.0	71710.0	71710.0	71705.0	71705.0	71610.0	71610.0	71610.0	71610.0	71610.0	71610.0	42.00	5369.52	
08/21/15	71910.0	70045.0	72420.0	72420.0	72420.0	72385.0	72270.0	72270.0	72270.0	72270.0	72265.0	72265.0	72170.0	72170.0	72170.0	72170.0	72170.0	72170.0	39.66	5409.18	
08/28/15	73030.0	70605.0	72980.0	72980.0	72980.0	72945.0	72830.0	72830.0	72830.0	72830.0	72825.0	72825.0	72730.0	72730.0	72730.0	72730.0	72730.0	72730.0	44.33	5453.51	
09/04/15	73590.0	71165.0	73540.0	74540.0	73540.0	73505.0	73390.0	73390.0	73390.0	73390.0	73385.0	73385.0	73290.0	73290.0	73290.0	73290.0	73290.0	73290.0	46.16	5499.67	
09/11/15	74150.0	71725.0	74100.0	74100.0	74100.0	74065.0	73950.0	73950.0	73950.0	73950.0	73945.0	73945.0	73845.0	73845.0	73845.0	73845.0	73845.0	73845.0	37.70	5537.37	
09/18/15	74710.0	72285.0	74660.0	74660.0	74660.0	74625.0	74510.0	74510.0	74510.0	74510.0	74505.0	74505.0	74405.0	74405.0	74405.0	74405.0	74405.0	74405.0	42.00	5579.37	
09/25/15	74970.0	72845.0	75220.0	75220.0	75220.0	75185.0	75070.0	75070.0	75070.0	75070.0	75065.0	75065.0	74965.0	74965.0	74965.0	74965.0	74965.0	74965.0	40.75	5620.12	
10/02/15	75530.0	73405.0	75780.0	75780.0	75780.0	75745.0	75630.0	75630.0	75630.0	75630.0	75625.0	75625.0	75525.0	75525.0	75525.0	75525.0	75525.0	75525.0	42.00	5662.12	
10/09/15	76110.0	73985.0	76360.0	76360.0	76360.0	76325.0	76205.0	76205.0	76205.0	76205.0	76200.0	76200.0	76100.0	76100.0	76100.0	76100.0	76100.0	76100.0	43.25	5705.37	
10/16/15	76650.0	74525.0	76900.0	76900.0	76900.0	76865.0	76745.0	76745.0	76745.0	76745.0	76740.0	76740.0	76640.0	76640.0	76640.0	76640.0	76640.0	76640.0	40.50	5745.87	
10/23/15	77210.0	75085.0	77460.0	77460.0	77460.0	77425.0	77305.0	77305.0	77305.0	77305.0	77300.0	77300.0	77200.0	77200.0	77200.0	77200.0	77200.0	77200.0	42.00	5787.87	
10/30/15	77790.0	75665.0	78040.0	78040.0	78040.0	78005.0	77880.0	77880.0	77880.0	77880.0	77875	77875	77775	77775	77775	77775	77775	77775	43.25	5831.12	
11/06/15	78370.0	76225.0	78600.0	78600.0	78600.0	78565.0	78440.0	78440.0	78440.0	78440.0	78435.0	78435.0	78335.0	78335.0	78335.0	78335.0	78335.0	78335.0	42.08	5873.20	
11/13/15	78920.0	76775.0	79150.0	79150.0	79150.0	79115.0	78990.0	78990.0	78990.0	78990.0	78985.0	78985.0	78885.0	78885.0	78885.0	78885.0	78885.0	78885.0	41.25	5914.45	
11/20/15	79480.0	77335.0	79710.0	79710.0	79710.0	79675.0	79550.0	79550.0	79550.0	79550.0	79545.0	79545.0	79445.0	79445.0	79445.0	79445.0	79445.0	79445.0	42.00	5956.45	
11/27/15	80040.0	77895.0	80270.0	80270.0	80270.0	80235.0	80110.0	80110.0	80110.0	80110.0	80105.0	80105.0	80005.0	80005.0	80005.0	80005.0	80005.0	80005.0	42.00	5998.45	
12/04/15	80600	78455	80830	80830	80830	80795	80670	80670	80670	80670	80665.0	80665.0	80565.0	80565.0	80565.0	80565.0	80565.0	80565.0	42.00	6040.45	
12/11/15	81160.0	79015.0	81390.0	81390.0	81390.0	81355.0	81230.0	81230.0	81230.0	81230.0	81225.0	81225.0	81125.0	81125.0	81125.0	81125.0	81125.0	81125.0	42.00	6082.45	
12/18/15	81720.0	79575.0	81950.0	81950.0	81950.0	81915.0	81790.0	81790.0	81790.0	81790.0	81785.0	81785.0	81685.0	81685.0	81685.0	81685.0	81685.0	81685.0	42.00	6124.45	
12/29/15	82600.0	80455.0	82830.0	82830.0	82830.0	82830.0	82795.0	82670.0	82670.0	82670.0	82665.0	82665.0	82565.0	82565.0	82565.0	82565.0	82565.0	82565.0	66.66	6191.11	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
01/08/16	83400.0	81255.0	83630.0	83630.0	83630.0	83595.0	83465.0	83465.0	83465.0	83465.0	83460.0	83460.0	83360.0	83360.0	83360.0	83360.0	83360.0	83360.0	59.08	6250.19	
01/15/16	83980.0	81835.0	84210.0	84210.0	84210.0	84175.0	84040.0	84040.0	84040.0	84040.0	84035.0	84035.0	83935.0	83935.0	83935.0	83935.0	83935.0	83935.0	43.25	6293.44	
01/22/16	84540.0	82395.0	84770.0	84770.0	84770.0	84735.0	84600.0	84600.0	84600.0	84600.0	84595.0	84595.0	84495.0	84495.0	84495.0	84495.0	84495.0	84495.0	42.00	6335.44	
01/29/16	85100.0	82955.0	85330.0	85330.0	85330.0	85295.0	85160.0	85160.0	85160.0	85160.0	85155.0	85155.0	85055.0	85055.0	85055.0	85055.0	85055.0	85055.0	42.00	6377.44	
02/05/16	85640.0	83495.0	85870.0	85870.0	85870.0	85835.0	85700.0	85700.0	85700.0	85700.0	85695.0	85695.0	85595.0	85595.0	85595.0	85595.0	85595.0	85595.0	40.50	6417.94	
02/12/16	86210.0	84065.0	86440.0	86440.0	86440.0	86405.0	86270.0	86270.0	86270.0	86270.0	86265.0	86265.0	86165.0	86165.0	86165.0	86165.0	86165.0	86165.0	42.75	6460.69	
02/18/16	86680.0	84535.0	86910.0	86910.0	86910.0	86875.0	86740.0	86740.0	86740.0	86740.0	86735.0	86735.0	86635.0	86635.0	86635.0	86635.0	86635.0	86635.0	35.25	6495.94	
02/26/16	87330.0	85185.0	87560.0	87560.0	87560.0	87525.0	87390.0	87390.0	87390.0	87390.0	87385.0	87385.0	87285.0	87285.0	87285.0	87285.0	87285.0	87285.0	48.75	6544.69	
03/04/16	87890.0	85745.0	88120.0	88120.0	88120.0	88085.0	87950.0	87950.0	87950.0	87950.0	87945.0	87945.0	87845.0	87845.0	87845.0	87845.0	87845.0	87845.0	42.00	6586.69	
03/11/16	88450.0	86305.0	88680.0	88680.0	88680.0	88645.0	88510.0	88510.0	88510.0	88510.0	88505.0	88505.0	88405.0	88405.0	88405.0	88405.0	88405.0	88405.0	42.00	6628.69	
03/18/16	89010.0	86865.0	89240.0	89240.0	89240.0	89205.0	89070.0	89070.0	89070.0	89070.0	89065.0	89065.0	88965.0	88965.0	88965.0	88965.0	88965.0	88965.0	42.00	6670.69	
03/25/16	89580.0	87435.0	89810.0	89810.0	89810.0	89775.0	89640.0	89640.0	89640.0	89640.0	89635.0	89635.0	89535.0	89535.0	89535.0	89535.0	89535.0	89535.0	42.75	6713.44	
04/01/16	90140.0	87995.0	90370.0	90370.0	90370.0	90335.0	90200.0	90200.0	90200.0	90200.0	90195.0	90195.0	90095.0	90095.0	90095.0	90095.0	90095.0	90095.0	42.00	6755.44	
04/08/16	90700.0	88555.0	90930.0	90930.0	90930.0	90895.0	90760.0	90760.0	90760.0	90760.0	90755.0	90755.0	90655.0	90655.0	90655.0	90655.0	90655.0	90655.0	42.00	6797.44	
04/15/16	91260.0	89115.0	91490.0	91490.0	91490.0	91455.0	91315.0	91315.0	91315.0	91315.0	91310.0	91310.0	91210.0	91210.0	91210.0	91210.0	91210.0	91210.0	41.75	6839.19	
04/22/16	91820.0	89675.0	92050.0	92050.0	92050.0	92015.0	91875.0	91875.0	91875.0	91875.0	91870.0	91870.0	91770.0	91770.0	91770.0	91770.0	91770.0	91770.0	42.00	6881.19	
04/26/16	92380.0	90235.0	92610.0	92610.0	92610.0	92575.0	92435.0	92435.0	92435.0	92435.0	92430.0	92430.0	92330.0	92330.0	92330.0	92330.0	92330.0	92330.0	42.00	6923.19	
05/06/16	92940.0	90795.0	93170.0	93170.0	93170.0	93135.0	92995.0	92995.0	92995.0	92995.0	92990.0	92990.0	92890.0	92890.0	92890.0	92890.0	92890.0	92890.0	42.00	6965.19	
05/13/16	93510.0	91365.0	93740.0	93740.0	93740.0	93705.0	93565.0	93565.0	93565.0	93565.0	93560.0	93560.0	93460.0	93460.0	93460.0	93460.0	93460.0	93460.0	42.75	7007.94	
05/20/16	94080.0	91935.0	94310.0	94310.0	94310.0	94275.0	94135.0	94135.0	94135.0	94135.0	94130.0	94130.0	94030.0	94030.0	94030.0	94030.0	94030.0	94030.0	42.75	7050.69	
05/27/16	94630.0	92485.0	94860.0	94860.0	94860.0	94825.0	94685.0	94685.0	94685.0	94685.0	94680.0	94680.0	94580.0	94580.0	94580.0	94580.0	94580.0	94580.0	41.25	7091.94	
06/03/16	95195.0	93050.0	95425.0	95425.0	95425.0	95390.0	95250.0	95250.0	95250.0	95250.0	95245.0	95245.0	95140.0	95140.0	95140.0	95140.0	95140.0	95140.0	42.25	7134.19	
06/10/16	95755.0	93610.0	95985.0	95985.0	95985.0	95950.0	95810.0	95810.0	95810.0	95810.0	95805.0	95805.0	95700.0	95700.0	95700.0	95700.0	95700.0	95700.0	42.00	7176.19	
06/16/16	96235.0	94090.0	96465.0	96465.0	96465.0	96430.0	96290.0	96290.0	96290.0	96290.0	96285.0	96285.0	96180.0	96180.0	96180.0	96180.0	96180.0	96180.0	36.00	7212.19	
06/24/16	96875.0	94730.0	97105.0	97105.0	97105.0	97070.0	96930.0	96930.0	96930.0	96930.0	96925.0	96925.0	96820.0	96820.0	96820.0	96820.0	96820.0	96820.0	48.00	7260.19	
07/01/16	97435.0	95290.0	97665.0	97665.0	97665.0	97630.0	97490.0	97490.0	97490.0	97490.0	97485.0	97485.0	97380.0	97380.0	97380.0	97380.0	97380.0	97380.0	42.00	7302.19	
07/08/16	98005.0	95860.0	98235.0	98235.0	98235.0	98200.0	98060.0	98060.0	98060.0	98060.0	98055.0	98055.0	97950.0	97950.0	97950.0	97950.0	97950.0	97950.0	42.75	7344.94	
07/15/16	98545.0	96400.0	98775.0	98775.0	98775.0	98740.0	98600.0	98600.0	98600.0	98600.0	98595.0	98595.0	98490.0	98490.0	98490.0	98490.0	98490.0	98490.0	40.50	7385.44	
07/22/16	99115.0	96970.0	99345.0	99345.0	99345.0	99310.0	99170.0	99170.0	99170.0	99170.0	99165.0	99165.0	99060.0	99060.0	99060.0	99060.0	99060.0	99060.0	42.75	7428.19	
07/29/16	99675.0	97530.0	99905.0	99905.0	99905.0	99870.0	99730.0	99730.0	99730.0	99730.0	99725.0	99725.0	99620.0	99620.0	99620.0	99620.0	99620.0	99620.0	42.00	7470.19	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
08/05/16	100235.0	98090.0	100465.0	100465.0	100465.0	100430.0	100290.0	100290.0	100290.0	100290.0	100285.0	100285.0	100180.0	100180.0	100180.0	100180.0	100180.0	100180.0	42.00	7512.19	
08/12/16	100800.0	98655.0	101030.0	101030.0	101030.0	100995.0	100855.0	100855.0	100855.0	100855.0	100850.0	100850.0	100740.0	100740.0	100740.0	100740.0	100740.0	100740.0	42.25	7554.44	
08/19/16	101360.0	99215.0	101590.0	101590.0	101590.0	101555.0	101415.0	101415.0	101415.0	101415.0	101410.0	101410.0	101300.0	101300.0	101300.0	101300.0	101300.0	101300.0	42.00	7596.44	
08/26/16	101900.0	99755.0	102130.0	102130.0	102130.0	102095.0	101955.0	101955.0	101955.0	101955.0	101950.0	101950.0	101840.0	101840.0	101840.0	101840.0	101840.0	101840.0	40.50	7636.94	
09/02/16	102460.0	100315.0	102690.0	102690.0	102690.0	102655.0	102515.0	102515.0	102515.0	102515.0	102510.0	102510.0	102400.0	102400.0	102400.0	102400.0	102400.0	102400.0	42.00	7678.94	
09/09/16	103020.0	100875.0	103250.0	103250.0	103250.0	103215.0	103070.0	103070.0	103070.0	103070.0	103065.0	103065.0	102955.0	102955.0	102955.0	102955.0	102955.0	102955.0	41.75	7720.69	
09/16/16	103580.0	101435.0	103810.0	103810.0	103810.0	103775.0	103630.0	103630.0	103630.0	103630.0	103625.0	103625.0	103515.0	103515.0	103515.0	103515.0	103515.0	103515.0	42.00	7762.69	
09/23/16	104160.0	102015.0	104390.0	104390.0	104390.0	104355.0	104210.0	104210.0	104210.0	104210.0	104205.0	104205.0	104095.0	104095.0	104095.0	104095.0	104095.0	104095.0	43.50	7806.19	
09/30/16	104720.0	102575.0	104950.0	104950.0	104950.0	104915.0	104770.0	104770.0	104770.0	104770.0	104765.0	104765.0	104655.0	104655.0	104655.0	104655.0	104655.0	104655.0	42.00	7848.19	
10/07/16	105280.0	103135.0	105510.0	105510.0	105510.0	105475.0	105330.0	105330.0	105330.0	105330.0	105325.0	105325.0	105215.0	105215.0	105215.0	105215.0	105215.0	105215.0	42.00	7890.19	
10/14/16	105840.0	103695.0	106070.0	106070.0	106070.0	106035.0	105890.0	105890.0	105890.0	105890.0	105885.0	105885.0	105775.0	105775.0	105775.0	105775.0	105775.0	105775.0	42.00	7932.19	
10/21/16	106400.0	104255.0	106630.0	106630.0	106630.0	106595.0	106450.0	106450.0	106450.0	106450.0	106445.0	106445.0	106335.0	106335.0	106335.0	106335.0	106335.0	106335.0	42.00	7974.19	
10/28/16	106960.0	104815.0	107190.0	107190.0	107190.0	107155.0	107005.0	107005.0	107005.0	107005	107000	107000	106890	106890	106890	106890	106890	106890	41.75	8015.94	
11/04/16	107525.0	105380.0	107755.0	107755.0	107755.0	107720.0	107570.0	107570.0	107570.0	107570.0	107565.0	107565.0	107450.0	107450.0	107450.0	107450.0	107450.0	107450.0	42.25	8058.19	
11/11/16	108085.0	105940.0	108315.0	108315.0	108315.0	108280.0	108130.0	108130.0	108130.0	108130.0	108125.0	108125.0	108010.0	108010.0	108010.0	108010.0	108010.0	108010.0	42.00	8100.19	
11/18/16	108650.0	106505.0	108880.0	108880.0	108880.0	108845.0	108695.0	108695.0	108695.0	108695.0	108690.0	108690.0	108570.0	108570.0	108570.0	108570.0	108570.0	108570.0	42.25	8142.44	
11/25/16	109205.0	107060.0	109435.0	109435.0	109435.0	109400.0	109250.0	109250.0	109250.0	109250.0	109245.0	109245.0	109120.0	109120.0	109120.0	109120.0	109120.0	109120.0	41.50	8183.94	
12/02/16	109760.0	107615.0	109990.0	109990.0	109990.0	109955.0	109805.0	109805.0	109805.0	109805.0	109800.0	109800.0	109670.0	109670.0	109670.0	109670.0	109670.0	109670.0	41.50	8225.44	
12/09/16	110330.0	108185.0	110560.0	110560.0	110560.0	110525.0	110375.0	110375.0	110375.0	110375.0	110370.0	110370.0	110240.0	110240.0	110240.0	110240.0	110240.0	110240.0	42.75	8268.19	
12/16/16	110890.0	108745.0	111120.0	111120.0	111120.0	111085.0	110935.0	110935.0	110935.0	110935.0	110930.0	110930.0	110800.0	110800.0	110800.0	110800.0	110800.0	110800.0	42.00	8310.19	
12/23/16	111440.0	109295.0	111670.0	111670.0	111670.0	111635.0	111485.0	111485.0	111485.0	111485.0	111480.0	111480.0	111350.0	111350.0	111350.0	111350.0	111350.0	111350.0	41.25	8351.44	
12/30/16	112000.0	109855.0	112230.0	112230.0	112230.0	112195.0	112045.0	112045.0	112045.0	112045.0	112040.0	112040.0	111910.0	111910.0	111910.0	111910.0	111910.0	111910.0	42.00	8393.44	
01/06/17	112560.0	110415.0	112790.0	112790.0	112790.0	112755.0	112605.0	112605.0	112605.0	112605.0	112600.0	112600.0	112470.0	112470.0	112470.0	112470.0	112470.0	112470.0	42.00	8435.44	
01/13/17	113125.0	110980.0	113355.0	113355.0	113355.0	113320.0	113170.0	113170.0	113170.0	113170.0	113165.0	113165.0	113030.0	113030.0	113030.0	113030.0	113030.0	113030.0	42.25	8477.69	
01/20/17	113675.0	111530.0	113905.0	113905.0	113905.0	113870.0	113720.0	113720.0	113720.0	113720.0	113715.0	113715.0	113580.0	113580.0	113580.0	113580.0	113580.0	113580.0	41.25	8518.94	
01/27/17	114245.0	112100.0	114475.0	114475.0	114475.0	114440.0	114290.0	114290.0	114290.0	114290.0	114285.0	114285.0	114150.0	114150.0	114150.0	114150.0	114150.0	114150.0	42.75	8561.69	
02/03/17	114805.0	112660.0	115035.0	115035.0	115035.0	115000.0	114850.0	114850.0	114850.0	114850.0	114845.0	114845.0	114710.0	114710.0	114710.0	114710.0	114710.0	114710.0	42.00	8603.69	
02/10/17	115365.0	113220.0	115595.0	115595.0	115595.0	115560.0	115410.0	115410.0	115410.0	115410.0	115405.0	115405.0	115270.0	115270.0	115270.0	115270.0	115270.0	115270.0	42.00	8645.69	
02/17/17	115930.0	113785.0	116160.0	116160.0	116160.0	116125.0	115975.0	115975.0	115975.0	115975.0	115970.0	115970.0	115830.0	115830.0	115830.0	115830.0	115830.0	115830.0	42.25	8687.94	
02/24/17	116495.0	114350.0	116725.0	116725.0	116725.0	116690.0	116540.0	116540.0	116540.0	116540.0	116535.0	116535.0	116390.0	116390.0	116390.0	116390.0	116390.0	116390.0	42.25	8730.19	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
03/03/17	117055.0	114910.0	117285.0	117285.0	117285.0	117250.0	117100.0	117100.0	117100.0	117100.0	117095.0	117095.0	116950.0	116950.0	116950.0	116950.0	116950.0	116950.0	42.00	8772.19	
03/10/17	117605.0	115460.0	117835.0	117835.0	117835.0	117800.0	117650.0	117650.0	117650.0	117650.0	117645.0	117645.0	117500.0	117500.0	117500.0	117500.0	117500.0	117500.0	41.25	8813.44	
03/17/17	118165.0	116020.0	118395.0	118395.0	118395.0	118360.0	118210.0	118210.0	118210.0	118210.0	118205.0	118205.0	118060.0	118060.0	118060.0	118060.0	118060.0	118060.0	42.00	8855.44	
03/24/17	118725.0	116580.0	118955.0	118955.0	118955.0	118920.0	118770.0	118770.0	118770.0	118770.0	118765.0	118765.0	118620.0	118620.0	118620.0	118620.0	118620.0	118620.0	42.00	8897.44	
03/31/17	119290.0	117145.0	119520.0	119520.0	119520.0	119485.0	119335.0	119335.0	119335.0	119335.0	119330.0	119330.0	119180.0	119180.0	119180.0	119180.0	119180.0	119180.0	42.25	8939.69	
04/07/17	119850.0	117705.0	120080.0	120080.0	120080.0	120045.0	119895.0	119895.0	119895.0	119895.0	119890.0	119890.0	119740.0	119740.0	119740.0	119740.0	119740.0	119740.0	42.00	8981.69	
04/14/17	120410.0	118265.0	120640.0	120640.0	120640.0	120605.0	120455.0	120455.0	120455.0	120455.0	120450.0	120450.0	120300.0	120300.0	120300.0	120300.0	120300.0	120300.0	42.00	9023.69	
04/21/17	120970.0	118825.0	121200.0	121200.0	121200.0	121165.0	121015.0	121015.0	121015.0	121015.0	121010.0	121010.0	120860.0	120860.0	120860.0	120860.0	120860.0	120860.0	42.00	9065.69	
04/28/17	121520.0	119375.0	121750.0	121750.0	121750.0	121715.0	121565.0	121565.0	121565.0	121565.0	121560.0	121560.0	121410.0	121410.0	121410.0	121410.0	121410.0	121410.0	41.25	9106.94	
05/05/17	122090.0	119945.0	122320.0	122320.0	122320.0	122285.0	122135.0	122135.0	122135.0	122135.0	122130.0	122130.0	121980.0	121980.0	121980.0	121980.0	121980.0	121980.0	42.75	9149.69	
05/10/17	122490.0	120345.0	122720.0	122720.0	122720.0	122685.0	122535.0	122535.0	122535.0	122535.0	122530.0	122530.0	122380.0	122380.0	122380.0	122380.0	122380.0	122380.0	30.00	9179.69	
05/19/17	123210.0	121065.0	123440.0	123440.0	123440.0	123405.0	123255.0	123255.0	123255.0	123255.0	123250.0	123250.0	123100.0	123100.0	123100.0	123100.0	123100.0	123100.0	54.00	9233.69	
05/26/17	123770.0	121625.0	124000.0	124000.0	124000.0	123965.0	123815.0	123815.0	123815.0	123815.0	123810.0	123810.0	123660.0	123660.0	123660.0	123660.0	123660.0	123660.0	42.00	9275.69	
06/02/17	124330.0	122185.0	124560.0	124560.0	124560.0	124525.0	124375.0	124375.0	124375.0	124375.0	124370.0	124370.0	124220.0	124220.0	124220.0	124220.0	124220.0	124220.0	42.00	9317.69	
06/09/17	124890.0	122745.0	125120.0	125120.0	125120.0	124935.0	124935.0	124935.0	124935.0	124935.0	124930.0	124930.0	124780.0	124780.0	124780.0	124780.0	124780.0	124780.0	41.37	9359.06	
06/14/17	125290.0	123145.0	125520.0	125520.0	125520.0	125335.0	125335.0	125335.0	125335.0	125335.0	125330.0	125330.0	125180.0	125180.0	125180.0	125180.0	125180.0	125180.0	30.00	9389.06	
06/19/17	125690.0	123545.0	125920.0	125920.0	125920.0	125735.0	125735.0	125735.0	125735.0	125735.0	125730.0	125730.0	125580.0	125580.0	125580.0	125580.0	125580.0	125580.0	30.00	9419.06	
06/30/17	126570.0	124425.0	126800.0	126800.0	126800.0	126615.0	126615.0	126615.0	126615.0	126615.0	126610.0	126610.0	126460.0	126460.0	126460.0	126460.0	126460.0	126460.0	66.00	9485.06	
07/07/17	127115.0	124970.0	127345.0	127345.0	127345.0	127160.0	127160.0	127160.0	127160.0	127160.0	127155.0	127155.0	127000.0	127000.0	127000.0	127000.0	127000.0	127000.0	40.75	9525.81	
07/14/17	127675.0	125530.0	127905.0	127905.0	127905.0	127720.0	127720.0	127720.0	127720.0	127720.0	127715.0	127715.0	127560.0	127560.0	127560.0	127560.0	127560.0	127560.0	42.00	9567.81	
07/21/17	128240.0	126095.0	128470.0	128470.0	128470.0	128285.0	128285.0	128285.0	128285.0	128285.0	128280.0	128280.0	128120.0	128120.0	128120.0	128120.0	128120.0	128120.0	42.25	9610.06	
07/28/17	128800.0	126655.0	129030.0	129030.0	129030.0	128845.0	128845.0	128845.0	128845.0	128845.0	128840.0	128840.0	128680.0	128680.0	128680.0	128680.0	128680.0	128680.0	42.00	9652.06	
08/02/17	129200.0	127055.0	129430.0	129430.0	129430.0	129245.0	129245.0	129245.0	129245.0	129245.0	129240.0	129240.0	129080.0	129080.0	129080.0	129080.0	129080.0	129080.0	30.00	9682.06	
08/09/17	129760.0	127615.0	129990.0	129990.0	129990.0	129805.0	129805.0	129805.0	129805.0	129805.0	129800.0	129800.0	129640.0	129640.0	129640.0	129640.0	129640.0	129640.0	42.00	9724.06	
08/16/17	130330.0	128185.0	130560.0	130560.0	130560.0	130375.0	130375.0	130375.0	130375.0	130375.0	130370.0	130370.0	130210.0	130210.0	130210.0	130210.0	130210.0	130210.0	42.75	9766.81	
08/23/17	130880.0	128735.0	131110.0	131110.0	131110.0	130925.0	130925.0	130925.0	130925.0	130925.0	130920.0	130920.0	130760.0	130760.0	130760.0	130760.0	130760.0	130760.0	41.25	9808.06	
08/30/17	131440.0	129295.0	121670.0	131670.0	131670.0	131485.0	131485.0	131485.0	131485.0	131485.0	131480.0	131480.0	131320.0	131320.0	131320.0	131320.0	131320.0	131320.0	0.33	9808.39	
09/08/17	132160.0	130015.0	132390.0	132390.0	132390.0	132205.0	132205.0	132205.0	132205.0	132205.0	132200.0	132200.0	132040.0	132040.0	132040.0	132040.0	132040.0	132040.0	95.66	9904.05	
09/15/17	132720.0	130575.0	132950.0	132950.0	132950.0	132765.0	132765.0	132765.0	132765.0	132765.0	132760.0	132760.0	132600.0	132600.0	132600.0	132600.0	132600.0	132600.0	42.00	9946.05	
09/22/17	133280.0	131135.0	133510.0	133510.0	133510.0	133325.0	133325.0	133325.0	133325.0	133325.0	133320.0	133320.0	133160.0	133160.0	133160.0	133160.0	133160.0	133160.0	42.00	9988.05	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
09/29/17	133850.0	131705.0	134080.0	134080.0	134080.0	133895.0	133895.0	133895.0	133895.0	133895.0	133890.0	133890.0	133730.0	133730.0	133730.0	133730.0	133730.0	133730.0	42.75	10030.80	
10/04/17	134250.0	132105.0	134480.0	134480.0	134480.0	134295.0	134295.0	134295.0	134295.0	134295.0	134290.0	134290.0	134130.0	134130.0	134130.0	134130.0	134130.0	134130.0	30.00	10060.80	
10/11/17	134810.0	132665.0	135040.0	135040.0	135040.0	134855.0	134855.0	134855.0	134855.0	134855.0	134850.0	134850.0	134690.0	134690.0	134690.0	134690.0	134690.0	134690.0	42.00	10102.80	
10/20/17	135530.0	133385.0	135760.0	135760.0	135760.0	135575.0	135575.0	135575.0	135575.0	135575.0	135570.0	135570.0	135210.0	135210.0	135210.0	135210.0	135210.0	135210.0	49.00	10151.80	
10/25/17	135930.0	133785.0	136160.0	136160.0	136160.0	135975.0	135975.0	135975.0	135975.0	135975.0	135970.0	135970.0	135610.0	135610.0	135610.0	135610.0	135610.0	135610.0	30.00	10181.80	
11/01/17	136490.0	134345.0	136720.0	136720.0	136720.0	136535.0	136535.0	136535.0	136535.0	136535.0	136530.0	136530.0	136170.0	136170.0	136170.0	136170.0	136170.0	136170.0	42.00	10223.80	
11/08/17	137050.0	134905.0	137280.0	137280.0	137280.0	137095.0	137095.0	137095.0	137095.0	137095.0	137090.0	137090.0	136730.0	136730.0	136730.0	136730.0	136730.0	136730.0	42.00	10265.80	
11/13/17	137450.0	135305.0	137680.0	137680.0	137680.0	137495.0	137495.0	137495.0	137495.0	137495.0	137490.0	137490.0	137130.0	137130.0	137130.0	137130.0	137130.0	137130.0	30.00	10295.80	
11/20/17	138010.0	135865.0	138240.0	138240.0	138240.0	138055.0	138055.0	138055.0	138055.0	138055.0	138050.0	138050.0	137690.0	137690.0	137690.0	137690.0	137690.0	137690.0	42.00	10337.80	
11/29/17	138730.0	136585.0	138960.0	138960.0	138960.0	138775.0	138775.0	138775.0	138775.0	138775.0	138770.0	138770.0	138410.0	138410.0	138410.0	138410.0	138410.0	138410.0	54.00	10391.80	
12/06/17	140290.0	137145.0	139520.0	139520.0	139520.0	139335.0	139335.0	139335.0	139335.0	139335.0	139330.0	139330.0	138970.0	138970.0	138970.0	138970.0	138970.0	138970.0	46.16	10437.96	
12/14/17	140930.0	137785.0	140160.0	140160.0	140160.0	139975.0	139975.0	139975.0	139975.0	139975.0	139970.0	139970.0	139610.0	139610.0	139610.0	139610.0	139610.0	139610.0	48.00	10485.96	
12/19/17	141330.0	138185.0	140560.0	140560.0	140560.0	140375.0	140375.0	140375.0	140375.0	140375.0	140370.0	140370.0	140010.0	140010.0	140010.0	140010.0	140010.0	140010.0	30.00	10515.96	
12/27/17	141970.0	138825.0	141200.0	141200.0	141200.0	141015.0	141015.0	141015.0	141015.0	141015.0	141010.0	141010.0	140650.0	140650.0	140650.0	140650.0	140650.0	140650.0	48.00	10563.96	
01/04/18	142610.0	139465.0	141840.0	141840.0	141840.0	141655.0	141655.0	141655.0	141655.0	141655.0	141650.0	141650.0	141290.0	141290.0	141290.0	141290.0	141290.0	141290.0	48.00	10611.96	
01/09/18	143010.0	139865.0	142240.0	142240.0	142240.0	142055.0	142055.0	142055.0	142055.0	142055.0	142050.0	142050.0	141690.0	141690.0	141690.0	141690.0	141690.0	141690.0	30.00	10641.96	
01/15/18	143490.0	140345.0	142720.0	142720.0	142720.0	142535.0	142535.0	142535.0	142535.0	142535.0	142530.0	142530.0	142170.0	142170.0	142170.0	142170.0	142170.0	142170.0	36.00	10677.96	
01/22/18	144050.0	140905.0	143280.0	143280.0	143280.0	143095.0	143095.0	143095.0	143095.0	143095.0	143090.0	143090.0	142730.0	142730.0	142730.0	142730.0	142730.0	142730.0	42.00	10719.96	
01/29/18	144610.0	141465.0	143840.0	143840.0	143840.0	143655.0	143655.0	143655.0	143655.0	143655.0	143650.0	143650.0	143290.0	143290.0	143290.0	143290.0	143290.0	143290.0	42.00	10761.96	
02/05/18	145170.0	142025.0	144400.0	144400.0	144400.0	144215.0	144215.0	144215.0	144215.0	144215.0	144210.0	144210.0	143850.0	143850.0	143850.0	143850.0	143850.0	143850.0	42.00	10803.96	
02/12/18	145730.0	142585.0	144960.0	144960.0	144960.0	144775.0	144775.0	144775.0	144775.0	144775.0	144770.0	144770.0	144410.0	144410.0	144410.0	144410.0	144410.0	144410.0	42.00	10845.96	
02/19/18	146290.0	143145.0	145520.0	145520.0	145520.0	145335.0	145335.0	145335.0	145335.0	145335.0	145330.0	145330.0	144970.0	144970.0	144970.0	144970.0	144970.0	144970.0	42.00	10887.96	
02/26/18	146840.0	143695.0	146070.0	146070.0	146070.0	145885.0	145885.0	145885.0	145885.0	145885.0	145880.0	145880.0	145520.0	145520.0	145520.0	145520.0	145520.0	145520.0	41.25	10929.21	
03/07/18	147570.0	144425.0	146800.0	146800.0	146800.0	146615.0	146615.0	146615.0	146615.0	146615.0	146610.0	146610.0	146250.0	146250.0	146250.0	146250.0	146250.0	146250.0	54.75	10983.96	
03/12/18	147970.0	144825.0	147200.0	147200.0	147200.0	147015.0	147015.0	147015.0	147015.0	147015.0	147010.0	147010.0	146650.0	146650.0	146650.0	146650.0	146650.0	146650.0	30.00	11013.96	
03/19/18	148530.0	145385.0	147760.0	147760.0	147760.0	147575.0	147575.0	147575.0	147575.0	147575.0	147570.0	147570.0	147210.0	147210.0	147210.0	147210.0	147210.0	147210.0	42.00	11055.96	
03/28/18	149250.0	146105.0	148480.0	148480.0	148480.0	148295.0	148295.0	148295.0	148295.0	148295.0	148290.0	148290.0	147930.0	147930.0	147930.0	147930.0	147930.0	147930.0	54.00	11109.96	
04/02/18	149650.0	146505.0	148880.0	148880.0	148880.0	148695.0	148695.0	148695.0	148695.0	148695.0	148690.0	148690.0	148330.0	148330.0	148330.0	148330.0	148330.0	148330.0	30.00	11139.96	
04/09/18	150210.0	147065.0	149440.0	149440.0	149440.0	149255.0	149255.0	149255.0	149255.0	149255.0	149250.0	149250.0	148890.0	148890.0	148890.0	148890.0	148890.0	148890.0	42.00	11181.96	
04/16/18	150770.0	147625.0	150000.0	150000.0	150000.0	149815.0	149815.0	149815.0	149815.0	149815.0	149810.0	149810.0	149450.0	149450.0	149450.0	149450.0	149450.0	149450.0	42.00	11223.96	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
04/25/18	151490.0	148345.0	150720.0	150720.0	150720.0	150535.0	150535.0	150535.0	150535.0	150535.0	150530.0	150530.0	150170.0	150170.0	150170.0	150170.0	150170.0	150170.0	54.00	11277.96	
04/30/18	151890.0	148745.0	151120.0	151120.0	151120.0	150935.0	150935.0	150935.0	150935.0	150935.0	150930.0	150930.0	150570.0	150570.0	150570.0	150570.0	150570.0	150570.0	30.00	11307.96	
05/07/18	152450.0	149305.0	151680.0	151680.0	151680.0	151495.0	151495.0	151495.0	151495.0	151495.0	151490.0	151490.0	151130.0	151130.0	151130.0	151130.0	151130.0	151130.0	42.00	11349.96	
05/14/18	153010.0	149865.0	152240.0	152240.0	152240.0	152055.0	152055.0	152055.0	152055.0	152055.0	152050.0	152050.0	151690.0	151690.0	151690.0	151690.0	151690.0	151690.0	42.00	11391.96	
05/21/18	153570.0	150425.0	152800.0	152800.0	152800.0	152615.0	152615.0	152615.0	152615.0	152615.0	152610.0	152610.0	152250.0	152250.0	152250.0	152250.0	152250.0	152250.0	42.00	11433.96	
05/31/18	154370.0	151225.0	153600.0	153600.0	153600.0	153415.0	153415.0	153415.0	153415.0	153415.0	153410.0	153410.0	153050.0	153050.0	153050.0	153050.0	153050.0	153050.0	60.00	11493.96	
06/04/18	154690.0	151545.0	153920.0	153920.0	153920.0	153735.0	153735.0	153735.0	153735.0	153735.0	153730.0	153730.0	153370.0	153370.0	153370.0	153370.0	153370.0	153370.0	24.00	11517.96	
06/15/18	155570.0	152425.0	154800.0	154800.0	154800.0	154615.0	154615.0	154615.0	154615.0	154615.0	154610.0	154610.0	154250.0	154250.0	154250.0	154250.0	154250.0	154250.0	66.00	11583.96	
06/18/18	155810.0	152665.0	155040.0	155040.0	155040.0	154855.0	154855.0	154855.0	154855.0	154855.0	154850.0	154850.0	154490.0	154490.0	154490.0	154490.0	154490.0	154490.0	18.00	11601.96	
06/25/18	156370.0	153225.0	155600.0	155600.0	155600.0	155415.0	155415.0	155415.0	155415.0	155415.0	155410.0	155410.0	155050.0	155050.0	155050.0	155050.0	155050.0	155050.0	42.00	11643.96	
07/06/18	157250.0	154105.0	156480.0	156480.0	156480.0	156295.0	156295.0	156295.0	156295.0	156295.0	156290.0	156290.0	155930.0	155930.0	155930.0	155930.0	155930.0	155930.0	66.00	11709.96	
07/09/18	157490.0	154345.0	156720.0	156720.0	156720.0	156535.0	156535.0	156535.0	156535.0	156535.0	156530.0	156530.0	156170.0	156170.0	156170.0	156170.0	156170.0	156170.0	18.00	11727.96	
07/17/18	158130.0	154985.0	157360.0	157360.0	157360.0	157175.0	157175.0	157175.0	157175.0	157175.0	157170.0	157170.0	156810.0	156810.0	156810.0	156810.0	156810.0	156810.0	48.00	11775.96	
07/24/18	158770.0	155625.0	158000.0	158000.0	158000.0	157815.0	157815.0	157815.0	157815.0	157815.0	157810.0	157810.0	157450.0	157450.0	157450.0	157450.0	157450.0	157450.0	48.00	11823.96	
07/30/18	159250.0	156105.0	158480.0	158480.0	158480.0	158295.0	158295.0	158295.0	158295.0	158295.0	158290.0	158290.0	157930.0	157930.0	157930.0	157930.0	157930.0	157930.0	36.00	11859.96	
08/06/18	159800.0	156655.0	159030.0	159030.0	159030.0	158845.0	158845.0	158845.0	158845.0	158845.0	158840.0	158840.0	158480.0	158480.0	158480.0	158480.0	158480.0	158480.0	41.25	11901.21	
08/13/18	160370.0	157225.0	159600.0	159600.0	159600.0	159415.0	159415.0	159415.0	159415.0	159415.0	159410.0	159410.0	159050.0	159050.0	159050.0	159050.0	159050.0	159050.0	42.75	11943.96	
08/20/18	160940.0	157795.0	160170.0	160170.0	160170.0	159985.0	159985.0	159985.0	159985.0	159985.0	159980.0	159980.0	159620.0	159620.0	159620.0	159620.0	159620.0	159620.0	42.75	11986.71	
08/27/18	161500.0	158355.0	160730.0	160730.0	160730.0	160545.0	160545.0	160545.0	160545.0	160545.0	160540.0	160540.0	160180.0	160180.0	160180.0	160180.0	160180.0	160180.0	42.00	12028.71	
09/06/18	162300.0	159155.0	161530.0	161530.0	161530.0	161345.0	161345.0	161345.0	161345.0	161345.0	161340.0	161340.0	160980.0	160980.0	160980.0	160980.0	160980.0	160980.0	60.00	12088.71	
09/10/18	162620.0	159475.0	161850.0	161850.0	161850.0	161665.0	161665.0	161665.0	161665.0	161665.0	161660.0	161660.0	161300.0	161300.0	161300.0	161300.0	161300.0	161300.0	24.00	12112.71	
09/17/18	163180.0	160035.0	162410.0	162410.0	162410.0	162225.0	162225.0	162225.0	162225.0	162225.0	162220.0	162220.0	161860.0	161860.0	161860.0	161860.0	161860.0	161860.0	42.00	12154.71	
09/24/18	163740.0	160595.0	162970.0	162970.0	162970.0	162785.0	162785.0	162785.0	162785.0	162785.0	162780.0	162780.0	162420.0	162420.0	162420.0	162420.0	162420.0	162420.0	42.00	12196.71	
10/01/18	164300.0	161155.0	163530.0	163530.0	163530.0	163345.0	163345.0	163345.0	163345.0	163345.0	163340	163340	162980	162980	162980	162980	162980	162980	42.00	12238.71	
10/08/18	164860.0	161715.0	164090.0	164090.0	164090.0	163905.0	163905.0	163905.0	163905.0	163905.0	163900	163900	163540	163540	163540	163540	163540	163540	42.00	12280.71	
10/15/18	165990.0	162845.0	165220.0	165220.0	165220.0	165035.0	165035.0	165035.0	165035.0	165035.0	165030.0	165030.0	164670.0	164670.0	164670.0	164670.0	164670.0	164670.0	84.75	12365.46	
10/23/18	166540.0	163395.0	165770.0	165770.0	165770.0	165585.0	165585.0	165585.0	165585.0	165585.0	165580.0	165580.0	165220.0	165220.0	165220.0	165220.0	165220.0	165220.0	41.25	12406.71	
10/29/18	167250.0	164105.0	166480.0	166480.0	166480.0	166295.0	166295.0	166295.0	166295.0	166295.0	166290.0	166290.0	165930.0	165930.0	165930.0	165930.0	165930.0	165930.0	53.25	12459.96	
11/05/18	167810.0	164665.0	167040.0	167040.0	167040.0	166855.0	166855.0	166855.0	166855.0	166855.0	166850.0	166850.0	166490.0	166490.0	166490.0	166490.0	166490.0	166490.0	42.00	12501.96	
11/12/18	168370.0	165225.0	167600.0	167600.0	167600.0	167415.0	167415.0	167415.0	167415.0	167415.0	167410.0	167410.0	167050.0	167050.0	167050.0	167050.0	167050.0	167050.0	42.00	12543.96	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
11/19/18	168930.0	165785.0	168160.0	168160.0	168160.0	167975.0	167975.0	167975.0	167975.0	167975.0	167970.0	167970.0	167610.0	167610.0	167610.0	167610.0	167610.0	167610.0	42.00	12585.96	
11/26/18	169660.0	166515.0	168890.0	168890.0	168890.0	168705.0	168705.0	168705.0	168705.0	168705.0	168700.0	168700.0	168340.0	168340.0	168340.0	168340.0	168340.0	168340.0	54.75	12640.71	
12/03/18	170050.0	166905.0	169280.0	169280.0	169280.0	169095.0	169095.0	169095.0	169095.0	169095.0	169090.0	169090.0	168730.0	168730.0	168730.0	168730.0	168730.0	168730.0	29.25	12669.96	
12/10/18	170610.0	167465.0	169840.0	169840.0	169840.0	169655.0	169655.0	169655.0	169655.0	169655.0	169650.0	169650.0	169290.0	169290.0	169290.0	169290.0	169290.0	169290.0	42.00	12711.96	
12/17/18	171170.0	168025.0	170400.0	170400.0	170400.0	170215.0	170215.0	170215.0	170215.0	170215.0	170210.0	170210.0	169850.0	169850.0	169850.0	169850.0	169850.0	169850.0	42.00	12753.96	
12/24/18	171730.0	168585.0	170960.0	170960.0	170960.0	170775.0	170775.0	170775.0	170775.0	170775.0	170770.0	170770.0	170410.0	170410.0	170410.0	170410.0	170410.0	170410.0	42.00	12795.96	
12/31/18	172290.0	169145.0	171520.0	171520.0	171520.0	171335.0	171335.0	171335.0	171335.0	171335.0	171330.0	171330.0	170970.0	170970.0	170970.0	170970.0	170970.0	170970.0	42.00	12837.96	
01/07/19	172850.0	169705.0	172080.0	172080.0	172080.0	171895.0	171895.0	171895.0	171895.0	171895.0	171890.0	171890.0	171530.0	171530.0	171530.0	171530.0	171530.0	171530.0	42.00	12879.96	
01/15/19	173490.0	170345.0	172720.0	172720.0	172720.0	172535.0	172535.0	172535.0	172535.0	172535.0	172530.0	172530.0	172170.0	172170.0	172170.0	172170.0	172170.0	172170.0	48.00	12927.96	
01/21/19	173970.0	170825.0	173200.0	173200.0	173200.0	173015.0	173015.0	173015.0	173015.0	173015.0	173010.0	173010.0	172650.0	172650.0	172650.0	172650.0	172650.0	172650.0	36.00	12963.96	
01/29/19	174610.0	171465.0	173840.0	173840.0	173840.0	173655.0	173655.0	173655.0	173655.0	173655.0	173650.0	173650.0	173290.0	173290.0	173290.0	173290.0	173290.0	173290.0	48.00	13011.96	
02/04/19	175090.0	171945.0	174320.0	174320.0	174320.0	174135.0	174135.0	174135.0	174135.0	174135.0	174130.0	174130.0	173770.0	173770.0	173770.0	173770.0	173770.0	173770.0	36.00	13047.96	
02/11/19	175650.0	172505.0	174880.0	174880.0	174880.0	174695.0	174695.0	174695.0	174695.0	174695.0	174690.0	174690.0	174330.0	174330.0	174330.0	174330.0	174330.0	174330.0	42.00	13089.96	
02/18/19	176210.0	173065.0	175440.0	175440.0	175440.0	175255.0	175255.0	175255.0	175255.0	175255.0	175250.0	175250.0	174890.0	174890.0	174890.0	174890.0	174890.0	174890.0	42.00	13131.96	
02/25/19	176770.0	173625.0	176000.0	176000.0	176000.0	175815.0	175815.0	175815.0	175815.0	175815.0	175810.0	175810.0	175450.0	175450.0	175450.0	175450.0	175450.0	175450.0	42.00	13173.96	
03/04/19	177330.0	174185.0	176560.0	176560.0	176560.0	176375.0	176375.0	176375.0	176375.0	176375.0	176370.0	176370.0	176010.0	176010.0	176010.0	176010.0	176010.0	176010.0	42.00	13215.96	
03/11/19	177890.0	174745.0	177120.0	177120.0	177120.0	176935.0	176935.0	176935.0	176935.0	176935.0	176930.0	176930.0	176570.0	176570.0	176570.0	176570.0	176570.0	176570.0	42.00	13257.96	
03/20/19	178610.0	175465.0	177840.0	177840.0	177840.0	177655.0	177655.0	177655.0	177655.0	177655.0	177650.0	177650.0	177290.0	177290.0	177290.0	177290.0	177290.0	177290.0	54.00	13311.96	
03/27/19	179170.0	176025.0	178400.0	178400.0	178400.0	178215.0	178215.0	178215.0	178215.0	178215.0	178210.0	178210.0	177850.0	177850.0	177850.0	177850.0	177850.0	177850.0	42.00	13353.96	
04/04/19	179810.0	176665.0	179040.0	179040.0	179040.0	178855.0	178855.0	178855.0	178855.0	178855.0	178850.0	178850.0	178490.0	178490.0	178490.0	178490.0	178490.0	178490.0	48.00	13401.96	
04/10/19	180290.0	177145.0	179520.0	179520.0	179520.0	179335.0	179335.0	179335.0	179335.0	179335.0	179330.0	179330.0	178970.0	178970.0	178970.0	178970.0	178970.0	178970.0	36.00	13437.96	
04/18/19	180930.0	177785.0	180160.0	180160.0	180160.0	179975.0	179975.0	179975.0	179975.0	179975.0	179970.0	179970.0	179610.0	179610.0	179610.0	179610.0	179610.0	179610.0	48.00	13485.96	
04/25/19	181490.0	178345.0	180720.0	180720.0	180720.0	180535.0	180535.0	180535.0	180535.0	180535.0	180530.0	180530.0	180170.0	180170.0	180170.0	180170.0	180170.0	180170.0	42.00	13527.96	
05/02/19	182050.0	178905.0	181280.0	181280.0	181280.0	181095.0	181095.0	181095.0	181095.0	181095.0	181090.0	181090.0	180730.0	180730.0	180730.0	180730.0	180730.0	180730.0	42.00	13569.96	
05/07/19	182450.0	179305.0	181680.0	181680.0	181680.0	181495.0	181495.0	181495.0	181495.0	181495.0	181490.0	181490.0	181130.0	181130.0	181130.0	181130.0	181130.0	181130.0	30.00	13599.96	
05/15/19	183090.0	179945.0	182320.0	182320.0	182320.0	182135.0	182135.0	182135.0	182135.0	182135.0	182130.0	182130.0	181770.0	181770.0	181770.0	181770.0	181770.0	181770.0	48.00	13647.96	
05/20/19	183490.0	180345.0	182720.0	182720.0	182720.0	182535.0	182535.0	182535.0	182535.0	182535.0	182530.0	182530.0	182170.0	182170.0	182170.0	182170.0	182170.0	182170.0	30.00	13677.96	
05/31/19	184370.0	181225.0	183600.0	183600.0	183600.0	183415.0	183415.0	183415.0	183415.0	183415.0	183410.0	183410.0	183050.0	183050.0	183050.0	183050.0	183050.0	183050.0	66.00	13743.96	
06/07/19	184930.0	181785.0	184160.0	184160.0	184160.0	183975.0	183975.0	183975.0	183975.0	183975.0	183970.0	183970.0	183610.0	183610.0	183610.0	183610.0	183610.0	183610.0	42.00	13785.96	
06/13/19	185490.0	182345.0	184720.0	184720.0	184720.0	184535.0	184535.0	184535.0	184535.0	184535.0	184530.0	184530.0	184170.0	184170.0	184170.0	184170.0	184170.0	184170.0	42.00	13827.96	

TABLE 7

OZONE SPARGE TREATMENT SYSTEM

OPERATING DATA

G&M OIL COMPANY STATION #40

LAGUNA HILLS, CALIFORNIA

Date	CUMULATIVE HOURS OF OPERATION (In Minutes)																		Ozone Injected /Period (lbs.)	Total Ozone Injected (lbs.)	Comments
	OSP- 1	OSP- 2	OSP- 3	OSP- 4	OSP- 5	OSP- 6	OSP- 7	OSP- 8	OSP- 9	OSP- 10	OSP- 11	OSP- 12	OSP- 13	OSP- 14	OSP- 15	OSP- 16	OSP- 17	OSP- 18			
06/21/19	186050.0	182905.0	185280.0	185280.0	185280.0	185095.0	185095.0	185095.0	185095.0	185095.0	185090.0	185090.0	184730.0	184730.0	184730.0	184730.0	184730.0	184730.0	42.00	13869.96	
06/27/19	186530.0	183385.0	185760.0	185760.0	185760.0	185575.0	185575.0	185575.0	185575.0	185575.0	185570.0	185570.0	185210.0	185210.0	185210.0	185210.0	185210.0	185210.0	36.00	13905.96	
07/02/19	186930.0	183785.0	186160.0	186160.0	186160.0	185975.0	185975.0	185975.0	185975.0	185975.0	185970.0	185970.0	185610.0	185610.0	185610.0	185610.0	185610.0	185610.0	30.00	13935.96	
07/09/19	187490.0	184345.0	186720.0	186720.0	186720.0	186535.0	186535.0	186535.0	186535.0	186535.0	186530.0	186530.0	186170.0	186170.0	186170.0	186170.0	186170.0	186170.0	42.00	13977.96	
07/15/19	187960.0	184815.0	187190.0	187190.0	187190.0	187005.0	187005.0	187005.0	187005.0	187005.0	187000.0	187000.0	186640.0	186640.0	186640.0	186640.0	186640.0	186640.0	35.25	14013.21	
07/23/19	188610.0	185465.0	187840.0	187840.0	187840.0	187655.0	187655.0	187655.0	187655.0	187655.0	187650.0	187650.0	187290.0	187290.0	187290.0	187290.0	187290.0	187290.0	48.75	14061.96	
07/30/19	189170.0	186025.0	188400.0	188400.0	188400.0	188215.0	188215.0	188215.0	188215.0	188215.0	188210.0	188210.0	187850.0	187850.0	187850.0	187850.0	187850.0	187850.0	42.00	14103.96	
08/06/19	189730.0	186585.0	188960.0	188960.0	188960.0	188775.0	188775.0	188775.0	188775.0	188775.0	188770.0	188770.0	188410.0	188410.0	188410.0	188410.0	188410.0	188410.0	42.00	14145.96	
08/13/19	190290.0	187145.0	189520.0	189520.0	189520.0	189335.0	189335.0	189335.0	189335.0	189335.0	189330.0	189330.0	188970.0	188970.0	188970.0	188970.0	188970.0	188970.0	42.00	14187.96	
08/20/19	190850.0	187705.0	190080.0	190080.0	190080.0	189895.0	189895.0	189895.0	189895.0	189895.0	189890.0	189890.0	189530.0	189530.0	189530.0	189530.0	189530.0	189530.0	42.00	14229.96	
08/27/19	191410.0	188265.0	190640.0	190640.0	190640.0	190455.0	190455.0	190455.0	190455.0	190455.0	190450.0	190450.0	190090.0	190090.0	190090.0	190090.0	190090.0	190090.0	42.00	14271.96	
09/06/19	192210.0	189065.0	191440.0	191440.0	191440.0	191255.0	191255.0	191255.0	191255.0	191255.0	191250.0	191250.0	190890.0	190890.0	190890.0	190890.0	190890.0	190890.0	60.00	14331.96	
09/12/19	192690.0	189545.0	191920.0	191920.0	191920.0	191735.0	191735.0	191735.0	191735.0	191735.0	191730.0	191730.0	191370.0	191370.0	191370.0	191370.0	191370.0	191370.0	36.00	14367.96	
09/18/19	193170.0	190025.0	192400.0	192400.0	192400.0	192215.0	192215.0	192215.0	192215.0	192215.0	192210.0	192210.0	191850.0	191850.0	191850.0	191850.0	191850.0	191850.0	36.00	14403.96	
09/25/19	193730.0	190585.0	192960.0	192960.0	192960.0	192775.0	192775.0	192775.0	192775.0	192775.0	192770.0	192770.0	192410.0	192410.0	192410.0	192410.0	192410.0	192410.0	42.00	14445.96	
10/01/19	194290.0	191145.0	193520.0	193520.0	193520.0	193335.0	193335.0	193335.0	193335.0	193335.0	193330.0	193330.0	192970.0	192970.0	192970.0	192970.0	192970.0	192970.0	42.00	14487.96	
10/08/19	194830.0	191685.0	194060.0	194060.0	194060.0	193875.0	193875.0	193875.0	193875.0	193875.0	193870.0	193870.0	193510.0	193510.0	193510.0	193510.0	193510.0	193510.0	40.50	14528.46	
10/15/19	195410.0	192265.0	194640.0	194640.0	194640.0	194455.0	194455.0	194455.0	194455.0	194455.0	194450.0	194450.0	194090.0	194090.0	194090.0	194090.0	194090.0	194090.0	43.50	14571.96	
10/22/19	195970.0	192825.0	195200.0	195200.0	195200.0	195015.0	195015.0	195015.0	195015.0	195015.0	195010.0	195010.0	194650.0	194650.0	194650.0	194650.0	194650.0	194650.0	42.00	14613.96	
10/29/19	196530.0	193385.0	195760.0	195760.0	195760.0	195575.0	195575.0	195575.0	195575.0	195575.0	195570.0	195570.0	195210.0	195210.0	195210.0	195210.0	195210.0	195210.0	42.00	14655.96	
11/05/19	197090.0	193945.0	196320.0	196320.0	196320.0	196135.0	196135.0	196135.0	196135.0	196135.0	196130.0	196130.0	195770.0	195770.0	195770.0	195770.0	195770.0	195770.0	42.00	14697.96	
11/12/19	197650.0	194505.0	196880.0	196880.0	196880.0	196695.0	196695.0	196695.0	196695.0	196695.0	196690.0	196690.0	196330.0	196330.0	196330.0	196330.0	196330.0	196330.0	42.00	14739.96	
11/21/19	198370.0	195225.0	197600.0	197600.0	197600.0	197415.0	197415.0	197415.0	197415.0	197415.0	197410.0	197410.0	197050.0	197050.0	197050.0	197050.0	197050.0	197050.0	54.00	14793.96	
11/26/19	198770.0	195625.0	198000.0	198000.0	198000.0	197815.0	197815.0	197815.0	197815.0	197815.0	197810.0	197810.0	197450.0	197450.0	197450.0	197450.0	197450.0	197450.0	30.00	14823.96	
12/05/19	199330.0	196185.0	198560.0	198560.0	198560.0	198375.0	198375.0	198375.0	198375.0	198375.0	198370.0	198370.0	198010.0	198010.0	198010.0	198010.0	198010.0	198010.0	42.00	14865.96	
12/10/19	199730.0	196585.0	198960.0	198960.0	198960.0	198775.0	198775.0	198775.0	198775.0	198775.0	198770.0	198770.0	198410.0	198410.0	198410.0	198410.0	198410.0	198410.0	30.00	14895.96	
12/19/19	200450.0	197305.0	199680.0	199680.0	199680.0	199495.0	199495.0	199495.0	199495.0	199495.0	199490.0	199490.0	199130.0	199130.0	199130.0	199130.0	199130.0	199130.0	54.00	14949.96	
12/24/19	200850.0	197705.0	200080.0	200080.0	200080.0	199895.0	199895.0	199895.0	199895.0	199895.0	199890.0	199890.0	199530.0	199530.0	199530.0	199530.0	199530.0	199530.0	30.00	14979.96	
12/31/19	201410.0	198265.0	200640.0	200640.0	200640.0	200455.0	200455.0	200455.0	200455.0	200455.0	200450.0	200450.0	200090.0	200090.0	200090.0	200090.0	200090.0	200090.0	42.00	15021.96	

TABLE 8
WELL COMPLETION DETAILS
G&M OIL COMPANY STATION # 40
LAGUNA HILLS, CALIFORNIA

WELL ID	WELL TYPE	BOTTOM OF BORING (Ft)	BOTTOM OF WELL (Ft)	TOP OF SCREEN (Ft)	BOTTOM OF SCREEN (Ft)	TOP OF SEAL (Ft)	BOTTOM OF SEAL (Ft)	SWE
AMW-1	MW	55.0	30.0	5.0	55.0	1.0	3.0	360.90
AMW-2	MW	65.0	30.0	5.0	55.0	1.0	3.0	360.54
AMW-3	MW	55.0	30.0	5.0	55.0	1.0	3.0	360.29
AMW-3I	MW	50.0	50.0	45.0	50.0	39.0	42.0	361.20
AMW-3D	MW	65.0	65.0	60.0	65.0	53.0	57.0	361.12
AMW-3DD	MW	80.0	80.0	75.0	80.0	70.0	73.0	361.16
AMW-3DDD	MW	100.0	100	95.0	100	89.0	92.0	360.90
AMW-4	MW	55.0	30.0	5.0	55.0	1.0	3.0	360.64
AMW-5	MW	55.0	30.0	5.0	55.0	1.0	3.0	358.83
AMW-6	MW	55.0	30.0	5.0	55.0	1.0	3.0	359.17
AMW-7	MW	55.0	30.0	5.0	55.0	1.0	3.0	362.04
AMW-8	MW	55.0	30.0	5.0	55.0	1.0	3.0	361.65
AMW-9	MW	40.0	30.0	5.0	30.0	1.0	3.0	362.23
AMW-10	MW	30.0	30.0	5.0	30.0	1.0	3.0	364.26
AMW-11	MW	30.0	30.0	5.0	30.0	1.0	3.0	362.69
AMW-12	MW	30.0	30.0	5.0	30.0	1.0	4.0	366.23
AMW-13	MW	30.0	30.0	5.0	30.0	1.0	4.0	363.60
AMW-14	MW	30.0	30.0	5.0	30.0	1.0	4.0	361.70
OSP-1	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-2	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-3	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-4	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-5	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-6	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-7	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-8	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-9	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-10	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-11	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-12	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-13	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-14	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-15	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-16	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-17	OSP	22.0	20.0	18.0	20.0	13.0	16.0	NA
OSP-18	OSP	7.0	5.0	3.0	5.0	0.5	2.5	NA

Notes:
ft - Feet (beneath ground surface)
SWE - Surveyed Well Elevation
MW - Monitoring Well
OSP - Sparge Well
NA - Not Applicable

TABLE 9
GROUNDWATER MONITORING AND SAMPLING PLAN
G&M OIL COMPANY STATION #40
23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA

WELL I.D.	MONITORING PERIOD			
	1ST QUARTER	2ND QUARTER	3RD QUARTER	4TH QUARTER
BYA-13	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
BYA-31	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
MW-18	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
MW-19	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-1	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-2	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-3, 3D, 3DD, 3DDD	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-4	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-5	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-6	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-7	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-8	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-9	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-10	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-11	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-12	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-13	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*
AMW-14	**G,P,S**	**G,P,S**	**G,P,S**	**G,P,S**
Chemical analysis	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*	*TPHd, TPHg, Full Scan VOCs + Ethanol + Methanol, As, Cr, CrVI*

NOTES:

G - GAUGE WELL
P - PURGE WELL
S - SAMPLE WELL
- NO SAMPLING
TPHg - Total Petroleum Hydrocarbon, Gasoline, EPA Method 8015M
TPHd - Total Petroleum Hydrocarbon, Diesel, EPA Method 8015M
VOCs - Volatile Organic Compounds, EPA Method 8260B Full Scan
BTEX - Benzene, Toluene, Ethylbenzene and Total Xylenes, EPA Method 8260B
Fuel Oxys - MTBE, ETBE, DIPE, TAME and TBA, EPA Method 8260B
MTBE - Methyl tert-Butyl ether
ETBE - Ethyl tert-Butyl ether
DIPE - Di-isopropyl ether
TAME - tert-Amyl Methyl ether
TBA - tert-Butyl Alcohol
As, Cr, CRVI - Arsenic, Chromium, Hexavalent Chromium

APPENDIX A

ATLAS ENVIRONMENTAL ENGINEERING, INC.
5122 BOLSA AVENUE, SUITE 107
HUNTINGTON BEACH, CA 92649
(714) 890-7129

PSR for Q1, Q2, Q3, Q4

GUAGE ALL WELLS
SAMPLE ALL WELLS
OVERPURGE WELLS WITH PRODUCT

PROJECT STATUS REPORT
G&M OIL CO #40
23991 EL TORO ROAD
LAGUNA HILLS, CALIFORNIA
AE JOB NO./INV.: Q4/2021
DATE: Nov. 17, 2021

OBSERVATION WELLS

NO.	DTW	DTP	PT	GALLONS	DTB	DIA.	ELEVATION			ODORS			F/P	
QUARTERLY SAMPLING			FEET	REMOVED	FEET	INCH	CDTW	SWE	E-WAT	YES	NO	SLIGHT	YES	NO
BYA-13	19.82			50	31.40									
BYA-31	18.48			35	31.80									
MW-18	10.82			10	25.25									
MW-19	12.94			8	25.20									
AMW-1	15.14			41	30.60									
AMW-2	14.63			42	30.50									
AMW-3	14.62			42	30.60									
AMW-3I	15.40			23	50.0									
AMW-3D	17.18			31	64.30									
AMW-3DD	16.83			41	79.40									
AMW-3DDD	23.27			60	100									
AMW-4	15.30			40	30.50									
AMW-5	13.22			46	30.55									
AMW-6	13.40			46	30.65									
AMW-7	16.70			35	30.0									
AMW-8	17.46			36	31.01									
AMW-9	16.78			36	30.20									
AMW-10	19.25			8	30.08									
AMW-11	14.68			8	29.45									
AMW-12	21.05			6	29.90									
AMW-13	18.95			8	30.15									
AMW-14	16.93			9	30.10									

EXPLANATION

DTW - DEPTH TO WATER FROM SURFACE MEASUREMENTS IN FEET
DTP - DEPTH TO PRODUCT FROM SURFACE
DTB - DEPTH TO BOTTOM
PT - PRODUCT THICKNESS
DIA - WELL DIAMETER
CDTW - CORRECTED DEPTH TO WATER FOR PRESENCE OF FREE PRODUCT (USING SPECIFIC GRAVITY OF 0.755)
SWE - SURVEYED WELL HEAD ELEVATION
E-WAT - ELEVATION OF WATER
F/P - FREE PRODUCT

REMARKS

QUARTERLY SAMPLING

VACUUM TRUCK

624

628

661

FREE PRODUCT REMOVED: APPROX. GALLONS TOTAL TO DATE: GALLONS
GROUNDWATER(*) REMOVED: APPROX. 661 GALLONS TOTAL TO DATE: GALLONS

(*) PRODUCT/GROUNDWATER MIXTURE/DECON. WATER

55 GALLON DRUM: PROD. WATER GALLONS GALLONS DIA TD DTW DTP

DATA RECORDED BY: INPUT BY:

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: BY.A - 13 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	31.40	Ft.	Well Diameter	6	Inch.
Depth to Water	19.82	Ft.	Est. Purge Vol.	50	Gal.

K

Sampling Data

Initial Turbidity: 9.1 Final Turbidity: 7.9

D.O.: 5.26 ppm ORP: -26 mV

Time (MT)	8:50	8:55	9:00	9:05	9:10	
EC	911	907	905	905	905	
pH	7.04	7.01	7.00	6.98	6.97	
Temp. (°F)						
(°C)	21.50	21.50	21.50	21.50	21.50	
Gal.	10	20	30	40	50	
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water	20.51	Ft.	Total Well Depth	31.90	Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: BYA-3 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	31.80	Ft.	Well Diameter	4	Inch.
Depth to Water	18.48	Ft.	Est. Purge Vol.	35	Gal.

K

Sampling Data

Initial Turbidity: 12.0 Final Turbidity: 9.7

D.O.: 5.60 ppm ORP: 48 mV

Time (MT)	8:20	8:25	8:30	8:35				
EC	2230	2240	2230	2230				
pH	6.97	6.93	6.94	6.94				
Temp. (°F)								
(°C)	22.30	22.34	22.40	22.40				
Gal.	10	20	30	34				
Time (MT)								
EC								
pH								
Temp. (°F)								
(°C)								
Gal.								

After Purging/Before Sample Collection

Depth to Water	19.0	Ft.	Total Well Depth	31.80	Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: MW-18 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	25.25	Ft.	Well Diameter	2	Inch.
Depth to Water	10.82	Ft.	Est. Purge Vol.	10	Gal.

K

Sampling Data

Initial Turbidity: 11.3 Final Turbidity: 10.3

D.O.: 5.94 ppm ORP: 80 mV

Time (MT)	6:32	6:33	634	635	636	
EC	2480	2370	2350	2350	2350	
pH	6.73	6.61	6.59	6.56	6.54	
Temp. (°F)						
(°C)	20.61	20.87	20.91	20.94	20.95	
Gal.	2	4	6	8	10	
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water	11.20	Ft.	Total Well Depth	25.25	Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: MW - 19 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	25.20	Ft.	Well Diameter	2	Inch.
Depth to Water	12.94	Ft.	Est. Purge Vol.	8	Gal.

K

Sampling Data

Initial Turbidity: 12.4 Final Turbidity: 9.5

D.O.: 5.60 ppm ORP: 104 mV

Time (MT)	6:46	647	648	649		
EC	2210	2210	2210	2210		
pH	6.44	6.42	6.40	6.38		
Temp. (°F)						
(°C)	20.38	20.38	20.39	20.41		
Gal.	2	4	6	8		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 13.60 Ft. Total Well Depth: 25.20 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW-1 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.60	Ft.	Well Diameter	4	Inch.
Depth to Water	15.14	Ft.	Est. Purge Vol.	41	Gal.

K

Sampling Data

Initial Turbidity: 23.3 Final Turbidity: 8.6

D.O.: 5.79 ppm ORP: -128 mV

Time (MT)	11:43	11:48	11:53	12:00		
EC	2300	2300	2300	2300		
pH	6.79	6.96	6.97	6.97		
Temp. (°F)						
(°C)	23.13	22.88	22.75	22.69		
Gal.	10	20	30	41		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 15.88 Ft. Total Well Depth: 30.60 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW-2 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30 ~~50~~	Ft.	Well Diameter	4	Inch.
Depth to Water	14.63	Ft.	Est. Purge Vol.	42	Gal.

K

Sampling Data

Initial Turbidity: 12.5 Final Turbidity: 8.7

D.O.: 4.11 ppm ORP: -80 mV

Time (MT)	12:10	12:15	12:20	12:25		
EC	2680	2680	2680	2680		
pH	6.63	6.64	6.64	6.64		
Temp. (°F)						
(°C)	21.63	21.62	21.61	21.61		
Gal.	10	20	30	42		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 15.10 Ft. Total Well Depth: 29.50 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 | DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG | WEATHER: SUNNY

WELL NO.: AMW - 3 | EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	39.60	Ft.	Well Diameter	4	Inch.
Depth to Water	14.62	Ft.	Est. Purge Vol.	42	Gal.

K

Sampling Data

Initial Turbidity: 12.5 | Final Turbidity: 9.2

D.O.: 4.29 ppm | ORP: -137 mV

Time (MT)	12:37	12:42	12:47	12:53		
EC	1340	1320	1320	1320		
pH	6.91	6.79	6.75	6.75		
Temp. (°F)						
(°C)	22.35	22.41	22.44	22.48		
Gal.	10	20	30	42		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water	15.10	Ft.	Total Well Depth	30.60	Ft.

22.27

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW -3I EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	50	Ft.	Well Diameter	2	Inch.
Depth to Water	15.40	Ft.	Est. Purge Vol.	23	Gal.

K

Sampling Data

Initial Turbidity: 10.4 Final Turbidity: 8.7

D.O.: 4.50 ppm ORP: 2 mV

Time (MT)	13:41	13:44	13:47	13:50	13:55	
EC	1550	1550	1550	1550	1550	
pH	7.83	7.85	7.79	7.76	7.76	
Temp. (°F)						
(°C)	22.75	22.75	22.78	22.76	22.76	
Gal.	5	10	15	20	23	
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 15.89 Ft. Total Well Depth: 50.0 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW-3D EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	64.30	Ft.	Well Diameter	2	Inch.
Depth to Water	17.13	Ft.	Est. Purge Vol.	31	Gal.

K

Sampling Data

Initial Turbidity: 12.6 Final Turbidity: 9.2

D.O. ppm ORP 48 mV

Time (MT)	14:06	14:09	14:12	14:15	14:18	14:21
EC	1750	1750	1750	1750	1750	1750
pH	7.38	7.36	7.35	7.34	7.32	7.32
Temp. (°F) (°C)	22.15	22.14	22.14	22.14	22.12	22.12
Gal.	10	20	15	20	25	31
Time (MT)						
EC						
pH						
Temp. (°F) (°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 17.71 Ft. Total Well Depth: 64.30 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW 3D EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	79.40	Ft.	Well Diameter	2	Inch.
Depth to Water	16.83	Ft.	Est. Purge Vol.	41	Gal.

K

Sampling Data

Initial Turbidity 125 Final Turbidity 8.7

D.O. 3.69 ppm ORP -45 mV

Time (MT)	14:30	14:35	14:40	14:45		
EC	2310	2310	2310	2310		
pH	7.18	7.18	7.19	7.19		
Temp. (°F)						
(°C)	21.63	21.63	21.63	21.62		
Gal.	10	20	30	41		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water 17.20 Ft. Total Well Depth 79.40 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 | DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG | WEATHER: SUNNY

WELL NO.: AMW -3DD | EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	100.50	Ft.	Well Diameter	4	Inch.
Depth to Water	23.27	Ft.	Est. Purge Vol.	20	Gal.

K

Sampling Data

Initial Turbidity: 18.4 | Final Turbidity: 9.4

D.O.: 4.20 ppm | ORP: -135 mV

Time (MT)	13:05	13:10	13:15	13:20	13:25	13:30
EC	2080	2100	2110	2110	2110	2110
pH	10.39	10.39	10.39	10.40	10.41	10.41
Temp. (°F) (°C)	22.34	22.34	22.33	22.33	22.33	22.33
Gal.	10	20	30	40	50	60
						DRY
Time (MT)						
EC						
pH						
Temp. (°F) (°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water	24.00	Ft.	Total Well Depth	100.50	Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW - 4 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.50	Ft.	Well Diameter	4	Inch.
Depth to Water	15.36	Ft.	Est. Purge Vol.	40	Gal.

K

Sampling Data

Initial Turbidity 11.3 Final Turbidity 9.1

D.O. 4.32 ppm ORP 25 mV

Time (MT)	10:50	10:55	11:00	11:05		
EC	1190	1190	1190	1190		
pH	7.09	7.10	7.11	7.11		
Temp. (°F)						
(°C)	22.55	22.60	22.63	22.66		
Gal.	10	20	30	40		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water 15.95 Ft. Total Well Depth 30.50 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW · 5 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.55	Ft.	Well Diameter	4	Inch.
Depth to Water	13.22	Ft.	Est. Purge Vol.	46	Gal.

K

Sampling Data

Initial Turbidity: 11.3 Final Turbidity: 9.6

D.O.: 4.80 ppm ORP: -1.1 mV

Time (MT)	9:50	9:55	10:00	10:05	10:10	
EC	1790	1790	1790	1790	1790	
pH	7.17	7.17	7.17	7.17	7.17	
Temp. (°F)						
(°C)	22.95	22.95	22.95	22.95	22.94	
Gal.	10	20	30	40	46	
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 13.90 Ft. Total Well Depth: 30.55 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW -6 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.65	Ft.	Well Diameter	4	Inch.
Depth to Water	13.40	Ft.	Est. Purge Vol.	46	Gal.

K

Sampling Data

Initial Turbidity: 11.5 Final Turbidity: 9.7

D.O. ppm ORP: -19 mV

Time (MT)	10:20	1025	1030	1035	1040	
EC	1070	1070	1070	1070	1070	
pH	7.18	7.16	7.16	7.15	7.15	
Temp. (°F)						
(°C)	21.64	21.64	21.64	21.64	21.63	
Gal.	10	20	30	40	46	
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 13.90 Ft. Total Well Depth: 30.65 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW - 7 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.0	Ft.	Well Diameter	4	Inch.
Depth to Water	16.70	Ft.	Est. Purge Vol.	35	Gal.

K

Sampling Data

Initial Turbidity 9.6 Final Turbidity 8.4

D.O. 4.72 ppm ORP -45 mV

Time (MT)	11:15	11:20	11:25	11:30		
EC	2280	2280	2280	2270		
pH	6.22	6.25	6.25	6.22		
Temp. (°F)						
(°C)	24.20	24.25	24.28	24.30		
Gal.	10	20	30	35		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water 17.10 Ft. Total Well Depth 30.0 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 | DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG | WEATHER: SUNNY

WELL NO.: AMW-2 | EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	31.01	Ft.	Well Diameter	4	Inch.
Depth to Water	17.40	Ft.	Est. Purge Vol.	36	Gal.

K

Sampling Data

Initial Turbidity: 10.4 | Final Turbidity: 9.2

D.O.: 4.42 ppm | ORP: -62 mV

Time (MT)	14.55	15:00	15:05	1510		
EC	2340	2340	2340	2340		
pH	6.35	6.35	6.35	6.35		
Temp. (°F)						
(°C)	2338	2337	2336	2336		
Gal.	10	20	30	36		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 18.80 Ft. | Total Well Depth: 31.01 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW-9 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.20	Ft.	Well Diameter	4	Inch.
Depth to Water	16.78	Ft.	Est. Purge Vol.	36	Gal.

K

Sampling Data

Initial Turbidity: 4.9 Final Turbidity: 4.5

D.O.: 7.78 ppm ORP: 52 mV

Time (MT)	9:25	9:30	9:35	9:40		
EC	2310	2340	2340	2340		
pH	6.90	6.90	6.90	6.91		
Temp. (°F)						
(°C)	23.10	23.12	23.17	23.24		
Gal.	10	20	30	36		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 17.30 Ft. Total Well Depth: 30.20 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: MW - 10 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.08	Ft.	Well Diameter	2	Inch.
Depth to Water	19.25	Ft.	Est. Purge Vol.	8	Gal.

K

Sampling Data

Initial Turbidity: 11.5 Final Turbidity: 9.7

D.O.: 5.94 ppm ORP: 25 mV

Time (MT)	7:25	7:26	7:27	7:28		
EC	2310	2300	2300	2300		
pH	6.62	6.64	6.65	6.65		
Temp. (°F)						
(°C)	21.94	22.09	22.10	22.14		
Gal.	2	4	6	8		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water: 19.90 Ft. Total Well Depth: 30.08 Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW -11 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	29.45	Ft.	Well Diameter	2	Inch.
Depth to Water	17.68	Ft.	Est. Purge Vol.	8	Gal.

K

Sampling Data

Initial Turbidity: 10.4 Final Turbidity: 8.23

D.O.: 4.27 ppm ORP: 520 mV

Time (MT)	8.02	8.03	8.04	8.05		
EC	2430	2430	2420	2420		
pH	6.35	6.36	6.36	6.37		
Temp. (°F)						
(°C)	19.93	19.92	19.91	19.91		
Gal.	2	4	6	8		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water	18.30	Ft.	Total Well Depth	29.45	Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB	G&M OIL COMPANY STATION #40	DATE	NOVEMBER 17, 2021
ADDRESS	23991 EL TORO ROAD, LAGUNA HILLS, CA		SUNNY
PERSONNEL	VC /EG	WEATHER	SUNNY
WELL NO.	AMW-12	EQUIPMENT	VACUUM TRUCK

Before Purging

Total Well Depth	29.90	Ft.	Well Diameter	2	Inch.
Depth to Water	21.05	Ft.	Est. Purge Vol.	6	Gal.

K

Sampling Data

Initial Turbidity 9.8 — Final Turbidity 9.7

D.O. 5.04 ppm — ORP 457 mV

Time (MT)	7:12	7:13	7:14	7:15		
EC	3350	3340	334	3340		
pH	6.39	6.37	6.36	6.36		
Temp. (°F)						
(°C)	17.83	17.95	18.05	18.15		
Gal.	2	3	4	6		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water	21.70	Ft.	Total Well Depth	29.90	Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW-13 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.15	Ft.	Well Diameter	2	Inch.
Depth to Water	18.95	Ft.	Est. Purge Vol.	8	Gal.

K

Sampling Data

Initial Turbidity: 8.3 Final Turbidity: 8.0

D.O.: 5.80 ppm ORP: 398 mV

Time (MT)	7:00	7:01	7:02	7:03		
EC	3580	3570	3570	3570		
pH	6.53	6.50	6.49	6.47		
Temp. (°F)						
(°C)	17.22	17.25	17.29	17.31		
Gal.	2	4	6	8		
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water	19.52	Ft.	Total Well Depth	30.15	Ft.

FIELD DATA - GROUNDWATER WELL SAMPLING PROGRAM

SITE/JOB: G&M OIL COMPANY STATION #40 DATE: NOVEMBER 17, 2021

ADDRESS: 23991 EL TORO ROAD, LAGUNA HILLS, CA

PERSONNEL: VC /EG WEATHER: SUNNY

WELL NO.: AMW-14 EQUIPMENT: VACUUM TRUCK

Before Purging

Total Well Depth	30.00	Ft.	Well Diameter	2	Inch.
Depth to Water	16.93	Ft.	Est. Purge Vol.	9.00	Gal.

K

Sampling Data

Initial Turbidity: 10.2 Final Turbidity: 9.7

D.O.: 5.18 ppm ORP: 186 mV

Time (MT)	~~7:38~~	~~7:39~~	~~7:40~~	~~7:41~~	7:42	
EC	5470	5490	5510	5510	5513	
pH	6.56	6.54	6.53	6.53	6.53	
Temp. (°F)						
(°C)	19.81	19.81	19.83	19.87	19.82	
Gal.	2	4	6	8	9	
Time (MT)						
EC						
pH						
Temp. (°F)						
(°C)						
Gal.						

After Purging/Before Sample Collection

Depth to Water	17.44	Ft.	Total Well Depth	30.20	Ft.

Able Environmental Services

Waste Transportation
P.O. Box 4172
Huntington Beach, California 92605-4172

24 Hr: (714) 231-2845
Fax: (714) 226-9021

DAILY TICKET

DT 32019

JOB DATE 11/17/21

COMPANY SOLD TO	ORDER DATE	ORDER TIME	P.O. NUMBER
Atlas Environmental	/ /		
ORDERED BY Jasmine	TELEPHONE	JOB SITE: G3M oil #40	
ADDRESS		23991 El Toro Rd.	
		CONTACT: Laguna Hills, CA. 92653	TELEPHONE:

DRIVER	SWAMPER	TRUCK NO.	TRAILER NO.	START TIME	HOURLY RATE
Eric		Chevy	Vac.		$

DESCRIPTION OF WORK REQUIRED

EQUIPMENT NEEDED: Personal Protective Equipment

DRIVER'S TIME REPORT

DATE	YARD DEPART	JOB ARRIVE	JOB DEPART	DUMP SITE ARRIVE	DUMP SITE DEPART	YARD ARRIVE	LUNCH	TOTAL HOURS
11/17/21	5:30	6:30	3:30					

WORK PERFORMED

MANIFEST # Non-Hazardous GALLONS: 661 SOLIDS %:

Non-RCRA Hazardous Liquids Drums ☐ Qty Non-RCRA Hazardous Solids Drums ☐ Qty

Supply Empty Drums ☐ Qty ☐ Other Purged various monitor wells Qty

STINGERS USED: Cash Amount Check #

TRUCK WASHED OUT	LUNCH TAKEN	TOTAL HOURS CHARGED	HOURLY RATE	TOTAL CHARGES
				$

DRIVER SIGNATURE	TRUCK NUMBER	CUSTOMER SIGNATURE	DATE
Eric Tuttle		X [signature]	11/17/21

24-HOUR SERVICE

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
Non-Hazardous	1	714) 231-2845	D.T.# 32019

5. Generator's Name and Mailing Address
G3m oil #40 (818) 571-5740
23991 El Toro rd.
Laguna Hills, CA. 92653

Generator's Site Address (if different than mailing address)

Generator's Phone:

6. Transporter 1 Company Name
Able Environmental Services

U.S. EPA ID Number
CAR000199349

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address
Crosby & Overton
1630 W. 17th St.
Long Beach, CA. 90813

U.S. EPA ID Number
CAD028409019

Facility's Phone: (562) 432-5445

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	Non-Hazardous Waste Liquid	001	TT	661	G	
2.						
3.						
4.						

13. Special Handling Instructions and Additional Information
Profile # 12485

wear Personal Protective Equipment

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name	Signature	Month	Day	Year
X EUGENIO GACMAN	X	11	17	21

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:

Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name	Signature	Month	Day	Year
Eric J. Trujillo	Eric J. Trujillo	11	17	21
Transporter 2 Printed/Typed Name	Signature	Month	Day	Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)		Month	Day	Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name	Signature	Month	Day	Year

GROUNDWATER MONITORING PROCEDURES

Required Notifications/Review

1. Prior conducting any field work, the client, regulatory agency, and property owner/manager are notified in writing via facsimile or email. If possible, a minimum of 48 hours notice will be provided prior to conducting the field work.

2. If available, construction details of all wells will be reviewed prior to field work being conducted. This will allow determination in the field of special conditions such as; groundwater levels above or below screened interval.

Water Level/LNAPL Measurements

1. During the groundwater monitoring phase of the fieldwork, all wells are monitored for light non-aqueous phase liquid (LNAPL) using a clear plastic bailer or interface probe. All equipment is cleaned prior to and between locations via a steam cleaner or “three bucket wash” method.

2. Water level is measurements are taken in order from the historically “cleanest" wells to historically "most contaminated" wells.

3. Water levels are measured using an electronic measuring device (±0.01 foot) and are referenced to the surveyed datum (well cover or top of casing). If no survey mark is noted on the well cover, the well is marked with a permanent notch or marker on the north side of the cover for future consistent readings.

4. Recorded measurements include the depth to groundwater, depth to LNAPL and depth to bottom of well.

5. If possible, all wells are gauged on the same day to obtain accurate measurements of the potentiometric surface.

6. If LNAPL is encountered, the potentiometric surface elevation is calculated as:

$$DTWc = DTWm – (Tsph \times SGsph)$$

Where:	DTWc	= Corrected Depth to Water
	DTWm	= Measured Depth to Water
	Tsph	= Thickness of LNAPL
	SGsph	= Specific Gravity of LNAPL

If SGsph is not known, the following will be assumed:

Gasoline	0.75 g/cm^3
Diesel	0.81 g/cm^3
Jet Fuel (JP-4)	0.79 g/cm^3
#2 Fuel Oil	0.91 g/cm^3
#6 Fuel Oil	0.96 g/cm^3

7. All monitoring data is recorded on field data sheet, reviewed, transferred to a data base and incorporated in the final reporting.

GROUNDWATER SAMPLING PROCEDURES

Wells Exhibiting LNAPL

If a well exhibits measurable LNAPL thickness, sampling will not be conducted. Instead the LNAPL will be bailed from the well to the extent possible within the purging timeframe. Should a groundwater sample be required by the regulatory agency for the project, a sample is collected from the groundwater retained in a bailer lowered below the LNAPL. Wells containing LNAPL will not be purged.

Sample Collection - Purging Method

1. Wells are selected in order of increasing contaminants historically detected.

2. Integrity of the well cover, well cap and top of casing are established and noted for future reference.

3. Non-dedicated equipment is decontaminated using a steam cleaner or "three bucket" wash.

4. Depth to water, depth to LNAPL (if present) and total depth of well are determined using an electronic water level indicator or interface gauging probe in accordance with the monitoring procedures outlined.

5. Generally, well casing volume is calculated for estimating the total minimum purge volume required. The borehole volume will be used, as follows:

$$Bv = 7.48*[\{3.14(Cd/2)^2 +3.14P[(Bd/2)^2 – (Cd/2)2]\}*(Dw-DTW)]$$

Where:
- Bv = Boring volume in gallons
- 7.48 = gallons per cubic foot
- Cd = casing diameter in feet
- P = porosity of the sand/gravel pack
- Bd = boring diameter in feet
- Dw = depth of the well in feet
- DTW = depth to water

6. Groundwater is removed from the well by bailing or pumping (using a diaphragm, down hole pump or vacuum truck) until it is determined that the well is beginning to dry or until at least four (4) well volumes have been purged and water quality parameters (pH, conductivity, turbidity and temperature) stabilized (within 10 percent of previous reading). When purging via bailing or use of pumps, the purge water is discharged into DOT-approved

55-gallon drums and is stored onsite, temporarily, for subsequent proper disposal by the generator. Disposal methods used by the generator are either off-site disposal by subcontracting a certified waste transporter to remove the stored purge water and properly dispose of the purge water at a recycling facility or use of an on-site groundwater treatment system for the treatment and discharge into either the local storm drain in accordance with an NPDES permit, re-infiltrated in accordance with a WDR permit. If groundwater is removed using a vacuum truck, the vacuum truck will store the purged water and transport it off-site to a waste disposal facility for recycling. Waste manifest will be available once received from the recycling facility.

7. After the well has recovered at least 80 percent or within two hours of purging, a sample is collected just below the water surface using a bailer (teflon, stainless steel or disposable bottom emptying) and placed into laboratory supplied containers. The containers are completely filled and the cap immediately placed over the top and securely tightened. Vials are inverted and tapped to determine if air bubbles are present. Samples are labeled, and placed on ice in an ice chest until delivery to the laboratory.

8. The following equation is used to determine 80 percent recovery:

   Rdtw = Dw – (WCl X0.8)

   Where:

Rdtw	= Recharge DTW (maximum for 80 % recovery)
Dw	= Depth of well, in feet
DTW	= Depth to water
WCl	= Water column length (TDw – DTW)

Sample Collection – Micro-Purge Method

1. Wells are selected in order of increasing contaminants historically detected.

2. Integrity of the well cover, well cap and top of casing are established and noted for future reference.

3. Non-dedicated equipment is decontaminated using a steam cleaner or "three bucket" wash.

4. Depth to water, depth to LNAPL (if present) and total depth of well are determined using an electronic water level indicator or interface gauging probe in accordance with the monitoring procedures outlined.

5. Groundwater is purged from the wells using a submersible, bladder or other downhole

pump at sufficiently low rates (about 0.05 to 0.5gal/min) of withdrawal that keep drawdown, aeration, and turbulence to a minimal.

6. Generally, the pump intake is positioned in the mid-point of the saturated screened interval, but a different position may be used based on hydrogeologic conditions and/or analyte properties. For petroleum hydrocarbon and oxygenate sample analysis, the pump intake is placed in theupper third of the saturated screened interval. The type of pump, flow rate, total volume of water removed, and depth of the pump intake are noted on the field log. Low-flow purging continues until temperature, pH, turbidity and conductivity stabilize. A sample is then collected from the purge water effluent stream or from a bailer.

7. For low-flow purging, water quality parameters are continuously monitored during purging as opposed to interval monitoring from standard purging. A flow through meter, Horiba 22 or equivalent, is incorporated.

Sample Collection - No Purge Method

1. Integrity of the well cover, well cap and top of casing are established and noted for future reference.

2. Non-dedicated equipment is decontaminated using a steam cleaner or "three bucket" wash.

3. Depth to water, depth to product (if present) and total depth of well are determined using an electronic water level indicator or interface gauging probe (0.01 accuracy).

4. A sample is collected just below the water surface using a bailer (Teflon, stainless steel or disposable, all bottom emptying) and placed into a laboratory supplied vial. The vial is completely filled, cap immediately placed over the top and securely tightened. The vial is inverted and tapped to determine if air bubbles are present. If none, the sample is labeled, and placed on ice in an ice chest until delivery to the laboratory.

Quality Control/Quality Assurance

1. The field data sheet is completed with all pertinent data such as; well integrity, purged water volume, pH, turbidity, temperature, and specific conductance, if available.

2. The samples are transported to the laboratory as soon as possible following chain-of-custody procedures. In the event a holding time of greater than 7 days is required, the laboratory will be requested to supply vials with the appropriate preservatives for the analyses requested.

3. Wells are sampled from the order of least to highest historic concentrations, if known.

4. Site conditions are noted which may potentially contaminate the sample i.e. smoke, vapors from running engines, etc.

5. If a single bailer is used for collection of all samples, an "equipment blank" sample will be collect following the same protocol of sample collection. The same water supply used to rinse the equipment will be used to collect the blank sample.

6. A trip blank, if required, supplied by the analytical laboratory will be stored and transported with the samples until their delivery back to the laboratory.

7. The blank samples will be analyzed for all constituents.

8. A duplicate sample will obtained and analyzed as requested.

Sample Shipment and Chain-of-Custody

Complete records are kept on each sample including sampling date, sample type, location, and other pertinent information. The sample containers are banded and sealed with chain-of-custody seals. The samples are chilled in an ice chest using block or blue ice. Care is ensured not cause sample freezing which may result in container breakage during transport to the laboratory.

Chain-of-Custody procedures, generally described in Test Methods for Evaluating Solid Waste, SW-846, U.S. EPA, 1982, are followed. A chain-of-custody form accompanies the sample from the place of collection to the laboratory, and through the completion of the analytical process. The chain-of-custody form includes project identification information, the sample type and number, the date and time of sampling, the chemical analyses requested, and the identity of the person taking possession at each change of custody.

Equipment Cleaning

When steam-cleaning is not available, the "three bucket" wash is used. The three bucket wash consists of an Alconox® solution cleaning, a tap water rinse and a distilled water rinse. No solvent (hexane) rinses will be used. For bailers, the Alconox® solution is flushed completely through the inside followed by flushing with tap and distilled water. When submersible, bladder or double-diaphragm pumps are used (non-dedicated), the solution of Alconox® is cycled through the pump body and hoses followed by similar water rinses.

Waste Storage and Disposal

The effluent and/or decontamination and/or purge water generated during the testing, equipment cleaning or groundwater sampling are placed in DOT-approved, 55-gallon, drums. The drums are sealed, labeled and stored on site pending subsequent proper disposal/treatment by the generator. As previously mentioned in the Sample Collection-Purge Method section, Disposal methods used by the generator are off-site disposal by contracting a certified waste transporter to remove the stored purge water and properly dispose of the purge water at a recycling facility or use of an on-site groundwater treatment system for the treatment and discharge into the NPDES, WDR or Industrial Waste Discharge permitted storm drains, re-infiltration wells or sewer, respectively. If groundwater is removed using a vacuum truck, the vacuum truck will store the purged water and transport it off-site to a waste disposal facility for recycling. Waste manifest will be available once received from the recycling facility.

APPENDIX B

ALPHA SCIENTIFIC CORPORATION
Environmental Laboratories

11-29-2021

Mr. Karl Kerner
Atlas Environmental Engineering, Inc.
5122 Bolsa Avenue, Suite 107
Huntington Beach, CA 92649

Project: G & M OIL CO. #40
Project Site: 23991 El Toro Rd., Laguna Hills, CA
Sample Date: 11-17-2021
Lab Job No.: R111030

Dear Mr. Kerner:

Enclosed please find the analytical report for the sample(s) received by Alpha Scientific Corporation on 11-17-2021 and analyzed by the following EPA methods:

TPH-Gasoline
EPA 8015M (Diesel)
EPA 8260B (VOCs, Ethanol & Oxygenates by GC/MS)
EPA 8260B (Methanol by GC/MS)

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is certified by CA ELAP (Certificate Number 3007). Thank you for giving us the opportunity to serve you. Please feel free to call me at (562) 809-8880 if our Laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph. D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Project Site:	23991 El Toro Rd., Laguna Hills, CA	Date Sampled:	11-17-2021
Matrix:	Water	Date Received:	11-17-2021
Batch No. for TPH-g: AMK17-GW1		Date Analyzed:	11-17/18-2021
Batch No. for TPH-d: BK17-DW1		Date Analyzed:	11-17/18-2021
		Date Reported:	11-29-2021

TPH-Gasoline & EPA 8015M (Diesel)

Reporting Units: µg/L (ppb)

Sample ID	Lab ID	DF for TPH-g	C5-C12 (Gasoline Range)*	Surrog Rec.% (TPH-g)	DF for TPH-d	C13-C23 (Diesel Range)	Surrog Rec.% (TPH-d)
MDL			50			500	
PQL			100			1000	
Method Blank		1	ND	81	1	ND	91
BYA-13	R111030-1	1	388	87	1	1,270	91
BYA-31	R111030-2	1	826	87	1	517J	93
MW-18	R111030-3	1	1,670	89	1	5,570	93
MW-19	R111030-4	1	1,500	88	1	4,760	94
AMW-1	R111030-5	1	329	89	1	ND	93
AMW-2	R111030-6	1	327	88	1	ND	91
AMW-3	R111030-7	1	380	87	1	ND	91
AMW-4	R111030-8	1	79.0J	87	1	ND	91
AMW-5	R111030-9	1	3,120	92	1	ND	91
AMW-6	R111030-10	1	535	93	1	1,630	91
AMW-7	R111030-11	1	637	93	1	ND	91
AMW-8	R111030-12	1	121	81	1	ND	92
AMW-9	R111030-13	1	204	90	1	ND	91
AMW-3I	R111030-14	1	109	89	1	ND	91
AMW-3D	R111030-15	1	ND	86	1	ND	90
AMW-3DD	R111030-16	1	ND	88	1	ND	91
AMW-3DDD	R111030-17	1	260	87	1	ND	91
AMW-10	R111030-18	1	329	88	1	ND	91
AMW-11	R111030-19	1	580	87	1	688J	91
AMW-12	R111030-20	1	672	84	1	19,700	94

* Gasoline Range TPH result is obtained from purge and trap analysis using LUFT-GC/MS Method;
MDL: Method Detection Limit; PQL: Practical Quantitation Limit;
DF: Dilution Factor (DF × PQL = Reporting Limit for the sample); ND: Not Detected (below DF × MDL);
J: Trace Value, result is between DF × MDL and DF × MDL.
Note: Surrogate recovery acceptance limits are 70-130%.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Project Site:	23991 El Toro Rd., Laguna Hills, CA	Date Sampled:	11-17-2021
Matrix:	Water	Date Received:	11-17-2021
Batch No. for TPH-g: AMK19-GW1		Date Analyzed:	11-19-2021
Batch No. for TPH-d: BK24-DW1		Date Analyzed:	11-24-2021
	-	Date Reported:	11-29-2021

TPH-Gasoline & EPA 8015M (Diesel)

Reporting Units: µg/L (ppb)

Sample ID	Lab ID	DF for TPH-g	C5-C12 (Gasoline Range)*	Surrog Rec.% (TPH-g)	DF for TPH-d	C13-C23 (Diesel Range)	Surrog Rec.% (TPH-d)
MDL			50			500	
PQL			100			1000	
Method Blank		1	ND	81	1	ND	85
AMW-13	R111030-21	1	1,050	89	1	13,800	89
AMW-14	R111030-22	1	905	88	1	15,300	92

* Gasoline Range TPH result is obtained from purge and trap analysis using LUFT-GC/MS Method;
MDL: Method Detection Limit;
PQL: Practical Quantitation Limit;
DF: Dilution Factor (DF × PQL = Reporting Limit for the sample);
ND: Not Detected (below DF × MDL);
J: Trace Value, result is between DF × MDL and DF × MDL.

Note: Surrogate recovery acceptance limits are 70-130%.

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project: G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 1 of 2)

Reporting Unit: µg/L (ppb)

DATE ANALYZED			11-17	11-17-21	11-17-21	11-17-21	11-17-21	11-17-21
DILUTION FACTOR			1	1	1	1	1	1
LAB SAMPLE I.D.			MB	R111030-1	R111030-2	R111030-3	R111030-4	R111030-5
CLIENT SAMPLE I.D.				BYA-13	BYA-31	MW-18	MW-19	AMW-1
COMPOUND	**MDL**	**PQL**						
Dichlorodifluoromethane	1	5	ND	ND	ND	ND	ND	ND
Chloromethane	1	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	0.5	1	ND	ND	ND	ND	ND	ND
Bromomethane	1	5	ND	ND	ND	ND	ND	ND
Chloroethane	1	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
Iodomethane	1	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	3	10	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1	5	ND	ND	ND	ND	3.3J	ND
Bromochloromethane	1	5	ND	ND	ND	ND	ND	ND
Chloroform	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.5	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.5	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
Benzene	0.5	1	ND	0.8J	3.6	14.1	11.4	1.4
Trichloroethene	1	2	ND	ND	ND	3.1	4.5	ND
1,2-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	1	5	ND	ND	ND	ND	ND	ND
Dibromomethane	1	5	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	1	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	0.5	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	1	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	1	10	ND	ND	ND	ND	ND	ND
Bromoform	1	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	1	5	ND	ND	ND	4.1J	3.6J	ND
Bromobenzene	1	5	ND	ND	ND	ND	ND	ND

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project:G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	BYA-13	BYA-31	MW-18	MW-19	AMW-1
Toluene	0.5	1	ND	11.4	46.9	170	146	19.8
Tetrachloroethene	1	2	ND	ND	ND	19.2	3.5	ND
1,2-Dibromoethane(EDB)	1	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	1	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	0.5	1	ND	4.6	16.8	53.0	47.1	6.4
Total Xylenes	1	2	ND	35.0	135	388	292	47.9
Styrene	1	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	1	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	1	5	ND	1.5J	3.8J	9.9	8.7	1.4J
2-Chlorotoluene	1	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	1	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1	5	ND	3.9J	12.0	29.4	26.6	3.7J
tert-Butylbenzene	1	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	1	5	ND	17.8	60.7	125	121	17.1
Sec-Butylbenzene	1	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	1	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	1	5	ND	ND	1.5J	3.3J	3.0J	ND
1,2,4-Trichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	1	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	1	5	ND	ND	ND	ND	ND	ND
Naphthalene	1	5	ND	13.6	66.5	61.6	76.5	19.2
1,2,3-Trichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
Acetone	25	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	25	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	25	50	ND	ND	ND	ND	ND	ND
2-Hexanone	25	50	ND	ND	ND	ND	ND	ND
Ethanol	250	500	ND	ND	ND	ND	ND	ND
MTBE	1	2	ND	ND	2.7	32.3	161	4.0
ETBE	1	2	ND	ND	ND	ND	ND	ND
DIPE	1	2	ND	ND	ND	ND	ND	ND
TAME	1	2	ND	ND	ND	ND	ND	ND
T-Butyl Alcohol	10	20	ND	ND	ND	ND	ND	ND
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**
Dibromofluoro-methane	79-126		95	94	88	90	86	90
Toluene-d8	79-121		87	90	91	89	92	91
Bromofluoro-benzene	71-131		83	89	90	91	91	91

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL). * Result from a higher dilution analysis. J=Result is between DF × MDL & DF × PQL.

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project:G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/L (ppb)

DATE ANALYZED			11-17	11-17-21	11-17-21	11-17-21	11-17-21	11-17-21
DILUTION FACTOR			1	1	1	1	1	1
LAB SAMPLE I.D.			MB	R111030-6	R111030-7	R111030-8	R111030-9	R111030-10
CLIENT SAMPLE I.D.				AMW-2	AMW-3	AMW-4	AMW-5	AMW-6
COMPOUND	**MDL**	**PQL**						
Dichlorodifluoromethane	1	5	ND	ND	ND	ND	ND	ND
Chloromethane	1	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	0.5	1	ND	ND	ND	ND	ND	ND
Bromomethane	1	5	ND	ND	ND	ND	ND	ND
Chloroethane	1	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
Iodomethane	1	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	3	10	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	1	5	ND	ND	ND	ND	ND	ND
Chloroform	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.5	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.5	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
Benzene	0.5	1	ND	0.84J	1.6	ND	102	3.5
Trichloroethene	1	2	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	1	5	ND	ND	ND	ND	ND	ND
Dibromomethane	1	5	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	1	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	0.5	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	1	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	1	10	ND	ND	ND	ND	ND	ND
Bromoform	1	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	1	5	ND	ND	ND	ND	8.8	1.4J
Bromobenzene	1	5	ND	ND	ND	ND	ND	ND

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project:G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	AMW-2	AMW-3	AMW-4	AMW-5	AMW-6
Toluene	0.5	1	ND	17.2	25.5	5.0	293	45.2
Tetrachloroethene	1	2	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	1	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	1	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	0.5	1	ND	7.1	8.7	1.7	86.0	16.5
Total Xylenes	1	2	ND	59.0	69.9	12.8	636	126
Styrene	1	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	1	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	1	5	ND	2.1J	1.9J	ND	19.7	3.9J
2-Chlorotoluene	1	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	1	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1	5	ND	5.5	6.0	1.1J	42.4	9.9
tert-Butylbenzene	1	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	1	5	ND	27.8	30.4	5.2	197	48.8
Sec-Butylbenzene	1	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	1	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	1	5	ND	ND	ND	ND	5.0	1.2J
1,2,4-Trichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	1	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	1	5	ND	ND	ND	ND	ND	ND
Naphthalene	1	5	ND	46.7	25.0	15.1	143	67.4
1,2,3-Trichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
Acetone	25	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	25	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	25	50	ND	ND	ND	ND	ND	ND
2-Hexanone	25	50	ND	ND	ND	ND	ND	ND
Ethanol	250	500	ND	ND	ND	ND	ND	ND
MTBE	1	2	ND	ND	7.0	ND	6.6	6.0
ETBE	1	2	ND	ND	ND	ND	ND	ND
DIPE	1	2	ND	ND	ND	ND	ND	ND
TAME	1	2	ND	ND	ND	ND	ND	ND
T-Butyl Alcohol	10	20	ND	249	1,050	ND	123	119
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**
Dibromofluoro-methane	79-126		95	91	91	89	89	88
Toluene-d8	79-121		87	94	94	91	92	96
Bromofluoro-benzene	71-131		83	90	90	89	94	96

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL). * Result from a higher dilution analysis. J=Result is between DF × MDL & DF × PQL.

Client: Atlas Environmental Engineering Inc.
Project:G & M OIL CO. #40

Lab Job No.: R111030
Matrix: Water

Date Reported: 11-29-2021
Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/L (ppb)

DATE ANALYZED			11-17	11-17-21	11-17-21	11-17-21	11-17-21	11-17-21
DILUTION FACTOR			1	1	1	1	1	1
LAB SAMPLE I.D.			MB	R111030-11	R111030-12	R111030-13	R111030-14	R111030-15
CLIENT SAMPLE I.D.				AMW-7	AMW-8	AMW-9	AMW-3I	AMW-3D
COMPOUND	**MDL**	**PQL**						
Dichlorodifluoromethane	1	5	ND	ND	ND	ND	ND	ND
Chloromethane	1	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	0.5	1	ND	ND	ND	ND	ND	ND
Bromomethane	1	5	ND	ND	ND	ND	ND	ND
Chloroethane	1	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
Iodomethane	1	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	3	10	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	1	5	ND	ND	ND	ND	ND	ND
Chloroform	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.5	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.5	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
Benzene	0.5	1	ND	2.3	ND	1.2	ND	ND
Trichloroethene	1	2	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	1	5	ND	ND	ND	ND	ND	ND
Dibromomethane	1	5	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	1	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	0.5	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	1	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	1	10	ND	ND	ND	ND	ND	ND
Bromoform	1	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	1	5	ND	1.1J	ND	ND	ND	ND
Bromobenzene	1	5	ND	ND	ND	ND	ND	ND

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project:G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	AMW-7	AMW-8	AMW-9	AMW-3I	AMW-3D
Toluene	0.5	1	ND	37.2	2.1	8.9	5.9	1.8
Tetrachloroethene	1	2	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	1	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	1	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	0.5	1	ND	14.9	0.9J	3.9	2.5	0.6J
Total Xylenes	1	2	ND	111	7.6	28.8	18.4	5.0
Styrene	1	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	1	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	1	5	ND	3.2J	ND	1.2J	ND	ND
2-Chlorotoluene	1	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	1	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1	5	ND	9.9	ND	3.1J	1.7J	ND
tert-Butylbenzene	1	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	1	5	ND	45.9	4.6J	15.6	8.4	2.4J
Sec-Butylbenzene	1	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	1	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	1	5	ND	1.2J	ND	ND	ND	ND
1,2,4-Trichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	1	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	1	5	ND	ND	ND	ND	ND	ND
Naphthalene	1	5	ND	39.2	14.4	18.2	11.4	4.9J
1,2,3-Trichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
Acetone	25	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	25	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	25	50	ND	ND	ND	ND	ND	ND
2-Hexanone	25	50	ND	ND	ND	ND	ND	ND
Ethanol	250	500	ND	ND	ND	ND	ND	ND
MTBE	1	2	ND	1.0J	ND	33.7	ND	ND
ETBE	1	2	ND	ND	ND	ND	ND	ND
DIPE	1	2	ND	ND	ND	ND	ND	ND
TAME	1	2	ND	ND	ND	ND	ND	ND
T-Butyl Alcohol	10	20	ND	85.2	ND	ND	ND	ND
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**
Dibromofluoro-methane	79-126		95	87	90	89	92	93
Toluene-d8	79-121		87	96	92	90	90	92
Bromofluoro-benzene	71-131		83	95	85	92	91	88

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL). * Result from a higher dilution analysis. J=Result is between DF × MDL & DF × PQL.

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project:G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/L (ppb)

DATE ANALYZED			11-17	11-17-21	11-17-21	11-18-21	11-18-21	11-18-21
DILUTION FACTOR			1	1	1	1	1	1
LAB SAMPLE I.D.			MB	R111030-16	R111030-17	R111030-18	R111030-19	R111030-20
CLIENT SAMPLE I.D.				AMW-3DD	AMW-3DDD	AMW-10	AMW-11	AMW-12
COMPOUND	**MDL**	**PQL**						
Dichlorodifluoromethane	1	5	ND	ND	ND	ND	ND	ND
Chloromethane	1	5	ND	ND	ND	ND	ND	ND
Vinyl Chloride	0.5	1	ND	ND	ND	ND	ND	ND
Bromomethane	1	5	ND	ND	ND	ND	ND	ND
Chloroethane	1	5	ND	ND	ND	ND	ND	ND
Trichlorofluoromethane	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
Iodomethane	1	5	ND	ND	ND	ND	ND	ND
Methylene Chloride	2	10	ND	ND	ND	ND	ND	ND
trans-1,2-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
1,1-Dichloroethane	1	5	ND	ND	ND	ND	ND	ND
2,2-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
cis-1,2-Dichloroethene	1	5	ND	ND	ND	ND	ND	ND
Bromochloromethane	1	5	ND	ND	ND	ND	ND	ND
Chloroform	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichloroethane	0.5	5	ND	ND	ND	ND	ND	ND
1,1,1-Trichloroethane	1	5	ND	ND	ND	ND	ND	ND
Carbon tetrachloride	0.5	5	ND	ND	ND	ND	ND	ND
1,1-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
Benzene	0.5	1	ND	ND	1.0	2.8	9.3	2.6
Trichloroethene	1	2	ND	ND	ND	ND	ND	ND
1,2-Dichloropropane	1	5	ND	ND	ND	ND	ND	ND
Bromodichloromethane	1	5	ND	ND	ND	ND	ND	ND
Dibromomethane	1	5	ND	ND	ND	ND	ND	ND
trans-1,3-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
cis-1,3-Dichloropropene	1	5	ND	ND	ND	ND	ND	ND
1,1,2-Trichloroethane	1	5	ND	ND	ND	ND	ND	ND
1,3-Dichloropropane	0.5	5	ND	ND	ND	ND	ND	ND
Dibromochloromethane	1	5	ND	ND	ND	ND	ND	ND
2-Chloroethylvinyl ether	1	10	ND	ND	ND	ND	ND	ND
Bromoform	1	5	ND	ND	ND	ND	ND	ND
Isopropylbenzene	1	5	ND	ND	ND	ND	1.9J	1.4J
Bromobenzene	1	5	ND	ND	ND	ND	ND	ND

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project:G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	AMW-3DD	AMW-3DDD	AMW-10	AMW-11	AMW-12
Toluene	0.5	1	ND	1.5	16.4	14.9	32.3	39.3
Tetrachloroethene	1	2	ND	ND	ND	ND	ND	ND
1,2-Dibromoethane(EDB)	1	5	ND	ND	ND	ND	ND	ND
Chlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,1,1,2-Tetrachloroethane	1	5	ND	ND	ND	ND	ND	ND
Ethylbenzene	0.5	1	ND	0.6J	6.1	7.2	24.6	15.6
Total Xylenes	1	2	ND	3.6	46.8	49.1	110	131
Styrene	1	5	ND	ND	ND	ND	ND	ND
1,1,2,2-Tetrachloroethane	1	5	ND	ND	ND	ND	ND	ND
1,2,3-Trichloropropane	1	5	ND	ND	ND	ND	ND	ND
n-Propylbenzene	1	5	ND	ND	1.6J	1.9J	4.9J	4.1J
2-Chlorotoluene	1	5	ND	ND	ND	ND	ND	ND
4-Chlorotoluene	1	5	ND	ND	ND	ND	ND	ND
1,3,5-Trimethylbenzene	1	5	ND	ND	4.2J	5.2	9.1	13.0
tert-Butylbenzene	1	5	ND	ND	ND	ND	ND	ND
1,2,4-Trimethylbenzene	1	5	ND	1.4J	20.9	23.7	48.6	64.7
Sec-Butylbenzene	1	5	ND	ND	ND	ND	ND	ND
1,3-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
p-Isopropyltoluene	1	5	ND	ND	ND	ND	ND	ND
1,4-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
n-Butylbenzene	1	5	ND	ND	ND	ND	1.2J	1.9J
1,2,4-Trichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
1,2-Dibromo-3-Chloropropane	1	5	ND	ND	ND	ND	ND	ND
Hexachlorobutadiene	1	5	ND	ND	ND	ND	ND	ND
Naphthalene	1	5	ND	2.6J	18.3	24.9	34.7	63.0
1,2,3-Trichlorobenzene	1	5	ND	ND	ND	ND	ND	ND
Acetone	25	50	ND	ND	ND	ND	ND	ND
2-Butanone (MEK)	25	50	ND	ND	ND	ND	ND	ND
4-Methyl-2-pentanone	25	50	ND	ND	ND	ND	ND	ND
2-Hexanone	25	50	ND	ND	ND	ND	ND	ND
Ethanol	250	500	ND	ND	ND	ND	ND	ND
MTBE	1	2	ND	ND	3.5	ND	10.2	1.4J
ETBE	1	2	ND	ND	ND	ND	ND	ND
DIPE	1	2	ND	ND	ND	ND	ND	ND
TAME	1	2	ND	ND	ND	ND	ND	ND
T-Butyl Alcohol	10	20	ND	ND	1,210	165	ND	ND
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**	**%RC**	**%RC**	**%RC**
Dibromofluoro-methane	79-126		95	88	90	89	89	80
Toluene-d8	79-121		87	90	91	90	91	91
Bromofluoro-benzene	71-131		83	91	88	90	89	86

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL). * Result from a higher dilution analysis. J=Result is between DF × MDL & DF × PQL.

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project:G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 1 of 2)
Reporting Unit: µg/L (ppb)

DATE ANALYZED			11-19	11-19-21	11-19-21			
DILUTION FACTOR			1	1	1			
LAB SAMPLE I.D.			MB	R111030-21	R111030-22			
CLIENT SAMPLE I.D.				AMW-13	AMW-14			
COMPOUND	**MDL**	**PQL**						
Dichlorodifluoromethane	1	5	ND	ND	ND			
Chloromethane	1	5	ND	ND	ND			
Vinyl Chloride	0.5	1	ND	ND	ND			
Bromomethane	1	5	ND	ND	ND			
Chloroethane	1	5	ND	ND	ND			
Trichlorofluoromethane	1	5	ND	ND	ND			
1,1-Dichloroethene	1	5	ND	ND	ND			
Iodomethane	1	5	ND	ND	ND			
Methylene Chloride	2	10	ND	ND	ND			
trans-1,2-Dichloroethene	1	5	ND	ND	ND			
1,1-Dichloroethane	1	5	ND	ND	ND			
2,2-Dichloropropane	1	5	ND	ND	ND			
cis-1,2-Dichloroethene	1	5	ND	ND	ND			
Bromochloromethane	1	5	ND	ND	ND			
Chloroform	1	5	ND	ND	ND			
1,2-Dichloroethane	0.5	5	ND	ND	ND			
1,1,1-Trichloroethane	1	5	ND	ND	ND			
Carbon tetrachloride	0.5	5	ND	ND	ND			
1,1-Dichloropropene	1	5	ND	ND	ND			
Benzene	0.5	1	ND	6.3	4.4			
Trichloroethene	1	2	ND	ND	ND			
1,2-Dichloropropane	1	5	ND	ND	ND			
Bromodichloromethane	1	5	ND	ND	ND			
Dibromomethane	1	5	ND	ND	ND			
trans-1,3-Dichloropropene	1	5	ND	ND	ND			
cis-1,3-Dichloropropene	1	5	ND	ND	ND			
1,1,2-Trichloroethane	1	5	ND	ND	ND			
1,3-Dichloropropane	0.5	5	ND	ND	ND			
Dibromochloromethane	1	5	ND	ND	ND			
2-Chloroethylvinyl ether	1	10	ND	ND	ND			
Bromoform	1	5	ND	ND	ND			
Isopropylbenzene	1	5	ND	2.3J	1.7J			
Bromobenzene	1	5	ND	ND	ND			

Client: Atlas Environmental Engineering Inc. | Lab Job No.: R111030 | Date Reported: 11-29-2021
Project:G & M OIL CO. #40 | Matrix: Water | Date Sampled: 11-17-2021

EPA 8260B (VOCs by GC/MS, Page 2 of 2) Reporting Unit: ppb

COMPOUND	MDL	PQL	MB	AMW-13	AMW-14			
Toluene	0.5	1	ND	87.8	58.3			
Tetrachloroethene	1	2	ND	ND	ND			
1,2-Dibromoethane(EDB)	1	5	ND	ND	ND			
Chlorobenzene	1	5	ND	ND	ND			
1,1,1,2-Tetrachloroethane	1	5	ND	ND	ND			
Ethylbenzene	0.5	1	ND	30.3	20.7			
Total Xylenes	1	2	ND	247	171			
Styrene	1	5	ND	ND	ND			
1,1,2,2-Tetrachloroethane	1	5	ND	ND	ND			
1,2,3-Trichloropropane	1	5	ND	ND	ND			
n-Propylbenzene	1	5	ND	6.5	4.7J			
2-Chlorotoluene	1	5	ND	ND	ND			
4-Chlorotoluene	1	5	ND	ND	ND			
1,3,5-Trimethylbenzene	1	5	ND	20.5	15.6			
tert-Butylbenzene	1	5	ND	ND	ND			
1,2,4-Trimethylbenzene	1	5	ND	102	80.0			
Sec-Butylbenzene	1	5	ND	ND	ND			
1,3-Dichlorobenzene	1	5	ND	ND	ND			
p-Isopropyltoluene	1	5	ND	ND	ND			
1,4-Dichlorobenzene	1	5	ND	ND	ND			
1,2-Dichlorobenzene	1	5	ND	ND	ND			
n-Butylbenzene	1	5	ND	2.6J	2.6J			
1,2,4-Trichlorobenzene	1	5	ND	ND	ND			
1,2-Dibromo-3-Chloropropane	1	5	ND	ND	ND			
Hexachlorobutadiene	1	5	ND	ND	ND			
Naphthalene	1	5	ND	96.2	115			
1,2,3-Trichlorobenzene	1	5	ND	ND	ND			
Acetone	25	50	ND	ND	ND			
2-Butanone (MEK)	25	50	ND	ND	ND			
4-Methyl-2-pentanone	25	50	ND	ND	ND			
2-Hexanone	25	50	ND	ND	ND			
Ethanol	250	500	ND	ND	ND			
MTBE	1	2	ND	ND	ND			
ETBE	1	2	ND	ND	ND			
DIPE	1	2	ND	ND	ND			
TAME	1	2	ND	ND	ND			
T-Butyl Alcohol	10	20	ND	ND	ND			
SURROGATE	**Accept Limit%**		**%RC**	**%RC**	**%RC**			
Dibromofluoro-methane	79-126		91	84	84			
Toluene-d8	79-121		92	92	92			
Bromofluoro-benzene	71-131		83	91	91			

MB=Method Blank; MDL=Method Detection Limit; PQL=Practical Quantitation Limit; ND=Not Detected (below DF × MDL). * Result from a higher dilution analysis. J=Result is between DF × MDL & DF × PQL.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Project Site:	23991 El Toro Rd., Laguna Hills, CA	Date Sampled:	11-17-2021
Matrix:	Water	Date Received:	11-17-2021
Batch No:	G1122-ME1	Date Analyzed:	11-22/23-2021
		Date Reported:	11-29-2021

EPA 8260B (Methanol by GC/MS)

Reporting Unit: µg/L (ppb)

Sample ID	Lab ID	DF	Methanol	Surrog (BFB)Rec.%
MDL			500	60-140
PQL			1000	
Method Blank		1	ND	139
BYA-13	R111030-1	1	ND	65
BYA-31	R111030-2	1	ND	74
MW-18	R111030-3	1	ND	74
MW-19	R111030-4	1	ND	76
AMW-1	R111030-5	1	ND	76
AMW-2	R111030-6	1	ND	75
AMW-3	R111030-7	1	ND	109
AMW-4	R111030-8	1	ND	74

MDL: Method Detection Limit,
PQL: Practical Quantitation Limit;
ND: Not Detected (below DF × MDL)
Note: Surrogate %Recovery acceptance limits are 60-140%.

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Project Site:	23991 El Toro Rd., Laguna Hills, CA	Date Sampled:	11-17-2021
Matrix:	Water	Date Received:	11-17-2021
Batch No:	G1123-ME1	Date Analyzed:	11-23/24-21
		Date Reported:	11-29-2021

EPA 8260B (Methanol by GC/MS)

Reporting Unit: µg/L (ppb)

Sample ID	Lab ID	DF	Methanol	Surrog (BFB)Rec.%
MDL			500	60-140
PQL			1000	
Method Blank		1	ND	108
AMW-5	R111030-9	1	ND	136
AMW-6	R111030-10	1	ND	126
AMW-7	R111030-11	1	ND	117
AMW-8	R111030-12	1	ND	123
AMW-9	R111030-13	1	ND	92
AMW-3I	R111030-14	1	ND	98
AMW-3D	R111030-15	1	ND	98
AMW-3DD	R111030-16	1	ND	139
AMW-3DDD	R111030-17	1	ND	136
AMW-10	R111030-18	1	ND	92
AMW-11	R111030-19	1	ND	91
AMW-12	R111030-20	1	ND	89
AMW-13	R111030-21	1	ND	103
AMW-14	R111030-22	1	ND	98

MDL: Method Detection Limit,
PQL: Practical Quantitation Limit;
ND: Not Detected (below DF × MDL)
Note: Surrogate %Recovery acceptance limits are 60-140%.

11-29-2021

TPH-Gasoline
Batch QA/QC Report

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Matrix:	Water	Lab Sample I.D.:	R111030-6
Batch No:	AMK17-GW1	Date Analyzed:	11-17-2021

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	327	1000	1,350	1,360	101.7	102.5	0.8	30	70-130

. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-g	1,060	1,000	106.0	80-120

ND: Not Detected (at the specified limit).

11-29-2021

TPH-Gasoline
Batch QA/QC Report

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Matrix:	Water	Lab Sample I.D.:	R111030-22
Batch No:	AMK19-GW1	Date Analyzed:	11-19-2021

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-g	905	1000	1,608	1,628	84.4	85.5	1.3	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
TPH-g	989	1,000	98.9	80-120

ND: Not Detected (at the specified limit).

11-29-2021

EPA 8015M (TPH)
Batch QA/QC Report

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Matrix:	Water	Lab Sample I.D.:	SW111017-1
Batch No.:	BK17-DW1	Date Analyzed:	11-17-2021

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-d	ND	20	20.1	21.2	100.5	106.0	5.3	30	70-130

II. LCS Result
Unit: ppm

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-d	20.4	20	102.0	80-120

ND: Not Detected (at the specified limit).

11-29-2021

EPA 8015M (TPH)
Batch QA/QC Report

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Matrix:	Water	Lab Sample I.D.:	SW111024-1
Batch No:	BK24-DW1	Date Analyzed:	11-24-2021

I. MS/MSD Report
Unit: ppm

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-D	ND	20.0	16.5	19.3	82.5	96.5	15.6	30	70-130

II. LCS Result
Unit: ppm

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-D	19.6	20.0	98.0	80-120

ND: Not Detected (at the specified limit).

11-29-2021

EPA 8260B
Batch QA/QC Report

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Matrix:	Water	Lab Sample I.D.:	R111030-6
Batch No:	1117-VOAW1	Date Analyzed:	11-17-2021

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	24.2	20.4	121.0	102.0	17.0	30	70-130
Benzene	0.8	20	24.2	20.5	116.4	98.6	16.6	30	70-130
Trichloro-ethene	ND	20	25.9	20.7	129.5	103.5	22.3	30	70-130
Toluene	17.2	20	40.2	37.1	108.1	99.7	8.1	30	70-130
Chlorobenzene	ND	20	24.7	20.6	123.5	103.0	18.1	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	17.8	20.0	89.0	80-120
Benzene	18.1	20.0	90.5	80-120
Trichloro-ethene	20.3	20.0	101.5	80-120
Toluene	19.5	20.0	97.5	80-120
Chlorobenzene	19.9	20.0	99.5	80-120

ND: Not Detected (at the specified limit)

11-29-2021

EPA 8260B
Batch QA/QC Report

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Matrix:	Water	Lab Sample ID:	R111030-22
Batch No:	1119-VOAW1	Date Analyzed:	11-19-2021

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	19.1	18.6	95.5	93.0	2.7	30	70-130
Benzene	4.4	20	22.3	22.3	91.4	91.4	0.0	30	70-130
Trichloro-ethene	ND	20	19.3	19.6	96.5	98.0	1.5	30	70-130
Toluene	58.3	20	73.0	72.6	93.2	92.7	0.5	30	70-130
Chlorobenzene	ND	20	19.6	20.0	98.0	100.0	2.0	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	17.1	20.0	85.5	80-120
Benzene	18.1	20.0	90.5	80-120
Trichloro-ethene	19.1	20.0	95.5	80-120
Toluene	18.2	20.0	91.0	80-120
Chlorobenzene	20.2	20.0	101.0	80-120

ND: Not Detected (at the specified limit).

11-29-2021

EPA 8260B (Methanol)
Batch QA/QC Report

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Matrix:	Water	Lab Sample I.D.:	SW111022-1
Batch No:	G1122-ME1	Date Analyzed:	11-22-2021

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Methanol	ND	1,000	916	956	91.6	95.6	4.3	30	70-130

II. LCS Report
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
Methanol	1,070	1,000	107.0	80-120

ND: Not Detected (at the specified limit)

11-29-2021

EPA 8260B (Methanol)
Batch QA/QC Report

Client:	Atlas Environmental Engineering Inc.	Lab Job No.:	R111030
Project:	G & M OIL CO. #40		
Matrix:	Water	Lab Sample I.D.:	SW111023-1
Batch No:	G1123-ME1	Date Analyzed:	11-23-2021

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
Methanol	ND	1000	1,140	992	114.0	99.2	13.9	30	70-130

II. LCS Report
Unit: ppb

Analyte	LCS Report Value	True Value	Rec.%	Accept. Limit
Methanol	901	1,000	90.1	80-120

ND: Not Detected (at the specified limit)

R111030

ATLAS ENVIRONMENTAL ENGINEERING, INC. — CHAIN OF CUSTODY FORM

P.O. NUMBER	SITE/PROJECT NAME
G40	G&M OIL COMPANY STATION #40
JOB NUMBER	SITE/PROJECT LOCATION
G40-Q4/2021	23991 EL TORO ROAD, LAGUNA HILLS, CA

SAMPLER(S) SIGNATURE: Eugene Cleary

QUARTERLY GROUNDWATER SAMPLES

SUBMIT RESULTS TO:

ATLAS ENVIRONMENTAL ENG.
5122 BOLSA AVENUE, SUITE 107
HUNTINGTON BEACH, CA 92649

ATTN: KARL KERNER
PHONE NO. (714) 890-7129
FAX NO. (714) 890-7149

SAMPLE NUMBER (I.D.)	YEAR 2021 DATE MM/DD	TIME AM/PM	DEPTH BELOW GRADE (ft)	NO. OF CONTAINERS	ANALYTICAL METHOD: TPHG 8015M	TPHD 8015M	FULL SCAN VOCs + Fuel Oxys 8260B	Ethanol Methanol 8260B					REMARKS
R111030 -1 BYA-13	11-17	9:10		3V+2P	x	x	x	x					
-2 BYA-31		8:38		3V+2P	x	x	x	x					
-3 MW-18		6:36		3V+2P	x	x	x	x					
-4 MW-19		6:49		3V+2P	x	x	x	x					
-5 AMW-1		12:00		3V+2P	x	x	x	x					
-6 AMW-2		12:28		3V+2P	x	x	x	x					
-7 AMW-3		12:55		3V+2P	x	x	x	x					
-8 AMW-4		11:05		3V+2P	x	x	x	x					
-9 AMW-5		10:10		3V+2P	x	x	x	x					
-10 AMW-6		10:40		3V+2P	x	x	x	x					
-11 AMW-7		11:30		3V+2P	x	x	x	x					
-12 AMW-8		15:10		3V+2P	x	x	x	x					
-13 AMW-9		9:40		3V+2P	x	x	x	x					
-14 AMW-3I		13:55		3V+2P	x	x	x	x					
-15 AMW-3D		14:21		3V+2P	x	x	x	x					
-16 AMW-3DD		14:45		3V+2P	x	x	x	x					
-17 AMW-3DDD		13:30		3V+2P	x	x	x	x					
-18 AMW-10		7:28		3V+2P	x	x	x	x					
-19 AMW-11		8:03		3V+2P	x	x	x	x					
-20 AMW-12		7:15		3V+2P	x	x	x	x					
-21 AMW-13		7:03		3V+2P	x	x	x	x					
-22 AMW-14	↓	7:42		3V+2P	x	x	x	x					

SAMPLES INTACT: YES...✓... NO.....
SAMPLES PROPERLY COOLED: YES...✓... NO.....
TEMPERATURE STORED: WC
PRESERVATIVES ADDED: YES...✓... NO.....TYPE: HCl
SAMPLES ACCEPTED: YES...✓... NO.....
IF NOT, WHY: _____

SAMPLES PLACED IN LAB REFRIGERATOR
YES...✓... NO..... REP. INITIALS...MC

LABORATORY NAME: ASC

RELINQUISHED	DATE/TIME	DATE/TIME	RECEIVED
RELINQUISHED BY (SIGNATURE)/ COMPANY: Eugene Cleary	DATE/TIME: 11-17-21 16:00	DATE/TIME: 11-17-21 1600	RECEIVED BY (SIGNATURE)/COMPANY: MeiLingYi / ASC
RELINQUISHED BY (SIGNATURE)/ COMPANY	DATE/TIME	DATE/TIME	RECEIVED BY (SIGNATURE)/COMPANY
RELINQUISHED BY (SIGNATURE)/ COMPANY	DATE/TIME	DATE/TIME	RECEIVED BY (SIGNATURE)/COMPANY

Alpha Scientific Corporation
Sample Acceptance Checklist

Section 1

Client: Atlas Project: G&M Oil #40 Lab Job# R111030

Date Received: 11-17-21

Sample(s) received in cooler(s)? Yes ✓ No____ (skip to Section 2)

Cooler(s) packed with: Ice ✓ Ice Packs____ Packing Material____

Cooler Temperature (°C): #1: 4°C #2:____ #3:____ #4:____ #5____

(Acceptable range is 0°C to 6°C or arriving on ice for samples received on the same day as collected.)

(Ambient Temperature for vapor or air samples is acceptable).

If sample(s) received outside acceptable range, Project Manager contacted by(Personnel Initial):____

Section 2	YES	NO	N/A
Was a COC received?	✓		
Were client sample IDs present?	✓		
Were sample(s) collection dates present?	✓		
Was the COC signed?	✓		
Were tests clearly indicated?	✓		
Did all samples arrive intact? If no, indicate below.	✓		
Did all container labels agree with COC?	✓		
Were correct containers used for the tests required?	✓		
Was there sufficient sample amount for requested tests?	✓		
Were the samples correctly preserved?	✓		
Was there headspace in VOA vials?		✓	
Were Custody seals present?		✓	
If yes-were they intact?			✓

Section 3

Explanations/Comments:____

Section 4

Was the Project Manager notified of anomalies? Yes____ No____ N/A ✓

Via Phone: By: ____ Date/Time ____

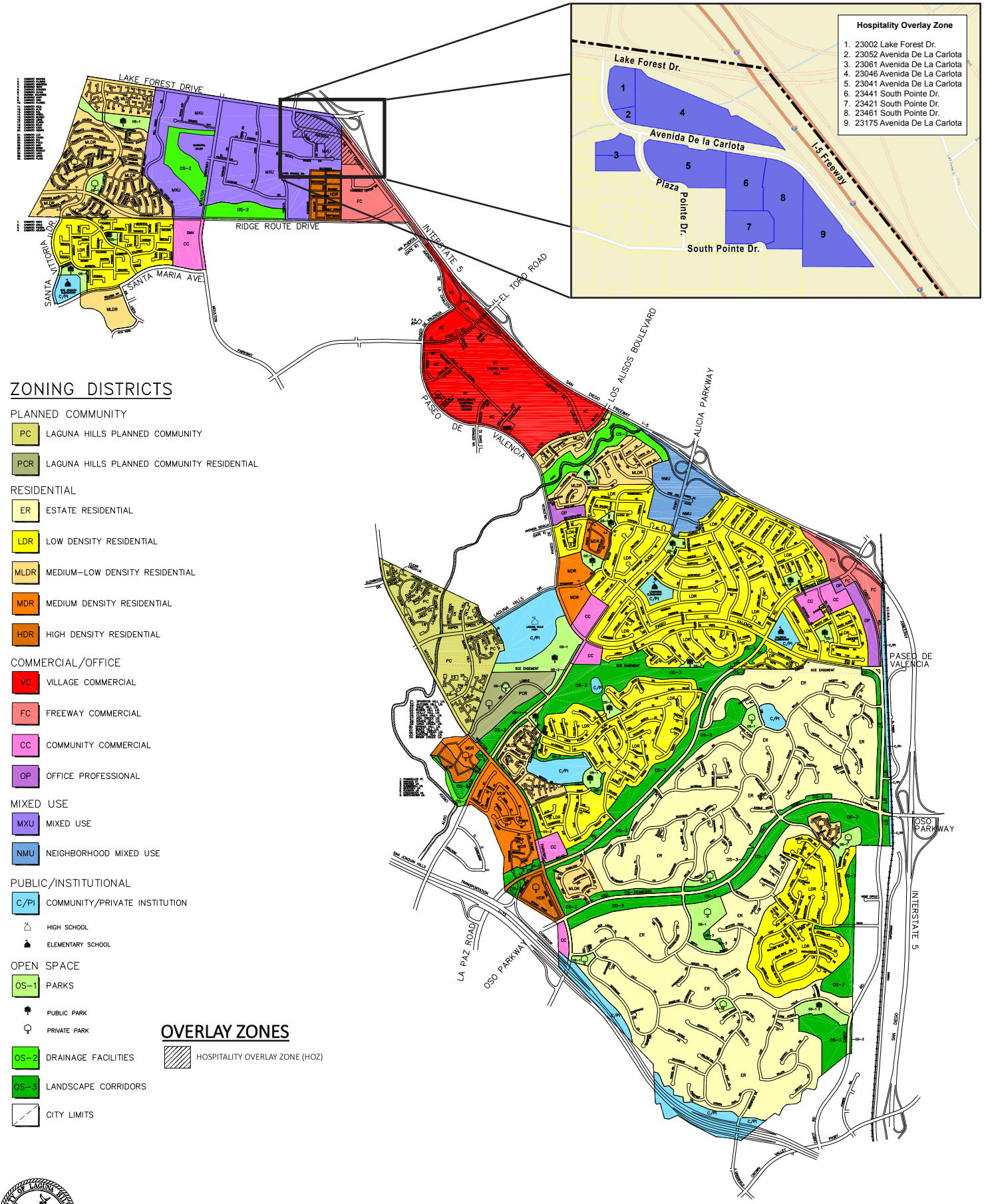
By Email: Sent to:____

Project Manager's response:____

Completed by: ML Date: 11-17-21

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: asc90703@gmail.com
Tel: (562) 809-8880
Fax: (562) 809-8801



CITY OF LAGUNA HILLS
ZONING DISTRICT MAP

DATE	REVISION
11/14/95	Adoption of Zoning Ordinance
07/01/96	Annexation Effective
09/18/00	PC Annexation
06/26/01	Nellie Gail Subdivision
09/25/09	Adoption of Zoning District Map Amendment

PREPARED BY THE PLANNING CENTER 0 600 1,200

LAH-70MF DWG 10/11/09

APPENDIX C: REGULATORY DATABASE REPORT

DATABASE REPORT

Project Property:	*Oakbrook* *24422 Avenida De La Carlota* *LAGUNA HILLS CA 92653*
Project No:	*22-383510.1*
Report Type:	*Database Report*
Order No:	*22082304257*
Requested by:	*Partner Engineering and Science, Inc.*
Date Completed:	*August 24, 2022*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Executive Summary

Property Information:

Project Property:		*Oakbrook* *24422 Avenida De La Carlota LAGUNA HILLS CA 92653*
Project No:		*22-383510.1*
Coordinates:		
	Latitude:	*33.6080464*
	Longitude:	*-117.6994286*
	UTM Northing:	*3,718,917.54*
	UTM Easting:	*435,113.51*
	UTM Zone:	*UTM Zone 11S*
Elevation:		*376 FT*

Order Information:

Order No:	*22082304257*
Date Requested:	*August 23, 2022*
Requested by:	*Partner Engineering and Science, Inc.*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (with Project Boundaries)*
City Directory Search	*Smart CD Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*
Topographic Map	*Topographic Maps*
Vapor Screening Tool	*Vapor Screening Tool*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	**1**	**2**	-	**3**
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	**1**	**3**	**15**	-	-	**19**
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FRP	Y	0.25	0	0	0	-	-	0
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	**1**	**1**	**2**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	**1**	0	-	**1**
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	**1**	0	-	-	**1**
UST SWEEPS	Y	0.25	0	**1**	0	-	-	**1**
AST	Y	0.25	0	**1**	0	-	-	**1**
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	**1**	0	-	-	**1**
CERS TANK	Y	0.25	0	**1**	0	-	-	**1**
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	**1**	0	-	-	**1**

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	**1**	-	**1**
CLEANUP SITES	Y	0.5	0	0	0	**2**	-	**2**
DELISTED CLEANUP	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
ICP ORANGE	Y	0.25	0	0	0	-	-	0
LOP ORANGE	Y	0.5	0	**1**	0	0	-	**1**
NPUT ORANGE	Y	0.5	0	0	0	0	-	0
UST ORANGE	Y	0.25	0	0	0	-	-	0
AST ORANGE	Y	0.25	0	**1**	0	-	-	**1**
UST CLP ANAHEIM	Y	0.5	0	0	0	0	-	0
UST ANAHEIM	Y	0.25	0	0	0	-	-	0
AST ANAHEIM	Y	0.25	0	0	0	-	-	0
Additional Environmental Records								
Federal								
FINDS/FRS	Y	PO	**2**	-	-	-	-	**2**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	**1**	-	-	**1**
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	0.25	0	0	**3**	-	-	**3**
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	**1**	-	-	-	-	**1**
HAZ GEN	Y	PO	**2**	-	-	-	-	**2**
HAZ TSD	Y	0.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	**3**	**1**	-	-	-	**4**
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	**2**	-	-	**2**
CDL	Y	0.125	0	0	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
HW ORANGE	Y	0.125	0	0	-	-	-	0
Total:			**9**	**12**	**23**	**6**	**1**	**51**

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	HAZNET	SCHINDLER ELEVATOR CORP	24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	-	0.00 / 0.00	0	26
1	FINDS/FRS	VERIZON WIRELESS: CARLOTA	24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653 ***Registry ID:*** *110066460494*	-	0.00 / 0.00	0	26
1	CERS HAZ	Verizon Wireless: Carlota	24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	-	0.00 / 0.00	0	27
1	RCRA NON GEN	KEYENCE CORPORATION OF AMERICA	24422 AVENIDA DE LA CARLOTA STE 200 LAGUNA HILLS CA 92653 ***EPA Handler ID:*** *CAL000413079*	-	0.00 / 0.00	0	29
1	FINDS/FRS	KEYENCE CORPORATION OF AMERICA	24422 AVENIDA DE LA CARLOTA STE 200 LAGUNA HILLS CA 92653 ***Registry ID:*** *110070511431*	-	0.00 / 0.00	0	30
1	CERS HAZ	AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)	24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	-	0.00 / 0.00	0	31
1	CERS HAZ	Genoa Healthcare	24422 AVENIDA DE LA CARLOTA, SUITE 190 ROOM P LAGUNA HILLS CA 92653	-	0.00 / 0.00	0	34
1	HAZ GEN	KEYENCE CORPORTATION OF AMERICA	24422 AVENIDA DE LA CARLOTA STE 200 LAGUNA BEACH CA 92653	-	0.00 / 0.00	0	35
1	HAZ GEN	KEYENCE CORPORATION OF AMERICA	24422 AVENIDA DE LA CARLOTA STE 200 LAGUNA HILLS CA 92653	-	0.00 / 0.00	0	35

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	RCRA NON GEN	MOULTON SUBSTATION	24731 BRIDGER ROAD LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003135373	N	0.10 / 517.87	-1	36
2	RCRA NON GEN	MOULTON SUBSTATION	24731 BRIDGER RD LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003153627	N	0.10 / 517.87	-1	37
3	AST ORANGE	EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA 92630 ***Facility ID:*** FA0024223	NE	0.12 / 609.79	13	38
3	AST		24251 LOS ALISOS BLVD LAKE FOREST CA 92630	NE	0.12 / 609.79	13	38
3	DELISTED TNK	EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA 92630	NE	0.12 / 609.79	13	38
3	HHSS	WAREHOUSE I	24251 LOS ALISOS BLVD. ROCKFIELD BLVD. EL TORO CA 92630	NE	0.12 / 609.79	13	38
3	LOP ORANGE	EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA 92630 ***Record ID | Case Closed Date | Type of Closure:*** RO0000898 | 11/5/1990 | Closure certification issued	NE	0.12 / 609.79	13	38
3	CERS TANK	EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA 92630 ***Site ID:*** 193008	NE	0.12 / 609.79	13	38
3	HIST TANK	WAREHOUSE I	24251 LOS ALISOS BLVD. EL TORO CA	NE	0.12 / 609.79	13	44
3	CERS HAZ	T-Mobile West, LLC LA02054A	24251 LOS ALISOS BLVD LAKE FOREST CA 92630	NE	0.12 / 609.79	13	44
3	RCRA NON GEN	EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD EL TORO CA 92630-0000 ***EPA Handler ID:*** CAL000010485	NE	0.12 / 609.79	13	46
3	UST SWEEPS	EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA ***C C | Status:*** A30-000-7072 | ACTIVE ***Tank ID:*** 000002, 000001	NE	0.12 / 609.79	13	47

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
4	RCRA NON GEN	TOM AND BARBARA GLOSSOP	24266 LARKWOOD LANE LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003139568	N	0.15 / 782.08	-6	48
5	RCRA NON GEN	RYAN HEENAN	24675 CREEKVIEW DRIVE LAGUNA HILLS CA 92653 ***EPA Handler ID:*** CAC002977084	S	0.16 / 819.50	-31	49
6	RCRA NON GEN	TRADER JOES 039	24321 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653 ***EPA Handler ID:*** CAL000435353	WNW	0.18 / 937.25	-11	50
7	DRYCLEANERS	OAKBROOK VILLAGE CLEANERS	24291 AVENIDA DE LA CARLOTA LAGUNA HILLS CA	WNW	0.18 / 959.70	-11	51
7	EMISSIONS	OAKBROOK VILLAGE CLEANERS, AAA	24291 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	WNW	0.18 / 959.70	-11	52
8	LUST	EL TORO WATER DISTRICT	24251 LOS ALISOS LAKE FOREST CA 92630 ***Global ID | Status | Status Date:*** T0605902394 | COMPLETED - CASE CLOSED | 1990-11-05 00:00:00	NE	0.21 / 1,091.51	7	52
9	RCRA NON GEN	JACQUELYN SHAFFER	24576 SOUTHHAMPTON CT LAGUNA HILLS CA 92653-4220 ***EPA Handler ID:*** CAC003062280	SW	0.21 / 1,116.61	-36	54
10	RCRA NON GEN	MARSHALLS 0113	24271 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653-3606 ***EPA Handler ID:*** CAL000401811	WNW	0.22 / 1,142.52	-12	55
11	RCRA NON GEN	JIA FRYDENGBERG	24202 ANKERTON DR LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC002979506	N	0.23 / 1,195.38	-1	56
12	RCRA NON GEN	BIBIAN KIM	24271 FORDVIEW ST LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003097772	NE	0.23 / 1,209.95	7	57
13	DRYCLEANERS	KINZIE COMPANY INC	24261 AVENIDA DE LA CARLOTA STE Q3 LAGUNA HILLS CA	WNW	0.24 / 1,254.86	-14	58
14	ALT FUELS	PUR LAGUNA HILLS	24555 Los Alisos Blvd Laguna Hills CA 92653 ***ID:*** 160670	SW	0.24 / 1,267.69	-28	59
15	RCRA NON GEN	FRANK FRENDL	24821 GEORGIA SUE LAGUNA HILLS CA 92653	SE	0.24 / 1,268.57	14	59

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			EPA Handler ID: CAC002974881				
15	RCRA NON GEN	FRENDL, FRANK	24821 GEORGIA SUE LAGUNA HILLS CA 92653 ***EPA Handler ID:*** CAC002987401	SE	0.24 / 1,268.57	14	60
16	RCRA NON GEN	KYLE TRASKA	24882 STEM AVE LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003107182	E	0.24 / 1,270.36	-5	61
17	DRYCLEANERS	OAKBROOK VILLAGE CLEANERS	24291 AVENIEDA DE LA CARLOTA LAGUNA HILLS CA	W	0.24 / 1,271.35	-4	62
18	EMISSIONS	KINZIE & CO INC,MY FAVORITE CLEANERS DBA	24261 AVE DE LA CARLOTA Q3 LAGUNA HILLS CA 92653	WNW	0.24 / 1,276.51	-14	63
19	RCRA NON GEN	BILL CAROL	24561 CREEKVIEW LAGUNA HILLS CA 92653 ***EPA Handler ID:*** CAC002999889	SW	0.24 / 1,284.08	-38	64
20	RCRA NON GEN	TODD DEVINE	24241 FORDVIEW ST LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003108273	NE	0.24 / 1,287.64	8	65
21	RCRA NON GEN	MILES SONNENDFELD	24182 PALMEK CIR LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003063346	N	0.24 / 1,290.50	7	66
22	RCRA NON GEN	ERIC MARTINEZ	24291 BARK STREET LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003124695	ENE	0.25 / 1,305.70	10	67
23	RCRA TSD	CHRISTINA BERGAMO	24312 BARK ST LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003018053	ENE	0.25 / 1,310.78	11	68
23	RCRA NON GEN	CHRISTINA BERGAMO	24312 BARK ST LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003018053	ENE	0.25 / 1,310.78	11	69
24	RCRA TSD	RAMIREZ, ALEJANDRO	24761 PENFIELD STREET LAKE FOREST CA 92630 ***EPA Handler ID:*** CAC003012730	NNE	0.34 / 1,786.30	7	70
25	RCRA TSD	SCHINDLER ELEVATOR	24552 PASEO DE VALENCIA LAGUNA HILLS CA 92653 ***EPA Handler ID:*** CAC003009808	WSW	0.35 / 1,824.97	-28	71
25	CLEANUP SITES	VILLA VALENCIA	24552 PASEO DE VALENCIA LAGUNA HILLS CA 92653-	WSW	0.35 / 1,824.97	-28	72

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Status*	*Site Facility Type:*** COMPLETED - CASE CLOSED | CLEANUP PROGRAM SITE			
26	CLEANUP SITES	ALICIA CLEANERS	24451 ALICIA LKWY MISSION VIEJO CA 92691	E	0.48 / 2,511.00	29	73
			Status* | *Site Facility Type: COMPLETED - CASE CLOSED | CLEANUP PROGRAM SITE				
27	VCP	ALICIA TOWNE PLAZA	24391-24471 ALICIA PARKWAY MISSION VIEJO CA 92691 ***Estor/EPA ID* | *Cleanup Status:*** 60002864 | ACTIVE AS OF 8/8/2019	E	0.48 / 2,535.92	28	74
27	ENVIROSTOR	ALICIA TOWNE PLAZA	24391-24471 ALICIA PARKWAY MISSION VIEJO CA 92691 ***Estor/EPA ID* | *Cleanup Status:*** 60002864 | ACTIVE AS OF 8/8/2019	E	0.48 / 2,535.92	28	77
28	ENVIROSTOR	PROTHERO ENTERPRISES INC. (ORANGE TREE PLAZA SITE)	23512-23532 EL TORO ROAD LAKE FOREST CA 92630	N	0.88 / 4,668.62	24	80
			Estor/EPA ID* | *Cleanup Status: 60001482 | REFER: LOCAL AGENCY AS OF 2/27/2013				

Executive Summary: Summary by Data Source

Standard

Federal

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jun 27, 2022 has found that there are 3 RCRA TSD site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
CHRISTINA BERGAMO	24312 BARK ST LAKE FOREST CA 92630 ***EPA Handler ID**: CAC003018053*	ENE	0.25 / 1,310.78	23
RAMIREZ, ALEJANDRO	24761 PENFIELD STREET LAKE FOREST CA 92630 ***EPA Handler ID**: CAC003012730*	NNE	0.34 / 1,786.30	24

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCHINDLER ELEVATOR	24552 PASEO DE VALENCIA LAGUNA HILLS CA 92653 ***EPA Handler ID**: CAC003009808*	WSW	0.35 / 1,824.97	25

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jun 27, 2022 has found that there are 19 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
KEYENCE CORPORATION OF AMERICA	24422 AVENIDA DE LA CARLOTA STE 200 LAGUNA HILLS CA 92653 ***EPA Handler ID**: CAL000413079*	-	0.00 / 0.00	1
EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD EL TORO CA 92630-0000 ***EPA Handler ID**: CAL000010485*	NE	0.12 / 609.79	3
BIBIAN KIM	24271 FORDVIEW ST LAKE FOREST CA 92630 ***EPA Handler ID**: CAC003097772*	NE	0.23 / 1,209.95	12
FRENDL, FRANK	24821 GEORGIA SUE LAGUNA HILLS CA 92653 ***EPA Handler ID**: CAC002987401*	SE	0.24 / 1,268.57	15
FRANK FRENDL	24821 GEORGIA SUE LAGUNA HILLS CA 92653	SE	0.24 / 1,268.57	15

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***EPA Handler ID**: CAC002974881*			
TODD DEVINE	24241 FORDVIEW ST LAKE FOREST CA 92630	NE	0.24 / 1,287.64	20
	***EPA Handler ID**: CAC003108273*			
MILES SONNENDFELD	24182 PALMEK CIR LAKE FOREST CA 92630	N	0.24 / 1,290.50	21
	***EPA Handler ID**: CAC003063346*			
ERIC MARTINEZ	24291 BARK STREET LAKE FOREST CA 92630	ENE	0.25 / 1,305.70	22
	***EPA Handler ID**: CAC003124695*			
CHRISTINA BERGAMO	24312 BARK ST LAKE FOREST CA 92630	ENE	0.25 / 1,310.78	23
	***EPA Handler ID**: CAC003018053*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MOULTON SUBSTATION	24731 BRIDGER RD LAKE FOREST CA 92630	N	0.10 / 517.87	2
	***EPA Handler ID**: CAC003153627*			
MOULTON SUBSTATION	24731 BRIDGER ROAD LAKE FOREST CA 92630	N	0.10 / 517.87	2
	***EPA Handler ID**: CAC003135373*			
TOM AND BARBARA GLOSSOP	24266 LARKWOOD LANE LAKE FOREST CA 92630	N	0.15 / 782.08	4
	***EPA Handler ID**: CAC003139568*			
RYAN HEENAN	24675 CREEKVIEW DRIVE LAGUNA HILLS CA 92653	S	0.16 / 819.50	5
	***EPA Handler ID**: CAC002977084*			
TRADER JOES 039	24321 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	WNW	0.18 / 937.25	6
	***EPA Handler ID**: CAL000435353*			
JACQUELYN SHAFFER	24576 SOUTHHAMPTON CT LAGUNA HILLS CA 92653-4220	SW	0.21 / 1,116.61	9
	***EPA Handler ID**: CAC003062280*			
MARSHALLS 0113	24271 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653-3606	WNW	0.22 / 1,142.52	10
	***EPA Handler ID**: CAL000401811*			
JIA FRYDENGBERG	24202 ANKERTON DR LAKE FOREST CA 92630	N	0.23 / 1,195.38	11
	***EPA Handler ID**: CAC002979506*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
KYLE TRASKA	24882 STEM AVE LAKE FOREST CA 92630	E	0.24 / 1,270.36	16
	***EPA Handler ID**: CAC003107182*			
BILL CAROL	24561 CREEKVIEW LAGUNA HILLS CA 92653	SW	0.24 / 1,284.08	19
	***EPA Handler ID**: CAC002999889*			

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated May 30, 2022 has found that there are 2 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ALICIA TOWNE PLAZA	24391-24471 ALICIA PARKWAY MISSION VIEJO CA 92691	E	0.48 / 2,535.92	27
	***Estor/EPA ID	Cleanup Status**: 60002864	ACTIVE AS OF 8/8/2019*		
PROTHERO ENTERPRISES INC. (ORANGE TREE PLAZA SITE)	23512-23532 EL TORO ROAD LAKE FOREST CA 92630	N	0.88 / 4,668.62	28
	***Estor/EPA ID	Cleanup Status**: 60001482	REFER: LOCAL AGENCY AS OF 2/27/2013*		

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Feb 15, 2022 has found that there are 1 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
EL TORO WATER DISTRICT	24251 LOS ALISOS LAKE FOREST CA 92630	NE	0.21 / 1,091.51	8
	***Global ID	Status	Status Date**: T0605902394	COMPLETED - CASE CLOSED	1990-11-05 00:00:00*		

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 1 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WAREHOUSE I	24251 LOS ALISOS BLVD. ROCKFIELD BLVD. EL TORO CA 92630	NE	0.12 / 609.79	3

UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 1 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA ***C C	Status**: *A30-000-7072	ACTIVE* ***Tank ID**: *000002, 000001*	NE	0.12 / 609.79	3

AST - Aboveground Storage Tanks

A search of the AST database, dated Aug 31, 2009 has found that there are 1 AST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	24251 LOS ALISOS BLVD LAKE FOREST CA 92630	NE	0.12 / 609.79	3

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Jul 20, 2022 has found that there are 1 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA 92630	NE	0.12 / 609.79	3

CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Jul 7, 2022 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA 92630 ***Site ID**: *193008*	NE	0.12 / 609.79	3

HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary

A search of the HIST TANK database, dated May 27, 1988 has found that there are 1 HIST TANK site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
WAREHOUSE I	24251 LOS ALISOS BLVD. EL TORO CA	NE	0.12 / 609.79	3

VCP - Voluntary Cleanup Program

A search of the VCP database, dated May 30, 2022 has found that there are 1 VCP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ALICIA TOWNE PLAZA	24391-24471 ALICIA PARKWAY MISSION VIEJO CA 92691	E	0.48 / 2,535.92	27
	***Estor/EPA ID	Cleanup Status**: 60002864	ACTIVE AS OF 8/8/2019*		

CLEANUP SITES - GeoTracker Cleanup Program Sites

A search of the CLEANUP SITES database, dated Feb 15, 2022 has found that there are 2 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ALICIA CLEANERS	24451 ALICIA LKWY MISSION VIEJO CA 92691	E	0.48 / 2,511.00	26
	***Status	Site Facility Type**: COMPLETED - CASE CLOSED	CLEANUP PROGRAM SITE*		

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
VILLA VALENCIA	24552 PASEO DE VALENCIA LAGUNA HILLS CA 92653-	WSW	0.35 / 1,824.97	25
	***Status	Site Facility Type**: COMPLETED - CASE CLOSED	CLEANUP PROGRAM SITE*		

County

LOP ORANGE - Orange County - LOP Lead Cases List

A search of the LOP ORANGE database, dated May 24, 2022 has found that there are 1 LOP ORANGE site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA 92630	NE	0.12 / 609.79	3
	***Record ID	Case Closed Date	Type of Closure**: RO0000898	11/5/1990	Closure certification issued*		

AST ORANGE - Orange County - Aboveground Petroleum Storage Tank Listing

A search of the AST ORANGE database, dated May 24, 2022 has found that there are 1 AST ORANGE site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
EL TORO WATER DISTRICT	24251 LOS ALISOS BLVD LAKE FOREST CA 92630	NE	0.12 / 609.79	3
	***Facility ID**: FA0024223*			

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 2 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
KEYENCE CORPORATION OF AMERICA	24422 AVENIDA DE LA CARLOTA STE 200 LAGUNA HILLS CA 92653 ***Registry ID**: 110070511431*	-	0.00 / 0.00	1
VERIZON WIRELESS: CARLOTA	24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653 ***Registry ID**: 110066460494*	-	0.00 / 0.00	1

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Aug 1, 2022 has found that there are 1 ALT FUELS site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PUR LAGUNA HILLS	24555 Los Alisos Blvd Laguna Hills CA 92653 ***ID**: 160670*	SW	0.24 / 1,267.69	14

State

DRYCLEANERS - Dry Cleaning Facilities

A search of the DRYCLEANERS database, dated Dec 20, 2021 has found that there are 3 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
OAKBROOK VILLAGE CLEANERS	24291 AVENIDA DE LA CARLOTA LAGUNA HILLS CA	WNW	0.18 / 959.70	7
KINZIE COMPANY INC	24261 AVENIDA DE LA CARLOTA STE Q3 LAGUNA HILLS CA	WNW	0.24 / 1,254.86	13
OAKBROOK VILLAGE CLEANERS	24291 AVENIEDA DE LA CARLOTA LAGUNA HILLS CA	W	0.24 / 1,271.35	17

HAZNET - Handlers from Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 1 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCHINDLER ELEVATOR CORP	24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	-	0.00 / 0.00	1

HAZ GEN - Generators from Hazardous Waste Manifest Data

A search of the HAZ GEN database, dated Dec 31, 2017 has found that there are 2 HAZ GEN site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
KEYENCE CORPORATION OF AMERICA	24422 AVENIDA DE LA CARLOTA STE 200 LAGUNA HILLS CA 92653	-	0.00 / 0.00	1
KEYENCE CORPORTATION OF AMERICA	24422 AVENIDA DE LA CARLOTA STE 200 LAGUNA BEACH CA 92653	-	0.00 / 0.00	1

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

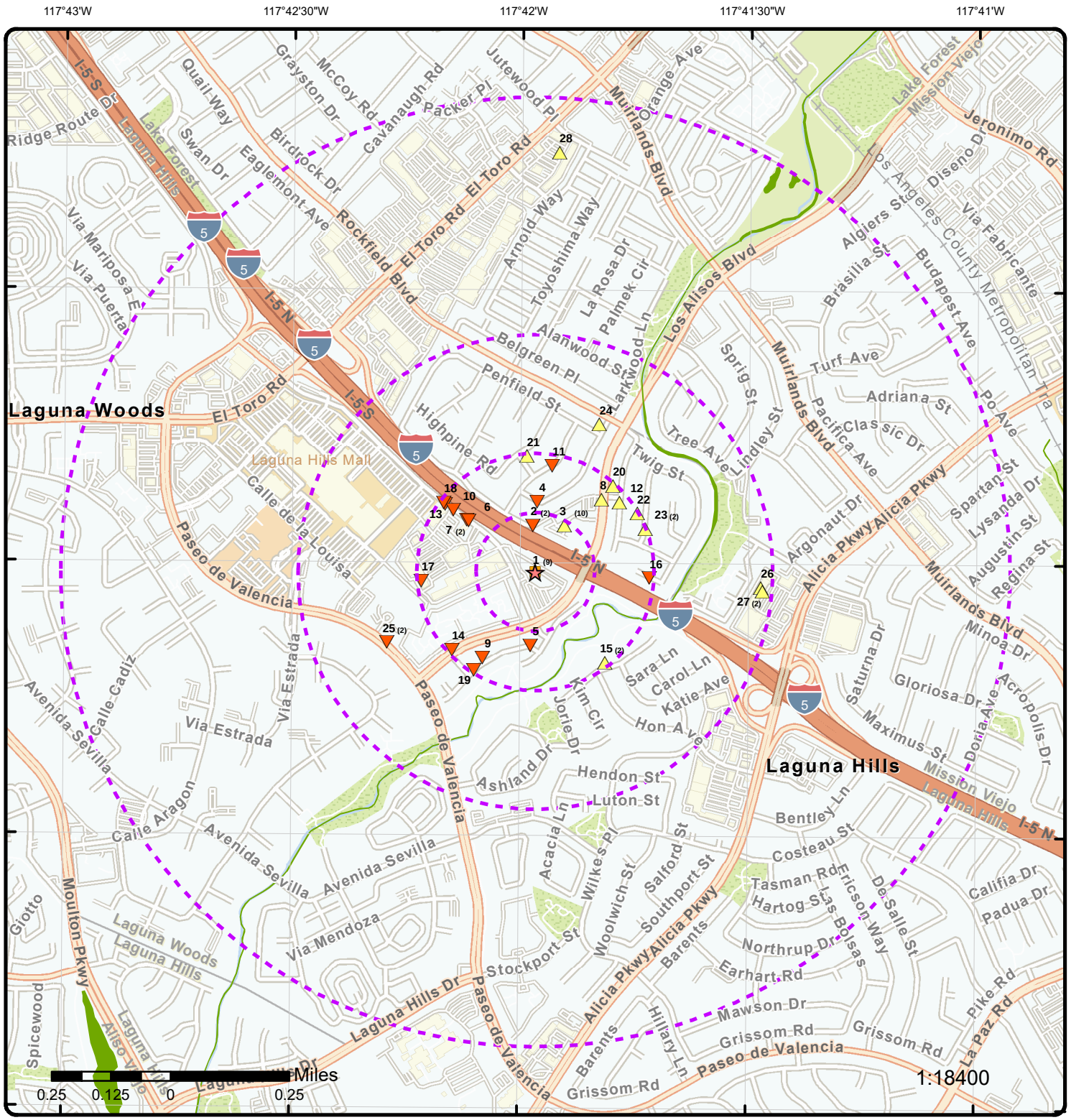
A search of the CERS HAZ database, dated Jul 7, 2022 has found that there are 4 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Genoa Healthcare	24422 AVENIDA DE LA CARLOTA, SUITE 190 ROOM P LAGUNA HILLS CA 92653	-	0.00 / 0.00	1
AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)	24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	-	0.00 / 0.00	1
Verizon Wireless: Carlota	24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	-	0.00 / 0.00	1
T-Mobile West, LLC LA02054A	24251 LOS ALISOS BLVD LAKE FOREST CA 92630	NE	0.12 / 609.79	3

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2020 has found that there are 2 EMISSIONS site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
OAKBROOK VILLAGE CLEANERS, AAA	24291 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	WNW	0.18 / 959.70	7
KINZIE & CO INC,MY FAVORITE CLEANERS DBA	24261 AVE DE LA CARLOTA Q3 LAGUNA HILLS CA 92653	WNW	0.24 / 1,276.51	18



Map: 1.0 Mile Radius

Order Number: 22082304257

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas

Source: © 2021 ESRI StreetMap Premium

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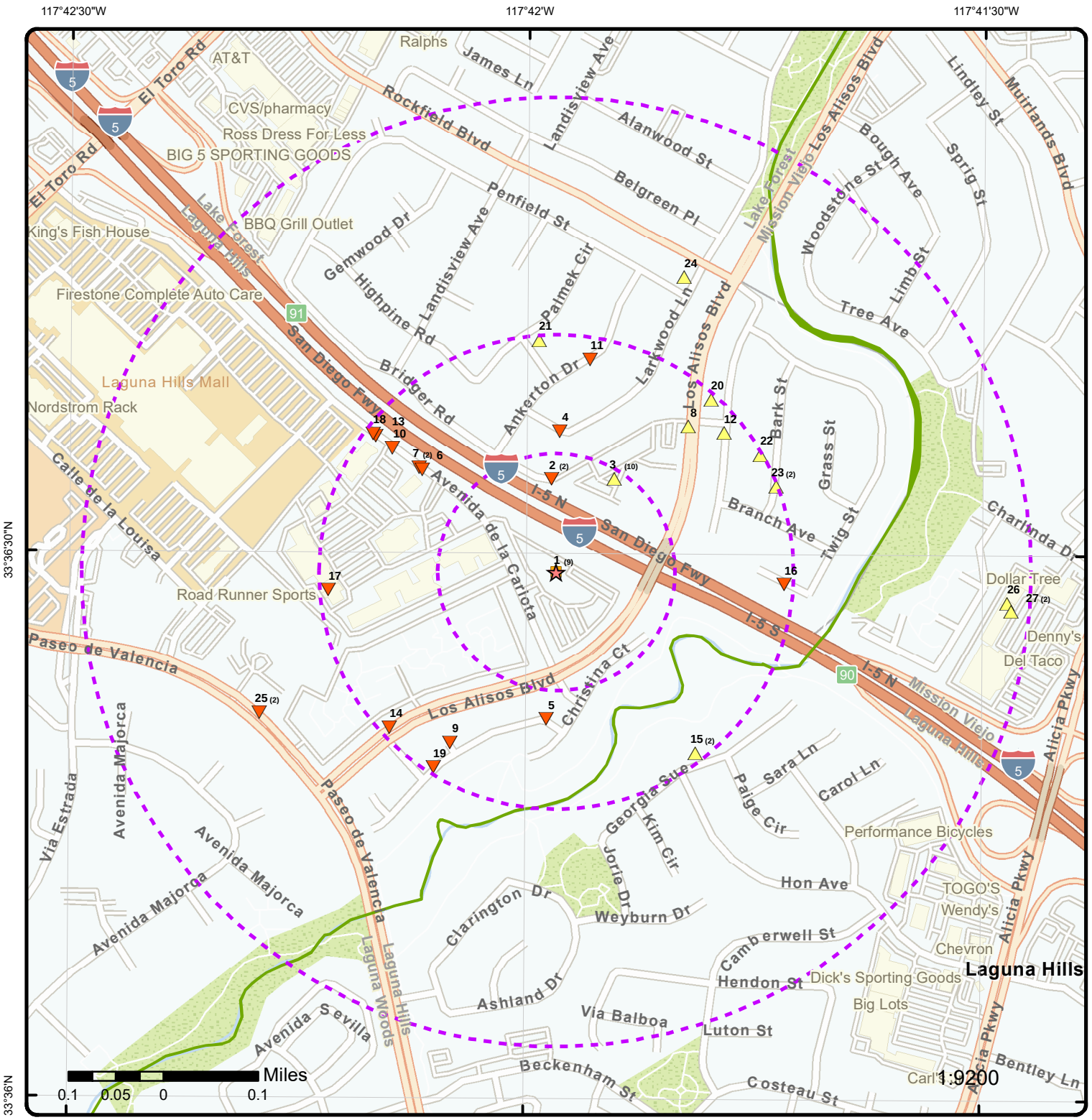

Map: 0.5 Mile Radius

Order Number: 22082304257

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA

ERIS

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas

Source: © 2021 ESRI StreetMap Premium

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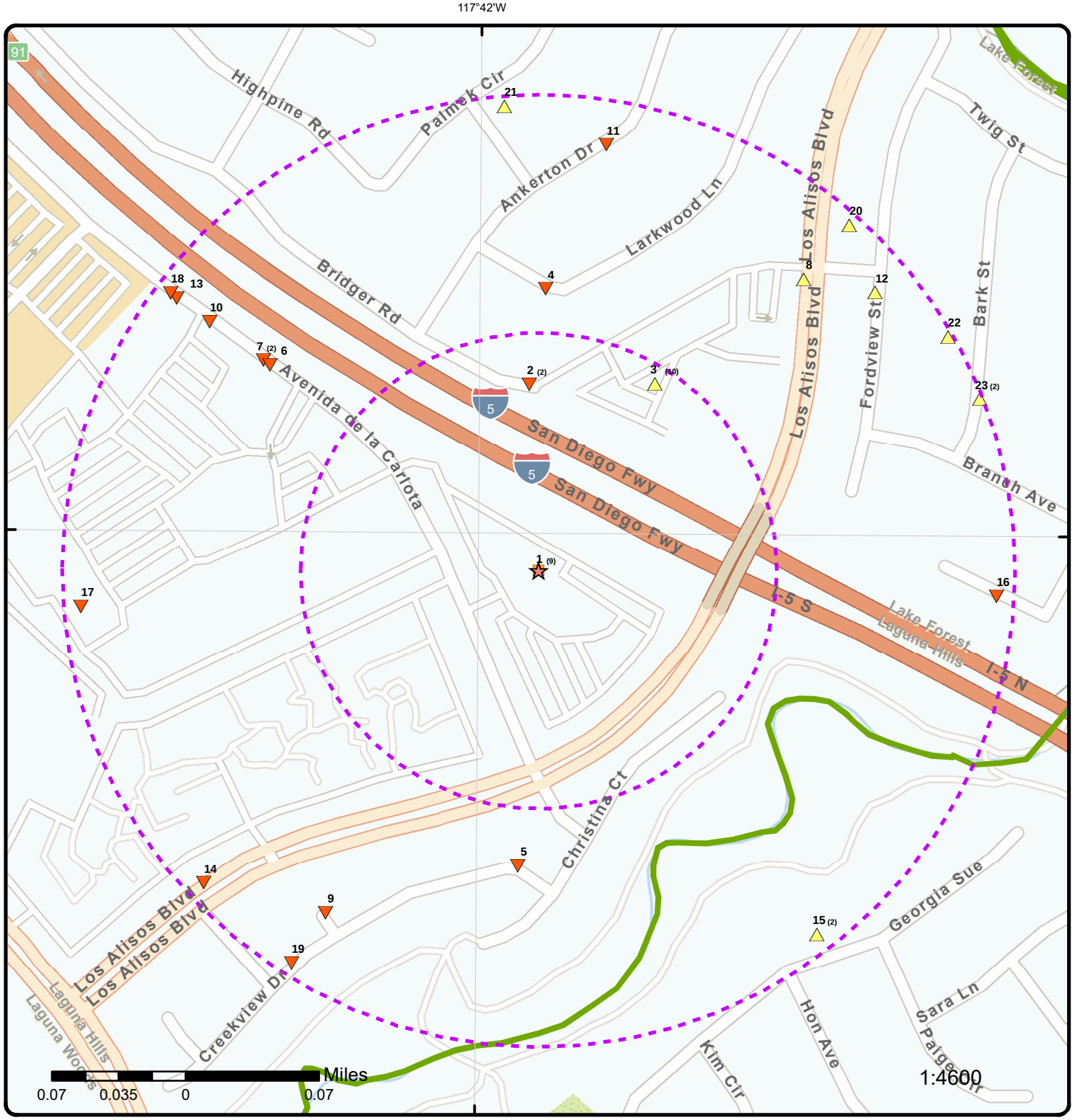

Map: 0.25 Mile Radius

Order Number: 22082304257

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas

Source: © 2021 ESRI StreetMap Premium

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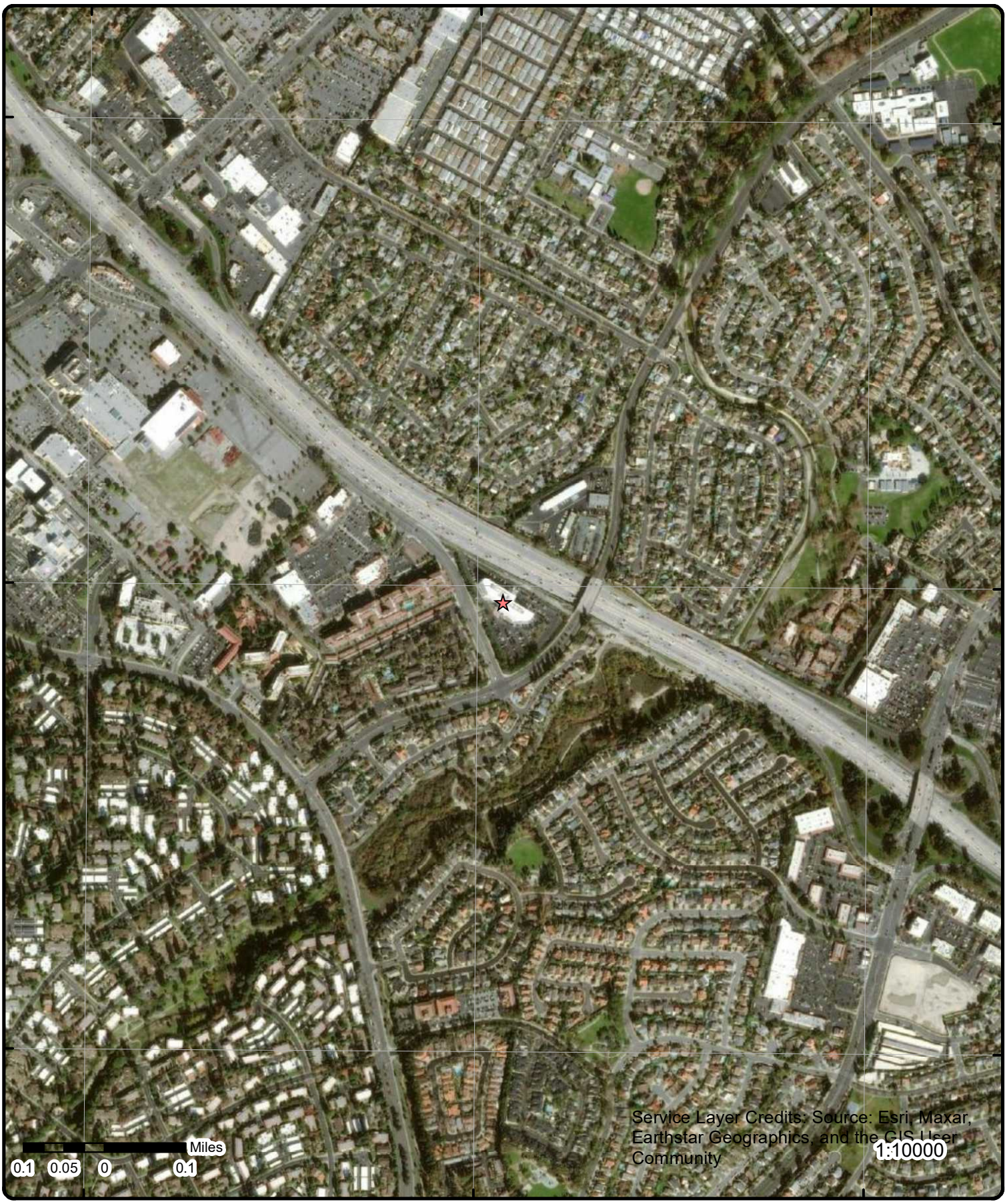

Aerial **Year: 2020**

Order Number: 22082304257

Address: 24422 Avenida De La Carlota, LAGUNA HILLS, CA

Source: ESRI World Imagery

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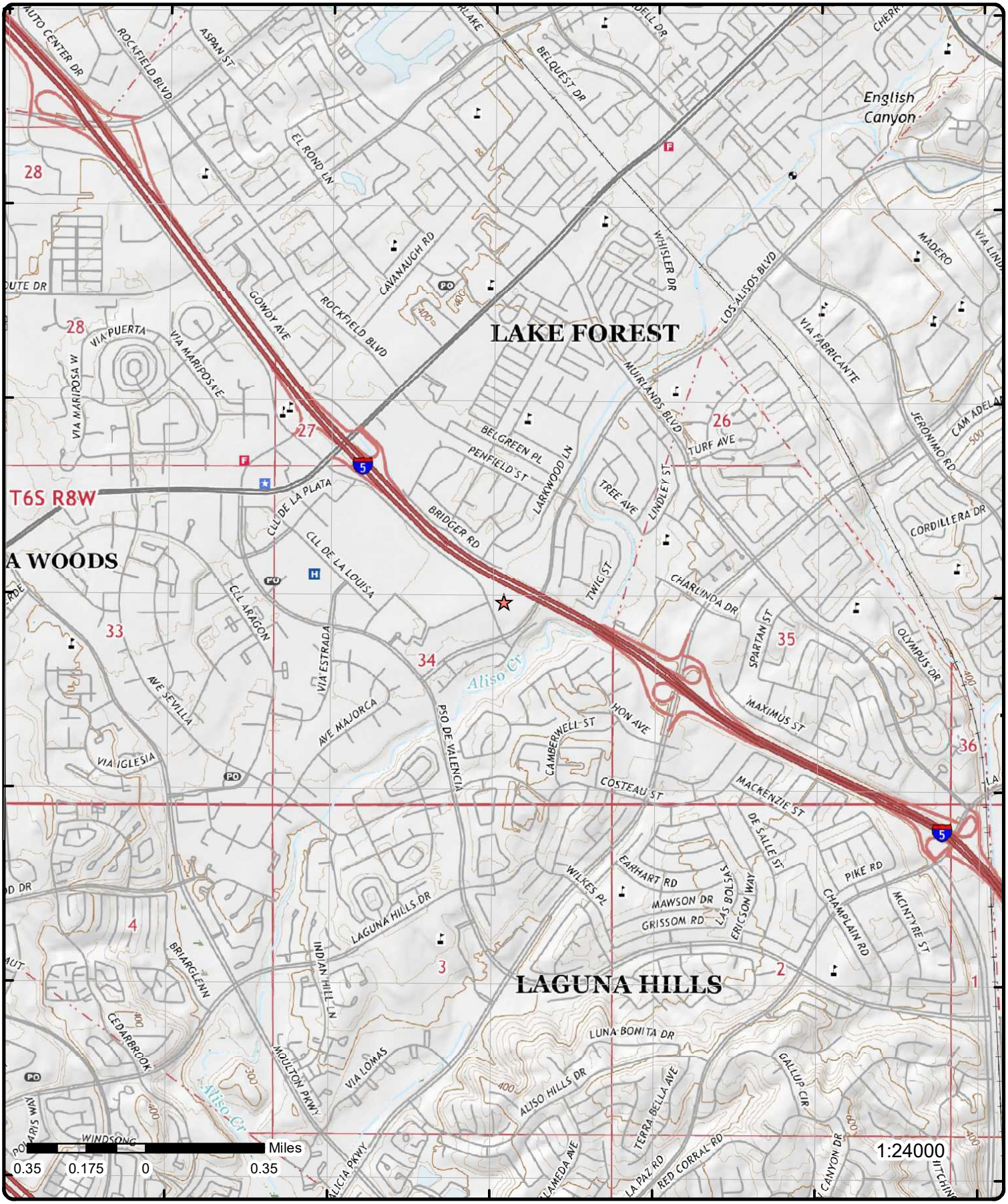

Topographic Map **Year: 2018**

Order Number: 22082304257

Address: 24422 Avenida De La Carlota, CA

Quadrangle(s): San Juan Capistrano, CA; Lake Forest, CA

Source: USGS Topographic Map

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 9	-	0.00 / 0.00	375.84 / 0	SCHINDLER ELEVATOR CORP 24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	HAZNET

SIC Code:		**Mailing City:**	IRVINE
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002569841	**Mailing Zip:**	92614
Create Date:	9/8/2003	**Region Code:**	4
Fac Act Ind:	No	**Owner Name:**	NIKI SCHINDLER
Inact Date:	6/22/2004	**Owner Addr 1:**	18005 SKYPARK CIR #A&B
County Code:	30	**Owner Addr 2:**	
County Name:	Orange	**Owner City:**	IRVINE
Mail Name:		**Owner State:**	CA
Mailing Addr 1:	18005 SKYPARK CIR #A&B	**Owner Zip:**	92614
Mailing Addr 2:		**Owner Phone:**	9492518762
Owner Fax:			

Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search

DTSC Handler Profile url: https://hwts.dtsc.ca.gov/facility/CAC002569841

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 9	-	0.00 / 0.00	375.84 / 0	VERIZON WIRELESS: CARLOTA 24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	FINDS/FRS

Registry ID:	110066460494
FIPS Code:	
HUC Code:	18070301
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	14-OCT-15
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	48
Census Block Code:	060590626471002
EPA Region Code:	09
County Name:	ORANGE
US/Mexico Border Ind:	
Latitude:	33.60783
Longitude:	-117.69928
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066460494
Program Acronyms:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CA-ENVIROVIEW:167835						
1	3 of 9	-	0.00 / 0.00	375.84 / 0	Verizon Wireless: Carlota 24422 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	CERS HAZ

Site ID: 167835
Latitude: 33.607880
Longitude: -117.699303
County:

Regulated Programs

EI ID: 10161573 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 03/08/2017 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Orange County Environmental Health
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 03/09/2017. Facility site map is missing location for the water and natural gas shut offs. Both are located at grid D-3 of map #1. Add these to the facility site map and re submit within 60 days..

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Evaluations

Eval Date: 03/08/2017
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site for a routine hazardous material inspection. Walked facility with the latest submitted hazardous material inventory and site map. Did not observe any additional hazardous materials stored at or above disclosure threshold. Locations for the disclosed site map requirements were accurate. * Report emailed to Myrna Allende.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 06/12/2020
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Martin Jackson granted consent to conduct inspection. This in an unmanned facility. Equipment enclosure is on the roof of a commercial building. There has been no changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Facility stores sulfuric acid in batteries at disclosure threshold. Emergency contact information is posted on the door leading to roof and on the panel next to battery cell tower. Site map shows a fire extinguisher in the enclosure. However, there is no fire extinguisher in the enclosure. Also, the fire hydrant located in the parking lot at the front entrance is not shown on site map. Revised site map must be submitted within 30 days of this inspection.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/16/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

accepted for 2017 CERS submittal; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/14/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

accepted CERS submittal and abated violation; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 05/09/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Review of CERS and abate violation in regards to disclosure.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Identification Signer
Entity Name: Wilson Rodriguez
Entity Title: Engr III Spec-RE/Regulatory
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Verizon Wireless
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country: United States
Zip Code: 92618
Phone: (949) 286-7000

Affil Type Desc: Environmental Contact
Entity Name: Environmental Compliance
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country:
Zip Code: 92618
Phone:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Affil Type Desc: Parent Corporation
Entity Name: Verizon Wireless [Southern California]
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: Verizon Wireless
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (949) 286-7000

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Document Preparer
Entity Name: Steve Skanderson, Stantec
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 15505 Sand Canyon Avenue, MS D-104
City: Irvine
State: CA
Country:
Zip Code: 92618
Phone:

Coordinates

Env Int Type Code: HMBP
Program ID: 10161573
Latitude: 33.607880
Longitude: -117.699300
Coord Name:
Ref Point Type Desc: Center of a facility or station.

1	*4 of 9*	*-*	*0.00 / 0.00*	*375.84 / 0*	***KEYENCE CORPORATION OF AMERICA*** ***24422 AVENIDA DE LA CARLOTA*** ***STE 200*** ***LAGUNA HILLS CA 92653***	***RCRA NON GEN***

EPA Handler ID: CAL000413079
Gen Status Universe: No Report
Contact Name: LEGAL DEPARTMENT
Contact Address: 669 RIVER DR STE 403 , , ELMWOOD PARK , NJ, 07407 ,

Contact Phone No and Ext:	888-539-3623
Contact Email:	LEGAL@KEYENCE.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20151209
Location Latitude:	33.608043
Location Longitude:	-117.699395

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20151209
Handler Name:	KEYENCE CORPORATION OF AMERICA
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	669 RIVER DR STE 403
Name:	KEYENCE CORP OF AMERICA	**Street 2:**	
Date Became Current:		**City:**	ELMWOOD PARK
Date Ended Current:		**State:**	NJ
Phone:	888-539-3623	**Country:**	
Source Type:	Implementer	**Zip Code:**	07407

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	669 RIVER DR STE 403
Name:	LEGAL DEPARTMENT	**Street 2:**	
Date Became Current:		**City:**	ELMWOOD PARK
Date Ended Current:		**State:**	NJ
Phone:	888-539-3623	**Country:**	
Source Type:	Implementer	**Zip Code:**	07407

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	5 of 9	-	0.00 / 0.00	375.84 / 0	KEYENCE CORPORATION OF AMERICA 24422 AVENIDA DE LA CARLOTA	FINDS/FRS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					STE 200 ***LAGUNA HILLS CA 92653***	

Registry ID: 110070511431
FIPS Code: 06059
HUC Code:
Site Type Name: STATIONARY
Location Description:
Supplemental Location:
Create Date: 21-FEB-19
Update Date:
Interest Types: OTHER HAZARDOUS WASTE ACTIVITIES
SIC Codes:
SIC Code Descriptions:
NAICS Codes:
NAICS Code Descriptions:
Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No:
Census Block Code:
EPA Region Code: 09
County Name: ORANGE
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070511431
Program Acronyms:

RCRAINFO:CAL000413079

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	***6 of 9***	***-***	***0.00 / 0.00***	***375.84 / 0***	***AT&T Mobility - ALICIA PKWY/5 FWY (USID12467)*** ***24422 AVENIDA DE LA CARLOTA*** ***LAGUNA HILLS CA 92653***	***CERS HAZ***

Site ID: 555235
Latitude: 33.607880
Longitude: -117.699303
County:

Regulated Programs

EI ID: 10447036 ***EI Description:*** Chemical Storage Facilities

Evaluations

Eval Date: 07/14/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

< TPQ. Delete from HMBEP. RUR to delete in EC.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 02/04/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site inspection. This site was removed from CERS in 2014 as below reportable quantities. Site visit confirms that the site is below reportable quantities. No violations. No more inspections needed.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2013
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Read/review HMBEP in CERS. Accepted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 09/30/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Robert Fields granted consent to conduct inspection. This site is an unmanned facility located inside a multiple story office building. I walked through the facility and inspected hazardous material storage room/office. There has been no changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Facility stores batteries with sulfuric acid at disclosure threshold. A copy of HMBP document is available inside room. Hazardous materials training is provided for employees that manage site and records are available for review. Emergency contact information is posted outside of door.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/21/2014
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

This site was reviewed inCERS on 7-14-14 and was < TPQ. It was deleted from the OCHCA database. On todays review, it is still in the OCHCA database. Re submit RUR to remove from database. No on site inspection needed.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Identification Signer
Entity Name: Jeremy McGrue
Entity Title: National EPCRA Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: AT&T EH&S Hotline - Option #1
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202
Phone:

Affil Type Desc: Document Preparer
Entity Name: Peter Burnell, Sigma Consultants, Inc.
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: New Cingular Wireless PCS, LLC dba AT&T Mobility
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country: United States
Zip Code: 75202
Phone: (214) 464-1712

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 308 S. Akard St., 17th Floor
City: Dallas
State: TX
Country:
Zip Code: 75202
Phone:

Affil Type Desc: Operator
Entity Name: AT&T Mobility
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (800) 566-9347

Affil Type Desc: Parent Corporation
Entity Name: AT&T Mobility
Entity Title:
Address:
City:
State:
Country:
Zip Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Phone:						

Coordinates

Env Int Type Code:	HMBP	***Longitude:***	-117.699470
Program ID:	10447036	***Coord Name:***	
Latitude:	33.607740	***Ref Point Type Desc:***	Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	7 of 9	-	0.00 / 0.00	375.84 / 0	**Genoa Healthcare** **24422 AVENIDA DE LA CARLOTA,** **SUITE 190 ROOM P** **LAGUNA HILLS CA 92653**	CERS HAZ

Site ID:	602834
Latitude:	33.608020
Longitude:	-117.699420
County:	

Regulated Programs

EI ID:	10890277	***EI Description:***	Hazardous Waste Generator

Affiliations

Affil Type Desc:	Parent Corporation
Entity Name:	OPTUM RX, INC., DBA OPTUM RX
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Document Preparer
Entity Name:	Paul Mattull
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	24422 Avenida de la Carlota, Suite 190 Room P
City:	Laguna Hills
State:	CA
Country:	
Zip Code:	92653
Phone:	

Affil Type Desc:	Legal Owner
Entity Name:	Amr Elebiary
Entity Title:	
Address:	24422 Avenida de la Carlota, Suite 190 Room P
City:	Laguna Hills
State:	CA
Country:	United States
Zip Code:	92653
Phone:	(412) 935-4371

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Affil Type Desc: Environmental Contact
Entity Name: Paul Mattull
Entity Title:
Address: 24422 Avenida de la Carlota, Suite 190 Room P
City: Laguna Hills
State: CA
Country:
Zip Code: 92653
Phone:

Affil Type Desc: Identification Signer
Entity Name: Paul Mattull
Entity Title: EHS Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Operator
Entity Name: Genoa Healthcare
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (412) 935-4371

1	8 of 9	-	0.00 / 0.00	375.84 / 0	***KEYENCE CORPORTATION OF AMERICA*** ***24422 AVENIDA DE LA CARLOTA*** ***STE 200*** ***LAGUNA BEACH CA 92653***	***HAZ GEN***

Epa ID: CAC002935118
Address 2:
Facility County: 30
County: Orange
Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search
Handler Profile URL: https://hwts.dtsc.ca.gov/facility/CAC002935118

1	9 of 9	-	0.00 / 0.00	375.84 / 0	***KEYENCE CORPORATION OF AMERICA*** ***24422 AVENIDA DE LA CARLOTA*** ***STE 200*** ***LAGUNA HILLS CA 92653***	***HAZ GEN***

Epa ID: CAL000413079
Address 2:
Facility County: 30
County: Orange
Details DTSC HWTS: The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search
Handler Profile URL: https://hwts.dtsc.ca.gov/facility/CAL000413079

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 2	N	0.10 / 517.87	374.44 / -1	MOULTON SUBSTATION 24731 BRIDGER ROAD LAKE FOREST CA 92630	RCRA NON GEN

EPA Handler ID: CAC003135373
Gen Status Universe: No Report
Contact Name: SOKHOM MANG
Contact Address: ESD, PROGRAMS & GOVERNANCE , P.O. BOX 5085 , ROSEMEAD , CA, 91770 ,
Contact Phone No and Ext: 562-676-2835
Contact Email: SOKHOM.MANG@SCE.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20210820
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20210820
Handler Name: MOULTON SUBSTATION
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: SOUTHERN CALIFORNIA EDISON
Date Became Current:
Date Ended Current:
Phone: 626-302-1212
Source Type: Implementer
Street No:
Street 1: ESD, PROGRAMS & GOVERNANCE
Street 2: P.O. BOX 5085
City: ROSEMEAD
State: CA
Country:
Zip Code: 91770

Owner/Operator Ind: Current Operator
Type: Other
Name: SOKHOM MANG
Date Became Current:
Street No:
Street 1: ESD, PROGRAMS & GOVERNANCE
Street 2: P.O. BOX 5085
City: ROSEMEAD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Date Ended Current:		**State:**	CA	
Phone:	562-676-2835	**Country:**		
Source Type:	Implementer	**Zip Code:**	91770	

2	2 of 2	N	0.10 / 517.87	374.44 / -1	**MOULTON SUBSTATION** **24731 BRIDGER RD** **LAKE FOREST CA 92630**	**RCRA NON GEN**

EPA Handler ID:	CAC003153627
Gen Status Universe:	No Report
Contact Name:	SOKHOM MANG
Contact Address:	ESD, PROGRAMS & GOVERNANCE , P.O. BOX 5085 , ROSEMEAD , CA, 91770 ,
Contact Phone No and Ext:	562-676-2835
Contact Email:	SOKHOM.MANG@SCE.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20211220
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20211220
Handler Name:	MOULTON SUBSTATION
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	ESD, PROGRAMS & GOVERNANCE
Name:	SOUTHERN CALIFORNIA EDISON	**Street 2:**	P.O. BOX 5085
Date Became Current:		**City:**	ROSEMEAD
Date Ended Current:		**State:**	CA
Phone:	626-302-1212	**Country:**	
Source Type:	Implementer	**Zip Code:**	91770

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Ind: Current Operator
Type: Other
Name: SOKHOM MANG
Date Became Current:
Date Ended Current:
Phone: 562-676-2835
Source Type: Implementer

Street No:
Street 1: ESD, PROGRAMS & GOVERNANCE
Street 2: P.O. BOX 5085
City: ROSEMEAD
State: CA
Country:
Zip Code: 91770

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3 | **1 of 10** | **NE** | **0.12 / 609.79** | **388.65 / 13** | **EL TORO WATER DISTRICT**
24251 LOS ALISOS BLVD
LAKE FOREST CA 92630 | **AST ORANGE**

Facility ID: FA0024223

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3 | **2 of 10** | **NE** | **0.12 / 609.79** | **388.65 / 13** | **24251 LOS ALISOS BLVD**
LAKE FOREST CA 92630 | **AST**

Total Capacity(Gal): 1,320
CUPA: Orange

Owner Name: EL TORO WATER DISTRICT
County: Orange

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3 | **3 of 10** | **NE** | **0.12 / 609.79** | **388.65 / 13** | **EL TORO WATER DISTRICT**
24251 LOS ALISOS BLVD
LAKE FOREST CA 92630 | **DELISTED TNK**

Delisted Storage Tanks

Facility ID: 7072
Latitude: 33.6112983
Longitude: -117.6967715
Permitting Agency: ORANGE COUNTY

County: Orange
Original Source: UST
Record Date: 30-JAN-2017

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3 | **4 of 10** | **NE** | **0.12 / 609.79** | **388.65 / 13** | **WAREHOUSE I**
24251 LOS ALISOS BLVD.
ROCKFIELD BLVD.
EL TORO CA 92630 | **HHSS**

County: Orange
Tank Details Microfiche: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002e895.pdf

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3 | **5 of 10** | **NE** | **0.12 / 609.79** | **388.65 / 13** | **EL TORO WATER DISTRICT**
24251 LOS ALISOS BLVD
LAKE FOREST CA 92630 | **LOP ORANGE**

Record ID: RO0000898
Case ID: 86UT102
Released Substance: Unleaded gasoline
Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4

Case Closed Date: 11/5/1990
Type of Closure: Closure certification issued

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3 | **6 of 10** | **NE** | **0.12 / 609.79** | **388.65 / 13** | **EL TORO WATER DISTRICT**
24251 LOS ALISOS BLVD
LAKE FOREST CA 92630 | **CERS TANK**

Site ID: 193008
Longitude: -117.698228

Latitude: 33.609571

Regulated Programs

EI ID: 10630204
EI Description: Chemical Storage Facilities

EI ID: 10630204
EI Description: Aboveground Petroleum Storage

EI ID: 10630204
EI Description: Hazardous Waste Generator

EI ID: T0605902394
EI Description: Leaking Underground Storage Tank Cleanup Site

Evaluations

Eval Date: 03/21/2017
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 2/24/17 were reviewed and not accepted and the following must be addressed: Argon-CO2 Gas form: - CAS# 70343-43-0 is for "Protegon 20" and not for this material and must be deleted from Chemical Identification and Physical Properties section since this is not a pure material. - Storage Temperature should be changed from "Below Ambient" to "Ambient." - Mixture Components section must be completed. Ethylene Glycol- Waste: CAS# listed from Chemical Identification and Physical Properties section must be deleted. Hydraulic Fluid: - Maximum Daily Amount observed during onsite inspection conducted by this agency on 11/18/16 was 295 gallons. Please check inventory and update if necessary. - CAS# (ex. 8042-47-5) for mineral oil must be listed. LPG: Storage Pressure should be changed from "Below Ambient" to "Ambient." Liquid Chlorine: Mixture Components section must be completed. Motor Oil (New and Waste): CAS# 6474X-XX-X [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/08/2014
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Renzo Marin granted consent to conduct inspection I walked through the facility, warehouse and inspected hazardous materials storage areas. All required documents have been electronically submitted to E-submit and were discussed during the inspection. The site map is being revised and will be submitted. Employees are trained initially when newly hired and annually. Training records are maintained at district's offices. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/27/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Dominic Bergin granted consent to conduct inspection. I walked through facility and inspected hazardous material storage areas inside and outside buildings. There has been changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Volumes of Acetylene and Hydraulic Fluid have increased to 746 cubic feet and 110 gallons, respectively. Volume of Transmission Fluid and New Antifreeze have decreased to 55 gallons each. Volumes of Carbon Dioxide/ Argon mixture, Compressed Air and Diesel Exhaust Fluid stored on site are below disclosure threshold. Waste Oil stored on site is at disclosure threshold, 110 gallons. Please submit inventory forms for this material. Reported volume for portable diesel trailer is 530 gallons, however, site map indicates that trailer capacity is 250 gallons. As verified [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/18/2016
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Inspector Comments: On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Nadia Reesman granted consent to conduct inspection. I walked through the facility, shops and warehouse, and inspected hazardous material storage areas. There has been changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Inventory will be updated in CERS to add CO2/Ar gas mixture and 250 gallons of DEF that were not reported previously. In addition, the largest container and maximum daily amount stored for the following material will be updated: - 295 gallons of Hydraulic Oil (largest container - 120 gallons) - 55 gallons of Waste Oil (largest container - 55 gallons) - 175 gallons of ATF (largest container - 120 gallons) - 55 gallons of Gear Lubricant (largest container - 55 gallons) - 120 gallons of New Antifreeze (largest container - 120 gallons) - 55 gallons of Waste [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 08/26/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 7/22/15 were reviewed and declined with the following considerations: Argon-CO2 Gas form: - CAS# 70343-43-0 is not for this material and must be deleted from Chemical Identification and Physical Properties section since this is not a pure material. - Storage Temperature should be changed from "Below Ambient" to "Ambient." - CAS#s must be listed under Mixture Components section for both Argon and Carbon Dioxide. Waste Paint Thinner: Hazardous Components information (name, CAS# and % by Weight) for this waste are not listed in the Mixture Components section. Please list hazardous components information in this section. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/23/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

On site for aboveground petroleum storage tank (APST) inspection. Facility has between 1,320 and 9,999 gallons of regulated petroleum products stored on site. Facility has the following APSTs: - 240 gallons of diesel inside back up generator - 530 gallons diesel on trailer - 1500 gallons diesel (in compartment tank) - 4500 gallons gasoline (in compartment tank) - 230 gallons new oils - 310 gallons waste oil APST monthly inspection logs are available for review.. Compartment tank has Veeder Root monitoring system and system is tested annually. Copy of monitoring system certification report is available. Training is conducted annually and records are available for review. Tier 1 SPCC Plan dated 8/28/15 is available on site.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/18/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Documents submitted to CERS on 5/28/15 have been reviewed and declined with the following considerations: Argon/CO2 gas: Volume reported stored on site at 250 cubic feet is below reportable volume of 1000 cubic feet and should be deleted. Waste Paint Thinner: Hazardous Components of this waste are not listed in the Mixture Components section. Please list hazardous components information in this section. Previous submittals included 300 cubic feet of oxygen gas. Please verify whether or not this material is stored at reportable quantity and add to hazardous materials inventory, if necessary. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 07/22/2015
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

I received call from Nadia Reeseman regarding submittal in CERS that was not accepted. We discussed reportable volume for Carbon Dioxide/Argon and listing state wast code. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 11/09/2017
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

No violations were observed this date.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/27/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

On site for aboveground petroleum storage tank (APST) inspection. Dominic Bergin granted consent to conduct inspection. I walked through facility and inspected hazardous material storage areas inside and outside buildings. Facility has the following APSTs: - 55 gallons of Gear Lubricant - 275 gallons New Motor Oil - 110 gallons of Hydraulic Fluid - 110 gallons of ATF - 110 gallons of Waste Oil - 60 gallons Diesel (maximum volume stored inside 500 gallon portable trailer) for emergency use - 240 gallons of Diesel inside backup generator - 1500 gallons Diesel (in compartment tank) - 4500 gallons Gasoline (in compartment tank) Tank/container monthly inspection logs are available for review. Compartment fuel tank has Veeder Root monitoring system and system is tested annually. Training is conducted annually and records are available for review. Tier 1 SPCC Plan dated 8/27/20 is available on site. "Oil Storage Containers" table in SPCC Plan must be [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/22/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

Inspection Comments: On site to conduct routine hazardous waste inspection. Nadia Reesman granted consent to conduct inspection. I walked through the facility, perimeter and inspected waste storage areas. I did not observe any hazardous waste in trash cans throughout the facility or municipal trash. All waste drums are stored closed and labeled. Manifests were reviewed. Emergency card is posted in the office hallway.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/27/2021
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct routine hazardous waste inspection. Dominic Bergin granted consent to conduct inspection. I walked through vehicle repair area, perimeter and inspected hazardous waste storage container in the yard. I did not observe any hazardous waste in trash cans throughout shop. All

hazardous waste drums inside shop and hazardous waste storage container are stored closed and labeled. Manifests were not available for review as the shop manager who maintains them is on vacation and office door is locked. Manifests will be provided on 11/1/21, when he returns to work. Faded emergency card is posted in the hallway outside of shop manager's office. A new Emergency Response Notification & Contingency Plan card was provided to be filled out and posted.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/26/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HW
Eval Source: CERS
Eval Notes:

On site to conduct routine hazardous waste inspection. Nadia Reesman granted consent to conduct inspection. I walked through vehicle repair area, perimeter and inspected waste storage container in the yard. I did not observe any hazardous waste in trash cans throughout shop. All hazardous waste drums inside shop and storage container are stored closed and labeled. Manifests were reviewed. Emergency card is posted in the hallway outside of shop manager's office.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 10/22/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: APSA
Eval Source: CERS
Eval Notes:

Inspector Comments: On site for aboveground petroleum storage tank (APST) inspection. The facility has a compartment tank consisting of 4500 gallons of gasoline and 1500 gallons of diesel. Tank has a Veeder Root monitoring system and system is tested annually. Annual employee training is provided and training records are available for review. APST monthly inspection logs are available for review. Tier 1 SPCC Plan is available on site. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 12/26/2019
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Nadia Reesman granted consent to conduct inspection. I walked through the facility and inspected hazardous material storage areas inside and outside buildings. There has been no changes in types and/or volumes of the hazardous material stored on site since last inspection or previous reporting period. Volumes of Carbon Dioxide/ Argon mixture and Diesel Exhaust Fluid stored on site are below disclosure threshold. Facility stores the following hazardous materials at disclosure threshold: - Hydraulic Oil - Waste Oil - ATF - Gear Lubricant - New Antifreeze - Waste Antifreeze - Acetylene - Oxygen gas - Propane - Diesel - Gasoline - Multi-Chlor Hazardous materials management training is provided annually and records are available for review. Emergency contact information and evacuation site maps are posted throughout facility. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date: 03/15/2016
Violations Found: No
Eval General Type: Other/Unknown
Eval Type: Other, not routine, done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Reviewed and accepted annual certification documents submitted to CERS on 2/24/16.; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Property Owner
Entity Name: El Toro Water District
Entity Title:
Address: 24251 Los Alisos Blvd
City: Lake Forest
State: CA
Country: United States
Zip Code: 92630
Phone: (949) 837-7050

Affil Type Desc: Identification Signer
Entity Name: DOMINIC BERGIN
Entity Title: COMPLIANCE PROGRAM COORDINATOR
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: El Toro Water District
Entity Title:
Address: 24251 Los Alisos Blvd
City: Lake Forest
State: CA
Country: United States
Zip Code: 92630
Phone: (949) 837-7050

Affil Type Desc: Operator
Entity Name: El Toro Water District
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (949) 837-7050

Affil Type Desc: Local Agency Caseworker
Entity Name: Kayla Kawamura - ORANGE COUNTY LOP
Entity Title:
Address: 3737 Main Street
City: Riverside
State: CA
Country:
Zip Code:
Phone:

Affil Type Desc: Environmental Contact
Entity Name: DOMINIC BERGIN
Entity Title:
Address: 24251 LOS ALISOS BLVD
City: LAKE FOREST
State: CA
Country:
Zip Code: 92630
Phone:

Affil Type Desc: Parent Corporation
Entity Name: El Toro Water District
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Affil Type Desc: Document Preparer
Entity Name: DOMINIC BERGIN
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 24251 Los Alisos Blvd
City: Lake Forest
State: CA
Country:
Zip Code: 92630
Phone:

Coordinates

Env Int Type Code: HWG
Program ID: 10630204
Latitude: 33.609850
Longitude: -117.698070
Coord Name:
Ref Point Type Desc: Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	7 of 10	NE	0.12 / 609.79	388.65 / 13	WAREHOUSE I 24251 LOS ALISOS BLVD. EL TORO CA	HIST TANK

Owner Name: EL TORO WATER DISTRICT
Owner Street: 24251 LOS ALISOS BLVD.
Owner City: EL TORO
Owner State: CA
Owner Zip: 92630
No of Containers: 2
County: ORANGE
Facility State: CA
Facility Zip: 92630

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	8 of 10	NE	0.12 / 609.79	388.65 / 13	T-Mobile West, LLC LA02054A 24251 LOS ALISOS BLVD LAKE FOREST CA 92630	CERS HAZ

Site ID: 439440
Latitude: 33.609852
Longitude: -117.698067
County:

Regulated Programs

EI ID: 10620568
EI Description: Chemical Storage Facilities

Evaluations

Eval Date: 03/04/2020

Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Orange County Environmental Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

On site to conduct hazardous materials chemical inventory and business emergency plan inspection. Eduardo Gabon granted consent to conduct inspection. This in an unmanned facility. Equipment/battery is in a locked fenced enclosure. Facility stores sulfuric acid batteries (94 gallons - 28 batteries with reported 3.36 gallons of sulfuric acid in each battery) at disclosure threshold. Hazardous materials management training is provided for employees managing site. Emergency contact information is posted on enclosure entrance. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: T-MOBILE WEST, LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 4100 Guardian St., Suite 101
City: Simi Valley
State: CA
Country:
Zip Code: 93063
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Kelly Michaels
Entity Title:
Address: 4100 Guardian St., Suite 101
City: Simi Valley
State: CA
Country:
Zip Code: 93063
Phone:

Affil Type Desc: Legal Owner
Entity Name: T-MOBILE WEST, LLC
Entity Title:
Address: 12920 SE 38th Street
City: Bellevue
State: WA
Country: United States
Zip Code: 98006
Phone: (425) 383-4000

Affil Type Desc: Document Preparer
Entity Name: Kelly Michaels
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Entity Name: T-MOBILE WEST, LLC
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (805) 574-0897

Affil Type Desc: Identification Signer
Entity Name: Kelly Michaels
Entity Title: Project Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: CUPA District
Entity Name: Orange County Env Health
Entity Title:
Address: 1241 East Dyer RoadSuite 120
City: Santa Ana
State: CA
Country:
Zip Code: 92705-5611
Phone: (714) 433-6406

Coordinates

Env Int Type Code: HMBP
Program ID: 10620568
Latitude: 33.609840
Longitude: -117.698020
Coord Name:
Ref Point Type Desc: Center of a facility or station.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	9 of 10	NE	0.12 / 609.79	388.65 / 13	EL TORO WATER DISTRICT 24251 LOS ALISOS BLVD EL TORO CA 92630-0000	RCRA NON GEN

EPA Handler ID: CAL000010485
Gen Status Universe: No Report
Contact Name: NADIA REESMAN
Contact Address: PO BOX 4000 , , LAGUNA HILLS , CA, 92654 ,
Contact Phone No and Ext: 949-837-7050
Contact Email: NADIAR@ETWD.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 19891114
Location Latitude: 33.609832
Location Longitude: -117.697075

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No

Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19891114
Handler Name:	EL TORO WATER DISTRICT
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	PO BOX 4000
Name:	NADIA REESMAN	**Street 2:**	
Date Became Current:		**City:**	LAGUNA HILLS
Date Ended Current:		**State:**	CA
Phone:	949-837-7050	**Country:**	
Source Type:	Implementer	**Zip Code:**	92654

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	PO BOX 4000
Name:	EL TORO WATER DISTRICT	**Street 2:**	
Date Became Current:		**City:**	LAGUNA HILLS
Date Ended Current:		**State:**	CA
Phone:	909-466-9914	**Country:**	
Source Type:	Implementer	**Zip Code:**	92654-4000

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3 | ***10 of 10*** | ***NE*** | ***0.12 / 609.79*** | ***388.65 / 13*** | ***EL TORO WATER DISTRICT 24251 LOS ALISOS BLVD LAKE FOREST CA*** | ***UST SWEEPS***

C C:	A30-000-7072	**D Filename:**	SITE12A
BOE:	44-016566	**Page No:**	186
Comp:	7072	**County:**	ORANGE
Status:	ACTIVE	**State :**	CA
No of Tanks:	2	**Zip:**	92630
Jurisdict:	ORANGE COUNTY	**Latitude:**	0
Agency:	ENVIRONMENTAL HEALTH	**Longitude:**	0
Phone:		**Georesult:**	N

Tank Details

Tank ID:	000002	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-000-007072-000002	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	LEADED
Capac:	5000	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

Tank Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank ID:	000001	**S Contain:**	
O Tank ID:		**Stg:**	P
SWRCB No:	30-000-007072-000001	**Storage :**	
Removed:		**Storag Type:**	PRODUCT
Installed:		**P Contain:**	
A Date:		**Content:**	DIESEL
Capac:	1100	**ONA:**	
Tank Use:	M.V. FUEL	**D File Name:**	TANK12A

4	1 of 1	N	0.15 / 782.08	369.21 / -6	TOM AND BARBARA GLOSSOP 24266 LARKWOOD LANE LAKE FOREST CA 92630	RCRA NON GEN

EPA Handler ID:	CAC003139568
Gen Status Universe:	No Report
Contact Name:	TOM AND BARBARA GLOSSOP
Contact Address:	24266 LARKWOOD LANE , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext:	949-302-4936
Contact Email:	BARBGLOSSOP@YAHOO.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20210917
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20210917
Handler Name:	TOM AND BARBARA GLOSSOP
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Type:	Other	**Street 1:**	24266 LARKWOOD LANE
Name:	TOM AND BARBARA GLOSSOP	**Street 2:**	
Date Became Current:		**City:**	LAKE FOREST
Date Ended Current:		**State:**	CA
Phone:	949-302-4936	**Country:**	
Source Type:	Implementer	**Zip Code:**	92630
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	24266 LARKWOOD LANE
Name:	TOM AND BARBARA GLOSSOP	**Street 2:**	
Date Became Current:		**City:**	LAKE FOREST
Date Ended Current:		**State:**	CA
Phone:	949-302-4936	**Country:**	
Source Type:	Implementer	**Zip Code:**	92630

5	1 of 1	S	0.16 / 819.50	344.38 / -31	**RYAN HEENAN** **24675 CREEKVIEW DRIVE** **LAGUNA HILLS CA 92653**	**RCRA NON GEN**

EPA Handler ID:	CAC002977084
Gen Status Universe:	No Report
Contact Name:	RYAN HEENAN
Contact Address:	24675 CREEKVIEW DRIVE , , LAGUNA HILLS , CA, 92653 ,
Contact Phone No and Ext:	949-923-0616
Contact Email:	DONNAC@PWSEI.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20180822
Location Latitude:	33.605982
Location Longitude:	-117.699395

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180822
Handler Name:	RYAN HEENAN
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	24675 CREEKVIEW DRIVE
Name:	RYAN HEENAN	***Street 2:***	
Date Became Current:		***City:***	LAGUNA HILLS
Date Ended Current:		***State:***	CA
Phone:	949-923-0616	***Country:***	
Source Type:	Implementer	***Zip Code:***	92653

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	24675 CREEKVIEW DRIVE
Name:	RYAN HEENAN	***Street 2:***	
Date Became Current:		***City:***	LAGUNA HILLS
Date Ended Current:		***State:***	CA
Phone:	949-923-0616	***Country:***	
Source Type:	Implementer	***Zip Code:***	92653

6	*1 of 1*	*WNW*	*0.18 / 937.25*	*365.02 / -11*	***TRADER JOES 039*** ***24321 AVENIDA DE LA CARLOTA*** ***LAGUNA HILLS CA 92653***	***RCRA NON GEN***

EPA Handler ID:	CAL000435353
Gen Status Universe:	No Report
Contact Name:	TRADER JOES FACILITIES DEPT
Contact Address:	PO BOX 5049 , 800 S SHAMROCK AVE , MONROVIA , CA, 91016 , US
Contact Phone No and Ext:	626-803-5207
Contact Email:	FACILITIESDEPARTMENT@TRADERJOES.COM
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20200520
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180430

Handler Name: TRADER JOES 039
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20200520
Handler Name: TRADER JOES 039
Source Type: Deactivation
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: TRADER JOES FACILITIES DEPT
Date Became Current:
Date Ended Current:
Phone: 626-803-5207
Source Type: Implementer
Street No:
Street 1: PO BOX 5049
Street 2:
City: MONROVIA
State: CA
Country:
Zip Code: 91016

Owner/Operator Ind: Current Owner
Type: Other
Name: TRADER JOES COMPANY
Date Became Current:
Date Ended Current:
Phone: 626-803-5207
Source Type: Implementer
Street No:
Street 1: PO BOX 5049
Street 2:
City: MONROVIA
State: CA
Country:
Zip Code: 91016

Owner/Operator Ind: Current Operator
Type: Other
Name: TRADER JOES COMPANY
Date Became Current:
Date Ended Current:
Phone: 626-803-5207
Source Type: Deactivation
Street No:
Street 1: PO BOX 5049
Street 2: 800 S SHAMROCK AVE
City: MONROVIA
State: CA
Country: US
Zip Code: 91016

Historical Handler Details

Receive Dt: 20180430
Generator Code Description: Not a Generator, Verified
Handler Name: TRADER JOES 039

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7 **1 of 2** **WNW** **0.18 / 959.70** **365.00 / -11** ***OAKBROOK VILLAGE CLEANERS***
24291 AVENIDA DE LA CARLOTA
LAGUNA HILLS CA ***DRYCLEANERS***

EPA ID: CAD982327082
Create Date: 6/17/1988
Facility Act Ind: No
Inact Date: 1/1/1995
Reason: CLEANERS
Region Code: 4
DD Latitude: 33.609758
DD Longitude: -117.70221
Facility County Code: (30) ORANGE
Mail Name:
Owner Name: --
Owner Street 1: --
Owner Street 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0
Owner Fax:
Contact Name: UNDELIVERABLE PER SURVEY
Contact Street 1: 12/94 AD
Contact Street 2:
Contact City: --
Contact State: 99
Contact Zip: --
Contact Phone: --
Contact Fax:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	2 of 2	WNW	0.18 / 959.70	365.00 / -11	OAKBROOK VILLAGE CLEANERS, AAA 24291 AVENIDA DE LA CARLOTA LAGUNA HILLS CA 92653	EMISSIONS

1987 Criteria Data

Facility ID:	20009	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	1.9
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	
District:	SC	**NOXT:**	
COID:	ORA	**SOXT:**	
DISN:	SOUTH COAST AQMD	**PMT:**	
CHAPIS:		**PM10T:**	

1987 Toxic Data

Facility ID:	20009	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of 1	NE	0.21 / 1,091.51	382.24 / 7	EL TORO WATER DISTRICT 24251 LOS ALISOS LAKE FOREST CA 92630	LUST

Global ID:	T0605902394	**County:**	ORANGE
Status:	COMPLETED - CASE CLOSED	**Latitude:**	33.609571
Status Date:	1990-11-05 00:00:00	**Longitude:**	-117.698228
Case Type:	LUST CLEANUP SITE		
Date Source:	LUST Cleanup Sites & Military UST Site from GeoTracker Project Search Results Export; LUST Cleanup Sites & Military UST Site from GeoTracker Cleanup Sites Data Download		

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	9UT157	**Potential COC:**	Gasoline, Diesel
Local Case No:	86UT102	**How Discovered:**	Tank Closure
Begin Date:	6/25/1986	**Stop Method:**	Close and Remove Tank
Lead Agency:	ORANGE COUNTY LOP	**Stop Description:**	
Local Agency:	ORANGE COUNTY LOP	**Case Worker:**	GH
CUF Case:	NO	**Military DoD Site:**	No
CalEnvScreen Score:	71-75%	**Leak Reported Dt:**	1986-06-25 00:00:00
EPA Region:	9	**No Further Action Dt:**	1990-11-05 00:00:00
Qty Rlsd Gallons:	0		
Potential Media of Concern:	Other Groundwater (uses other than drinking water)		
How Discovered Description:			
Calwater Watershed Name:	San Juan - Laguna - Aliso (901.13)		
DWR GW Subbasin Name:			
Disadvantaged Community:			
Coordinate Source:	Google Geocode		
Discharge Cause:			
Discharge Source:			
File Location:	Local Agency		
Site History:			

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: Other
Date : 6/25/1986
Action: Leak Discovery

Action Type: Other
Date : 6/25/1986
Action: Leak Reported

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: GENIECE HIGGINS
City: SANTA ANA
Organization Name: ORANGE COUNTY LOP
Address: 1241 EAST DYER ROAD SUITE 120
Email: ghiggins@ochca.com
Phone No: 7144336260

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 11/5/1990

Status: Open - Case Begin Date
Status Date: 6/25/1986

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: EL TORO WATER DISTRICT
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: DIESEL, GASOLINE
Facility Type:
Composting Method:
Address: 24251 LOS ALISOS
City: LAKE FOREST
Zip: 92630
County: ORANGE
CUF Claim:
File Location: LOCAL AGENCY
Designated Beneficial Use: MUN, AGR - Note: Does not apply west of I-5.
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0605902394
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 11/5/1990
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0605902394&tabname=regulatoryhistory
Potential Media of Concern: OTHER GROUNDWATER (USES OTHER THAN DRINKING WATER)
User Defined Beneficial Use:
DWR GW Sub Basin:
Calwater Watershed Name: San Juan - Laguna - Aliso (901.13)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: ORANGE COUNTY LOP (LEAD) - CASE #: 86UT102
CASEWORKER: GENIECE HIGGINS
CASEWORKER: KEVIN LAMBERT
SAN DIEGO RWQCB (REGION 9) - CASE #: 9UT157
Gndwater Monitoring Freque:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply - Note: Does not apply west of I-5.
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Completed - Case Closed
Date : 11/5/1990

Status: Open - Case Begin Date

Date : 6/25/1986

Sites from GeoTracker Search - Cleanup Action Report

Action Type: EXCAVATION
Begin Date: 1/1/1965
Phase:
End Date: 1/1/1965
Contaminant Mass Removed:
Description:

Sites from GeoTracker Search - Regulatory Activities

Action Type: Leak Action
Action Date: 6/25/1986
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 6/25/1986
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

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9 | ***1 of 1*** | ***SW*** | ***0.21 / 1,116.61*** | ***339.14 / -36*** | ***JACQUELYN SHAFFER 24576 SOUTHHAMPTON CT LAGUNA HILLS CA 92653-4220*** | ***RCRA NON GEN***

EPA Handler ID: CAC003062280
Gen Status Universe: No Report
Contact Name: JACQUELYN SHAFFER
Contact Address: 24576 SOUTHHAMPTON CT , , LAGUNA HILLS , CA, 92653-4220 ,
Contact Phone No and Ext: 949-587-0301
Contact Email: NANCYRUIZ@ALLIANCE-ENVIRO.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20200403
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20200403
Handler Name: JACQUELYN SHAFFER
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: JACQUELYN SHAFFER
Date Became Current:
Date Ended Current:
Phone: 949-587-0301
Source Type: Implementer
Street No:
Street 1: 24576 SOUTHHAMPTON CT
Street 2:
City: LAGUNA HILLS
State: CA
Country:
Zip Code: 92653-4220

Owner/Operator Ind: Current Owner
Type: Other
Name: JACQUELYN SHAFFER
Date Became Current:
Date Ended Current:
Phone: 949-587-0301
Source Type: Implementer
Street No:
Street 1: 24576 SOUTHHAMPTON CT
Street 2:
City: LAGUNA HILLS
State: CA
Country:
Zip Code: 92653-4220

10	1 of 1	WNW	0.22 / 1,142.52	363.27 / -12	***MARSHALLS 0113*** ***24271 AVENIDA DE LA CARLOTA*** ***LAGUNA HILLS CA 92653-3606***	***RCRA NON GEN***

EPA Handler ID: CAL000401811
Gen Status Universe: No Report
Contact Name: PAUL KANGAS
Contact Address: 770 COCHITUATE RD , 300.1AN , FRAMINGHAM , MA, 01701 ,
Contact Phone No and Ext: 774-308-3651
Contact Email: PAUL_KANGAS@TJX.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20141104
Location Latitude: 33.608322
Location Longitude: -117.703809

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20141104
Handler Name: MARSHALLS 0113
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: PAUL KANGAS
Date Became Current:
Date Ended Current:
Phone: 774-308-3651
Source Type: Implementer
Street No:
Street 1: 770 COCHITUATE RD
Street 2: 300.1AN
City: FRAMINGHAM
State: MA
Country:
Zip Code: 01701

Owner/Operator Ind: Current Owner
Type: Other
Name: MARSHALLS OF CA LLC
Date Became Current:
Date Ended Current:
Phone: 774-308-3651
Source Type: Implementer
Street No:
Street 1: 770 COCHITUATE RD
Street 2:
City: FRAMINGHAM
State: MA
Country:
Zip Code: 01701

11	1 of 1	N	0.23 / 1,195.38	374.16 / -1	JIA FRYDENGBERG 24202 ANKERTON DR LAKE FOREST CA 92630	RCRA NON GEN

EPA Handler ID: CAC002979506
Gen Status Universe: No Report
Contact Name: JIA FRYDENGBERG
Contact Address: 24202 ANKERTON DR , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext: 949-933-4400
Contact Email: JOE@SIRRIS.BIZ
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20180910
Location Latitude: 33.611313
Location Longitude: -117.698811

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No

Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180910
Handler Name:	JIA FRYDENGBERG
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	24202 ANKERTON DR
Name:	JIA FRYDENGBERG	***Street 2:***	
Date Became Current:		***City:***	LAKE FOREST
Date Ended Current:		***State:***	CA
Phone:	949-933-4400	***Country:***	
Source Type:	Implementer	***Zip Code:***	92630
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	24202 ANKERTON DR
Name:	JIA FRYDENGBERG	***Street 2:***	
Date Became Current:		***City:***	LAKE FOREST
Date Ended Current:		***State:***	CA
Phone:	949-933-4400	***Country:***	
Source Type:	Implementer	***Zip Code:***	92630

12	***1 of 1***	***NE***	***0.23 / 1,209.95***	***382.74 / 7***	***BIBIAN KIM 24271 FORDVIEW ST LAKE FOREST CA 92630***	***RCRA NON GEN***

EPA Handler ID:	CAC003097772
Gen Status Universe:	No Report
Contact Name:	BIBIAN KIM
Contact Address:	24271 FORDVIEW ST , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext:	949-303-0154
Contact Email:	BIBIANKIM@GMAIL.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20201218
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20201218
Handler Name:	BIBIAN KIM
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	24271 FORDVIEW ST
Name:	BIBIAN KIM	***Street 2:***	
Date Became Current:		***City:***	LAKE FOREST
Date Ended Current:		***State:***	CA
Phone:	949-303-0154	***Country:***	
Source Type:	Implementer	***Zip Code:***	92630

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	24271 FORDVIEW ST
Name:	BIBIAN KIM	***Street 2:***	
Date Became Current:		***City:***	LAKE FOREST
Date Ended Current:		***State:***	CA
Phone:	949-303-0154	***Country:***	
Source Type:	Implementer	***Zip Code:***	92630

13	*1 of 1*	*WNW*	*0.24 / 1,254.86*	*361.94 / -14*	***KINZIE COMPANY INC*** ***24261 AVENIDA DE LA CARLOTA*** ***STE Q3*** ***LAGUNA HILLS CA***	***DRYCLEANERS***

EPA ID:	CAR000017772	***Owner City:***	LAGUNA HILLS
Create Date:	6/19/1997	***Owner State:***	CA
Facility Act Ind:	No	***Owner Zip:***	92653
Inact Date:	6/30/2002	***Owner Phone:***	9496993673
Reason:	SIC/NAICS	***Owner Fax:***	
Region Code:	4	***Contact Name:***	JIM DUENAS
DD Latitude:	0	***Contact Street 1:***	24261 AVENIDA DE LA CARLOTA STE Q3
DD Longitude:	0	***Contact Street 2:***	
Facility County Code:	(30) ORANGE	***Contact City:***	LAGUNA HILLS
Mail Name:		***Contact State:***	CA
Owner Name:	KINZIE & COMPANY INC	***Contact Zip:***	92653
Owner Street 1:	24261 AVENIDA DELA CARLOTA	***Contact Phone:***	9496993673
Owner Street 2:		***Contact Fax:***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

NAICS Details

NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	1 of 1	SW	0.24 / 1,267.69	347.25 / -28	PUR LAGUNA HILLS 24555 Los Alisos Blvd Laguna Hills CA 92653	ALT FUELS

Fuel Type Code:	ELEC: Electric	***ID:***	160670
Station Phone:	888-758-4389	***Updated at:***	2022-08-01 00:46:13 UTC
Expected Date:		***CNG Dispenser No:***	
BD Blends:		***CNG Site Renew Src:***	
NG Fill Type Code:		***CNG Tot Compr Cap:***	
NG PSI:		***CNG Storage Cap:***	
Federal Agency ID:		***CNG Fill Type Code:***	
Open Date:	2020-06-12	***CNG PSI:***	
NG Vehicle Class:		***CNG Vehicle Class:***	
LPG Primary:		***LNG Site Renew Src:***	
E85 Blender Pump:		***LNG Vehicle Class:***	
NG Fill Type Desc:		***LPG Nozzle Types:***	
Hydrogen is Retail:		***Hydrogen Pressures:***	
Federal Agency:		***Hydrogen Standards:***	
Facility Type:		***Latitude:***	33.606662
Dt Last Confirmed:	2022-08-01	***Longitude:***	-117.702187
Restricted Access:	false		
Fed Agency Name:			
Hydrogen Status Link:			
Status:	Open: The station is open.		
Owner Type Desc:			
E85 Blender Pump Desc:			
NG Vehicle Class Desc:			
Geocode Status Desc:	The location is from a real GPS readout at the station.		
LPG Primary Desc:			
E85 Other Ethanol Blends:			
EV Pricing:			
EV Pricing French:			
EV on Site Renewable Source:			
Intersection Directions:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	1 of 2	SE	0.24 / 1,268.57	390.01 / 14	FRANK FRENDL 24821 GEORGIA SUE LAGUNA HILLS CA 92653	RCRA NON GEN

EPA Handler ID:	CAC002974881
Gen Status Universe:	No Report
Contact Name:	FRANK FRENDL
Contact Address:	24821 GEORGIA SUE , , LAGUNA HILLS , CA, 92653 ,
Contact Phone No and Ext:	949-293-0517
Contact Email:	SARAH@PWSEI.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20180808
Location Latitude:	33.605128
Location Longitude:	-117.696833

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20180808
Handler Name:	FRANK FRENDL
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	24821 GEORGIA SUE
Name:	FRANK FRENDL	***Street 2:***	
Date Became Current:		***City:***	LAGUNA HILLS
Date Ended Current:		***State:***	CA
Phone:	949-293-0517	***Country:***	
Source Type:	Implementer	***Zip Code:***	92653

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	24821 GEORGIA SUE
Name:	FRANK FRENDL	***Street 2:***	
Date Became Current:		***City:***	LAGUNA HILLS
Date Ended Current:		***State:***	CA
Phone:	949-293-0517	***Country:***	
Source Type:	Implementer	***Zip Code:***	92653

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
15	*2 of 2*	*SE*	*0.24 / 1,268.57*	*390.01 / 14*	***FRENDL, FRANK*** ***24821 GEORGIA SUE*** ***LAGUNA HILLS CA 92653***	***RCRA NON GEN***

EPA Handler ID:	CAC002987401
Gen Status Universe:	No Report
Contact Name:	FRENDL, FRANK
Contact Address:	24821 GEORGIA SUE , , LAGUNA HILLS , CA, 92653 ,
Contact Phone No and Ext:	949-293-0517
Contact Email:	ANDREWC@PWSEI.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20181031
Location Latitude:	33.605128
Location Longitude:	-117.696833

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20181031
Handler Name:	FRENDL, FRANK
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	24821 GEORGIA SUE
Name:	FRENDL, FRANK	***Street 2:***	
Date Became Current:		***City:***	LAGUNA HILLS
Date Ended Current:		***State:***	CA
Phone:	949-293-0517	***Country:***	
Source Type:	Implementer	***Zip Code:***	92653
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	24821 GEORGIA SUE
Name:	FRENDL, FRANK	***Street 2:***	
Date Became Current:		***City:***	LAGUNA HILLS
Date Ended Current:		***State:***	CA
Phone:	949-293-0517	***Country:***	
Source Type:	Implementer	***Zip Code:***	92653

16	*1 of 1*	*E*	*0.24 / 1,270.36*	*370.67 / -5*	***KYLE TRASKA*** ***24882 STEM AVE*** ***LAKE FOREST CA 92630***	***RCRA NON GEN***

EPA Handler ID:	CAC003107182
Gen Status Universe:	No Report
Contact Name:	KYLE TRASKA
Contact Address:	24882 STEM AVE , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext:	818-599-6082
Contact Email:	SCHEDULING@PWSEI.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Receive Date: 20210224
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20210224
Handler Name: KYLE TRASKA
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: KYLE TRASKA
Date Became Current:
Date Ended Current:
Phone: 818-599-6082
Source Type: Implementer
Street No:
Street 1: 24882 STEM AVE
Street 2:
City: LAKE FOREST
State: CA
Country:
Zip Code: 92630

Owner/Operator Ind: Current Owner
Type: Other
Name: KYLE TRASKA
Date Became Current:
Date Ended Current:
Phone: 818-599-6082
Source Type: Implementer
Street No:
Street 1: 24882 STEM AVE
Street 2:
City: LAKE FOREST
State: CA
Country:
Zip Code: 92630

17	1 of 1	W	0.24 / 1,271.35	371.18 / -4	OAKBROOK VILLAGE CLEANERS 24291 AVENIEDA DE LA CARLOTA LAGUNA HILLS CA	DRYCLEANERS

EPA ID: CAL000003142
Create Date: 8/2/1993
Facility Act Ind: No
Inact Date: 1/1/1995
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Reason:	CLEANERS	**Owner Fax:**	
Region Code:	4	**Contact Name:**	NON-DELIVERABLE 4/94 FEE FORM
DD Latitude:	33.609758	**Contact Street 1:**	--
DD Longitude:	-117.70221	**Contact Street 2:**	
Facility County Code:	(30) ORANGE	**Contact City:**	--
Mail Name:		**Contact State:**	99
Owner Name:	--	**Contact Zip:**	--
Owner Street 1:	--	**Contact Phone:**	--
Owner Street 2:		**Contact Fax:**	

18	1 of 1	WNW	0.24 / 1,276.51	361.38 / -14	KINZIE & CO INC,MY FAVORITE CLEANERS DBA 24261 AVE DE LA CARLOTA Q3 LAGUNA HILLS CA 92653	EMISSIONS

2002 Criteria Data

Facility ID:	136358	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	.00467
CO:	30	**ROGT:**	.001971674
Air Basin:	SC	**COT:**	.0301
District:	SC	**NOXT:**	.0358
COID:	ORA	**SOXT:**	.000215
DISN:	SOUTH COAST AQMD	**PMT:**	.00272
CHAPIS:		**PM10T:**	.00272

2002 Toxic Data

Facility ID:	136358	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	136358	**CERR Code:**	
Facility SIC Code:	7216	**TOGT:**	.00467
CO:	30	**ROGT:**	0
Air Basin:	SC	**COT:**	.0301
District:	SC	**NOXT:**	.0358
COID:	ORA	**SOXT:**	.000215
DISN:	SOUTH COAST AQMD	**PMT:**	.00272
CHAPIS:		**PM10T:**	0

2003 Toxic Data

Facility ID:	136358	**COID:**	ORA
Facility SIC Code:	7216	**DISN:**	SOUTH COAST AQMD
CO:	30	**CHAPIS:**	
Air Basin:	SC	**CERR Code:**	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	1 of 1	SW	0.24 / 1,284.08	337.50 / -38	BILL CAROL 24561 CREEKVIEW LAGUNA HILLS CA 92653	RCRA NON GEN

EPA Handler ID: CAC002999889
Gen Status Universe: No Report
Contact Name: BILL CAROL
Contact Address: 24561 CREEKVIEW , , LAGUNA HILLS , CA, 92653 ,
Contact Phone No and Ext: 949-394-8645
Contact Email: MANIFEST.SIRRIS@GMAIL.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20190206
Location Latitude: 33.605085
Location Longitude: -117.701597

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190206
Handler Name: BILL CAROL
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: BILL CAROL
Date Became Current:
Date Ended Current:
Phone: 949-394-8645
Source Type: Implementer
Street No:
Street 1: 24561 CREEKVIEW
Street 2:
City: LAGUNA HILLS
State: CA
Country:
Zip Code: 92653

Owner/Operator Ind: Current Operator
Type: Other
Name: BILL CAROL
Date Became Current:
Street No:
Street 1: 24561 CREEKVIEW
Street 2:
City: LAGUNA HILLS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Date Ended Current:		**State:**	CA
Phone:	949-394-8645	**Country:**	
Source Type:	Implementer	**Zip Code:**	92653

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
20	1 of 1	NE	0.24 / 1,287.64	384.07 / 8	TODD DEVINE 24241 FORDVIEW ST LAKE FOREST CA 92630	RCRA NON GEN

EPA Handler ID:	CAC003108273
Gen Status Universe:	No Report
Contact Name:	TODD DEVINE
Contact Address:	24241 FORDVIEW ST , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext:	949-310-3116
Contact Email:	SCHEDULING@PWSEI.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20210303
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20210303
Handler Name:	TODD DEVINE
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	24241 FORDVIEW ST
Name:	TODD DEVINE	**Street 2:**	
Date Became Current:		**City:**	LAKE FOREST
Date Ended Current:		**State:**	CA
Phone:	949-310-3116	**Country:**	
Source Type:	Implementer	**Zip Code:**	92630

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	24241 FORDVIEW ST
Name:	TODD DEVINE	**Street 2:**	
Date Became Current:		**City:**	LAKE FOREST
Date Ended Current:		**State:**	CA
Phone:	949-310-3116	**Country:**	
Source Type:	Implementer	**Zip Code:**	92630

21	1 of 1	N	0.24 / 1,290.50	382.42 / 7	MILES SONNENDFELD 24182 PALMEK CIR LAKE FOREST CA 92630	RCRA NON GEN

EPA Handler ID:	CAC003063346
Gen Status Universe:	No Report
Contact Name:	MILES HAINES
Contact Address:	24182 PALMEK CIR , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext:	949-891-3244
Contact Email:	ANAB@PWSEI.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20200415
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20200415
Handler Name:	MILES SONNENDFELD
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	24182 PALMEK CIR

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	MILES SONNENDFELD	**Street 2:**	
Date Became Current:		**City:**	LAKE FOREST
Date Ended Current:		**State:**	CA
Phone:	949-891-3244	**Country:**	
Source Type:	Implementer	**Zip Code:**	92630
Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	24182 PALMEK CIR
Name:	MILES HAINES	**Street 2:**	
Date Became Current:		**City:**	LAKE FOREST
Date Ended Current:		**State:**	CA
Phone:	949-891-3244	**Country:**	
Source Type:	Implementer	**Zip Code:**	92630

22	1 of 1	ENE	0.25 / 1,305.70	385.94 / 10	**ERIC MARTINEZ** **24291 BARK STREET** **LAKE FOREST CA 92630**	**RCRA NON GEN**

EPA Handler ID:	CAC003124695
Gen Status Universe:	No Report
Contact Name:	ERIC MARTINEZ
Contact Address:	24291 BARK STREET , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext:	949-202-6156
Contact Email:	SHAY@NAJERAINC.COM
Contact Country:	
County Name:	ORANGE
EPA Region:	09
Land Type:	
Receive Date:	20210615
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20210615
Handler Name:	ERIC MARTINEZ
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	24291 BARK STREET
Name:	ERIC MARTINEZ	***Street 2:***	
Date Became Current:		***City:***	LAKE FOREST
Date Ended Current:		***State:***	CA
Phone:	949-202-6156	***Country:***	
Source Type:	Implementer	***Zip Code:***	92630
Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	24291 BARK STREET
Name:	ERIC MARTINEZ	***Street 2:***	
Date Became Current:		***City:***	LAKE FOREST
Date Ended Current:		***State:***	CA
Phone:	949-202-6156	***Country:***	
Source Type:	Implementer	***Zip Code:***	92630

23	*1 of 2*	*ENE*	*0.25 / 1,310.78*	*386.58 / 11*	***CHRISTINA BERGAMO*** ***24312 BARK ST*** ***LAKE FOREST CA 92630***	***RCRA TSD***

EPA Handler ID:	CAC003018053
Gen Status Universe:	No Report
Contact Name:	CHRISTINA BERGAMO
Contact Address:	24312 BARK ST , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext:	949-677-8705
Contact Email:	ANAB@PWSEI.COM
Contact Country:	
Land Type:	
County Name:	ORANGE
EPA Region:	09
Receive Date:	20190604
Location Latitude:	33.609388
Location Longitude:	-117.695433

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190604
Handler Name:	CHRISTINA BERGAMO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	24312 BARK ST
Name:	CHRISTINA BERGAMO	**Street 2:**	
Date Became Current:		**City:**	LAKE FOREST
Date Ended Current:		**State:**	CA
Phone:	949-677-8705	**Country:**	
Source Type:	Implementer	**Zip Code:**	92630

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	24312 BARK ST
Name:	CHRISTINA BERGAMO	**Street 2:**	
Date Became Current:		**City:**	LAKE FOREST
Date Ended Current:		**State:**	CA
Phone:	949-677-8705	**Country:**	
Source Type:	Implementer	**Zip Code:**	92630

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
23	2 of 2	ENE	0.25 / 1,310.78	386.58 / 11	CHRISTINA BERGAMO 24312 BARK ST LAKE FOREST CA 92630	RCRA NON GEN

EPA Handler ID: CAC003018053
Gen Status Universe: No Report
Contact Name: CHRISTINA BERGAMO
Contact Address: 24312 BARK ST , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext: 949-677-8705
Contact Email: ANAB@PWSEI.COM
Contact Country:
County Name: ORANGE
EPA Region: 09
Land Type:
Receive Date: 20190604
Location Latitude: 33.609388
Location Longitude: -117.695433

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190604
Handler Name:	CHRISTINA BERGAMO
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Other	***Street 1:***	24312 BARK ST
Name:	CHRISTINA BERGAMO	***Street 2:***	
Date Became Current:		***City:***	LAKE FOREST
Date Ended Current:		***State:***	CA
Phone:	949-677-8705	***Country:***	
Source Type:	Implementer	***Zip Code:***	92630

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Other	***Street 1:***	24312 BARK ST
Name:	CHRISTINA BERGAMO	***Street 2:***	
Date Became Current:		***City:***	LAKE FOREST
Date Ended Current:		***State:***	CA
Phone:	949-677-8705	***Country:***	
Source Type:	Implementer	***Zip Code:***	92630

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
24	1 of 1	NNE	0.34 / 1,786.30	382.35 / 7	RAMIREZ, ALEJANDRO 24761 PENFIELD STREET LAKE FOREST CA 92630	RCRA TSD

EPA Handler ID:	CAC003012730
Gen Status Universe:	No Report
Contact Name:	RAMIREZ, ALEJANDRO
Contact Address:	24761 PENFIELD STREET , , LAKE FOREST , CA, 92630 ,
Contact Phone No and Ext:	949-579-0610
Contact Email:	ANDREWC@PWSEI.COM
Contact Country:	
Land Type:	
County Name:	ORANGE
EPA Region:	09
Receive Date:	20190430
Location Latitude:	33.612561
Location Longitude:	-117.697113

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No

Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190430
Handler Name: RAMIREZ, ALEJANDRO
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified
Source Type: Implementer

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Other
Name: RAMIREZ, ALEJANDRO
Date Became Current:
Date Ended Current:
Phone: 949-579-0610
Source Type: Implementer
Street No:
Street 1: 24761 PENFIELD STREET
Street 2:
City: LAKE FOREST
State: CA
Country:
Zip Code: 92630

Owner/Operator Ind: Current Owner
Type: Other
Name: RAMIREZ, ALEJANDRO
Date Became Current:
Date Ended Current:
Phone: 949-579-0610
Source Type: Implementer
Street No:
Street 1: 24761 PENFIELD STREET
Street 2:
City: LAKE FOREST
State: CA
Country:
Zip Code: 92630

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25 | ***1 of 2*** | ***WSW*** | ***0.35 / 1,824.97*** | ***348.13 / -28*** | ***SCHINDLER ELEVATOR 24552 PASEO DE VALENCIA LAGUNA HILLS CA 92653*** | ***RCRA TSD***

EPA Handler ID: CAC003009808
Gen Status Universe: No Report
Contact Name: VAN DINLEY
Contact Address: 3585 CADILLAC AVE STE B , , COSTA MESA , CA, 92626 ,
Contact Phone No and Ext: 714-361-3043
Contact Email: VAN.DINLEY@SCHINDLER.COM
Contact Country:
Land Type:
County Name: ORANGE
EPA Region: 09
Receive Date: 20190411
Location Latitude: 33.605961
Location Longitude: -117.704953

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Smelting, Melting and Refining: No
Underground Injection Control: No

Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20190411
Handler Name:	SCHINDLER ELEVATOR
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Implementer

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	
Type:	Other	**Street 1:**	3585 CADILLAC AVE STE B
Name:	VAN DINLEY	**Street 2:**	
Date Became Current:		**City:**	COSTA MESA
Date Ended Current:		**State:**	CA
Phone:	714-361-3043	**Country:**	
Source Type:	Implementer	**Zip Code:**	92626

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Other	**Street 1:**	3585 CADILLAC AVE STE B
Name:	SCHINDLER ELEVATOR	**Street 2:**	
Date Became Current:		**City:**	COSTA MESA
Date Ended Current:		**State:**	CA
Phone:	714-361-3043	**Country:**	
Source Type:	Implementer	**Zip Code:**	92626

25	2 of 2	WSW	0.35 / 1,824.97	348.13 / -28	VILLA VALENCIA 24552 PASEO DE VALENCIA LAGUNA HILLS CA 92653-	CLEANUP SITES

Global ID:	T10000017653	**Latitude:**	33.6068553
Status:	COMPLETED - CASE CLOSED	**Longitude:**	-117.7043017
Status Date:	6/21/2012	**County:**	ORANGE
Site Facility Type:	CLEANUP PROGRAM SITE		
Data Source:	Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download		

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:		**Potential COC:**	
Local Case No:	11IC010	**How Discovered:**	
Begin Date:	6/21/2012	**Stop Method:**	
Lead Agency:	ORANGE COUNTY LOP	**Stop Description:**	
Local Agency:	ORANGE COUNTY	**Case Worker:**	
CUF Case:	NO	**Military DoD Site:**	No
CalEnvScreen Score:		**Leak Reported Dt:**	
EPA Region:	9	**No Further Action Dt:**	2012-06-21 00:00:00
Qty Rlsd Gallons:			
Potential Media of Concern:			
How Discovered Description:			
Calwater Watershed Name:			
DWR GW Subbasin Name:			
Disadvantaged Community:			
Coordinate Source:			
Discharge Cause:			
Discharge Source:			

File Location: All Files are on GeoTracker or in the Local Agency Warehouse
Site History:

Please refer to recent Site Documents or Monitoring Reports 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.

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity

Action Type: ENFORCEMENT
Date: 2022-02-10 00:00:00
Action: Historic Files

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Case Begin Date
Status Date: 2012-06-21 00:00:00

Status: Completed - Case Closed
Status Date: 2012-06-21 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: IC SUPERVISOR
Phone No:
Organization Name: ORANGE COUNTY
Email: ghiggins@ochca.com
Address: 1241 E. DYER RD., SUITE 120
City: SANTA ANA

26	1 of 1	E	0.48 / 2,511.00	404.79 / 29	ALICIA CLEANERS 24451 ALICIA LKWY MISSION VIEJO CA 92691	CLEANUP SITES

Global ID: T10000018258
Status: COMPLETED - CASE CLOSED
Status Date: 4/19/1996
Site Facility Type: CLEANUP PROGRAM SITE
Data Source: Cleanup Program Sites from GeoTracker Search; Cleanup Sites from GeoTracker Cleanup Sites Data Download
Latitude: 33.6076063
Longitude: -117.6911958
County: ORANGE

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:
Local Case No: 95IC011
Begin Date: 4/19/1996
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY
CUF Case: NO
CalEnvScreen Score:
EPA Region: 9
Qty Rlsd Gallons:
Potential Media of Concern:
How Discovered Description:
Calwater Watershed Name:
DWR GW Subbasin Name:
Disadvantaged Community:
Coordinate Source:
Discharge Cause:
Discharge Source:
File Location: All Files are on GeoTracker or in the Local Agency Warehouse
Site History:
Potential COC:
How Discovered:
Stop Method:
Stop Description:
Case Worker:
Military DoD Site: No
Leak Reported Dt:
No Further Action Dt: 1996-04-19 00:00:00

Please refer to recent Site Documents or Monitoring Reports 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.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Completed - Case Closed
Status Date: 1996-04-19 00:00:00

Status: Open - Case Begin Date
Status Date: 1996-04-19 00:00:00

Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: IC SUPERVISOR
Phone No:
Organization Name: ORANGE COUNTY
Email: ghiggins@ochca.com
Address: 1241 E. DYER RD., SUITE 120
City: SANTA ANA

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27 | ***1 of 2*** | ***E*** | ***0.48 / 2,535.92*** | ***403.74 / 28*** | ***ALICIA TOWNE PLAZA***
24391-24471 ALICIA PARKWAY
MISSION VIEJO CA 92691 | ***VCP***

Estor/EPA ID: 60002864
Site Code: 401882
Nat Priority List: NO
Acres: 10.5 ACRES
Special Program: VOLUNTARY AGREEMENT - STANDARD VOLUNTARY AGREEMENT
Funding: SITE PROPONENT
Assembly District: , 73
Senate District: , 36
School District:
Permit Renewal Lead:
Project Manager: VU NGUYEN
Supervisor: YOLANDA GARZA
Public Partici Spclst:
Census Tract: 6059032015
County: ORANGE
Latitude: 33.6074841416326
Longitude: -117.691124265995
APN: 619-381-04, 619-381-06, 619-381-07, 619-381-08, 619-381-09
Cleanup Status: ACTIVE AS OF 8/8/2019
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: VOLUNTARY AGREEMENT
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: DRY CLEANING
Potential Media Affected: AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL, SOIL VAPOR
Potential Contamin of Concern:

TETRACHLOROETHYLENE (PCE)

Site History:

The approximately 10.5-acre Site is a multi tenant retail center, Alicia Towne Plaza, located at 24391 - 24491 Alicia Parkway, in the City of Mission Viejo. The Site is bordered by residential properties to the west and north, a commercial property to the east and San Diego (Interstate 5) Freeway to the south. The current Site use consists of commercial applications including a dry- cleaning business, an athletic center and fast-food business units.

The Site focuses on impacts from previous investigations identifying dry cleaning solvents and daughter products from two tenant suites identified as Five Star Cleaners (Suite E2) and two other former dry cleaner tenant suites (Suite C2 and Suite C9B) that are now retail tenants.

Multiple investigations including phase I and phase II environmental assessments for soil, soil vapor and groundwater were conducted since 1995 until present at the Site. Volatile organic compounds such as PCE, trichloroethene and cis-1,2-dichloroethene (cis-1,2-DCE) were identified as chemicals of potential concern in Suite C2, C9B and E2 at the Site. DTSC's review and oversight is being conducted in accordance with a Standard Voluntary Agreement , Docket No. HSA-FY 19/20-029.

Workplans to further investigate VOCs in soil gas, groundwater and indoor air were approved by DTSC in December 2021. Investigations were conducted in January and February 2021. An investigation report (Supplemental Soil Vapor and Groundwater Assessment Report) was prepared and recommended further lateral characterization of the soil gas impacts beyond the western property boundary and in the area southwest of Suite C2 and additional groundwater monitoring wells on the parking area of the western adjacent property (residential apartments or condominiums) to further delineate lateral groundwater impacts to the west of the Site. DTSC conditionally approved this report on 7/28/2021 and requested submittal of an investigation workplan for additional recommended investigation.

An Additional Supplemental Site Investigation and Air Mitigation Work Plan was submitted to DTSC and is currently being revised by the consultant. The revised workplan is expected to be submitted by March 2022.

3/9/2022 - updated by CYen

Status: ACTIVE
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 25-30%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002864

Future Activities

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Due Date: 2022

Completed Activities

Title: Change in DTSC Project Manager Notification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60519951
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 4/21/2022
Comments:

Title: Additional Supplemental Site Investigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60491097
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 12/8/2020
Comments: Conditionally approved.

Title: Project Manager Change
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60494114
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 1/26/2021
Comments: PM changed.

Title: Project Management
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2021
Comments:

Title: FY 20/21 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60510376
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/24/2021
Comments:

Title: Indoor Air Sampling Workplan and Limited Mitigation Measures
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60482477
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 12/24/2020
Comments: Concurred with comments.

Title: PM Change
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60494116
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 1/26/2021
Comments: PM changed.

Title: Investigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60469773
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 1/29/2020
Comments:

Title: Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60488797
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/14/2020
Comments:

Title: Implementation of the SSI Field Work
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 9/30/2020
Comments: First phase of field work is over.

Title: Indoor Air Sampling Results
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60478620
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 7/17/2020
Comments: Approved with comments.

Title: Request for Agency Oversight Application
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60463932
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Application
Date Completed: 8/8/2019

Comments:	Applicant is Park Aliso Commercial Center, Ltd.
Title:	Indoor Air Quality Assessment and HVAC Modification Verification Air Sampling
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60497781
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Supplemental Site Investigation Report
Date Completed:	6/11/2021
Comments:	
Title:	SSI Report
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60493508
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Site Characterization Report
Date Completed:	7/28/2021
Comments:	
Title:	Standard Voluntary Agreement
Title Link:	https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60463934
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Standard Voluntary Agreement
Date Completed:	10/2/2019
Comments:	SVA Fully Executed. Estimate through a Risk Analysis is $54,534, advance payment due $27,267 by 10/14/2019.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
27	2 of 2	E	0.48 / 2,535.92	403.74 / 28	ALICIA TOWNE PLAZA 24391-24471 ALICIA PARKWAY MISSION VIEJO CA 92691	ENVIROSTOR

Estor/EPA ID:	60002864	**Assembly District:**	, 73
Site Code:	401882	**Senate District:**	, 36
Nat Priority List:	NO	**Permit Renewal Lead:**	
APN:	619-381-04, 619-381-06, 619-381-07, 619-381-08, 619-381-09	**Public Partici Spclst:**	
Census Tract:	6059032015	**Project Manager:**	VU NGUYEN
Site Type:	VOLUNTARY AGREEMENT	**County:**	ORANGE
Address Description:	24391-24471 ALICIA PARKWAY	**Latitude:**	33.6074841416326
Office:	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH	**Longitude:**	-117.691124265995
Special Program:	VOLUNTARY AGREEMENT - STANDARD VOLUNTARY AGREEMENT	**Acres:**	10.5 ACRES
Funding:	SITE PROPONENT	**Supervisor:**	YOLANDA GARZA
Cleanup Status:	ACTIVE AS OF 8/8/2019		
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
School District:			
Past Use that Caused Contam:	DRY CLEANING		
Potential Media Affected:	AQUIFER USED FOR DRINKING WATER SUPPLY AFFECTED, SOIL, SOIL VAPOR		
Potential Contamin of Concern:			

TETRACHLOROETHYLENE (PCE)

Site History:

The approximately 10.5-acre Site is a multi tenant retail center, Alicia Towne Plaza, located at 24391 - 24491 Alicia Parkway, in the City of Mission Viejo. The Site is bordered by residential properties to the west and north, a commercial property to the east and San Diego (Interstate 5) Freeway to the south. The current Site use consists of commercial applications including a dry- cleaning business, an athletic center and fast-food business units.

The Site focuses on impacts from previous investigations identifying dry cleaning solvents and daughter products from two tenant suites identified as Five Star Cleaners (Suite E2) and two other former dry cleaner tenant suites (Suite C2 and Suite C9B) that are now retail tenants.

Multiple investigations including phase I and phase II environmental assessments for soil, soil vapor and groundwater were conducted since 1995 until present at the Site. Volatile organic compounds such as PCE, trichloroethene and cis-1,2-dichloroethene (cis-1,2-DCE) were identified as chemicals of

potential concern in Suite C2, C9B and E2 at the Site. DTSC's review and oversight is being conducted in accordance with a Standard Voluntary Agreement , Docket No. HSA-FY 19/20-029.

Workplans to further investigate VOCs in soil gas, groundwater and indoor air were approved by DTSC in December 2021. Investigations were conducted in January and February 2021. An investigation report (Supplemental Soil Vapor and Groundwater Assessment Report) was prepared and recommended further lateral characterization of the soil gas impacts beyond the western property boundary and in the area southwest of Suite C2 and additional groundwater monitoring wells on the parking area of the western adjacent property (residential apartments or condominiums) to further delineate lateral groundwater impacts to the west of the Site. DTSC conditionally approved this report on 7/28/2021 and requested submittal of an investigation workplan for additional recommended investigation.

An Additional Supplemental Site Investigation and Air Mitigation Work Plan was submitted to DTSC and is currently being revised by the consultant. The revised workplan is expected to be submitted by March 2022.

3/9/2022 - updated by CYen

Status: ACTIVE
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 25-30%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002864

Future Activities

Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Removal Action Workplan
Due Date: 2022

Completed Activities

Title: Additional Supplemental Site Investigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60491097
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 12/8/2020
Comments: Conditionally approved.

Title: FY 20/21 Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60510376
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 9/24/2021
Comments:

Title: Annual Oversight Cost Estimate
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60488797
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Annual Oversight Cost Estimate
Date Completed: 10/14/2020
Comments:

Title: PM Change
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60494116
Area Name:
Area Link:
Sub Area:

Sub Area Link:
Document Type: Correspondence
Date Completed: 1/26/2021
Comments: PM changed.

Title: Request for Agency Oversight Application
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60463932
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Application
Date Completed: 8/8/2019
Comments: Applicant is Park Aliso Commercial Center, Ltd.

Title: Project Management
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Project Management
Date Completed: 6/30/2021
Comments:

Title: Project Manager Change
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60494114
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 1/26/2021
Comments: PM changed.

Title: Change in DTSC Project Manager Notification
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60519951
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 4/21/2022
Comments:

Title: Indoor Air Quality Assessment and HVAC Modification Verification Air Sampling
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60497781
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Date Completed: 6/11/2021
Comments:

Title: Indoor Air Sampling Results
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60478620
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 7/17/2020
Comments: Approved with comments.

Title: Indoor Air Sampling Workplan and Limited Mitigation Measures
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60482477
Area Name:
Area Link:

Sub Area:
Sub Area Link:
Document Type: Technical Workplan
Date Completed: 12/24/2020
Comments: Concurred with comments.

Title: SSI Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60493508
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Report
Date Completed: 7/28/2021
Comments:

Title: Standard Voluntary Agreement
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&enforcement_id=60463934
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Standard Voluntary Agreement
Date Completed: 10/2/2019
Comments: SVA Fully Executed. Estimate through a Risk Analysis is $54,534, advance payment due $27,267 by 10/14/2019.

Title: Implementation of the SSI Field Work
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Fieldwork
Date Completed: 9/30/2020
Comments: First phase of field work is over.

Title: Investigation Workplan
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002864&doc_id=60469773
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Characterization Workplan
Date Completed: 1/29/2020
Comments:

28	1 of 1	N	0.88 / 4,668.62	399.93 / 24	**PROTHERO ENTERPRISES INC. (ORANGE TREE PLAZA SITE)** **23512-23532 EL TORO ROAD** **LAKE FOREST CA 92630**	ENVIROSTOR

Estor/EPA ID:	60001482	**Assembly District:**	68
Site Code:	401582	**Senate District:**	37
Nat Priority List:	NO	**Permit Renewal Lead:**	
APN:	NONE SPECIFIED	**Public Partici Spclst:**	
Census Tract:	6059032014	**Project Manager:**	
Site Type:	VOLUNTARY AGREEMENT	**County:**	ORANGE
Address Description:	23512-23532 EL TORO ROAD	**Latitude:**	33.620864
Office:	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH	**Longitude:**	-117.698652
Special Program:	VOLUNTARY AGREEMENT - STANDARD VOLUNTARY AGREEMENT	**Acres:**	0.25 ACRES
Funding:	SITE PROPONENT	**Supervisor:**	

Cleanup Status: REFER: LOCAL AGENCY AS OF 2/27/2013
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District:
Past Use that Caused Contam: DRY CLEANING
Potential Media Affected: INDOOR AIR, SOIL VAPOR, UNDER INVESTIGATION

Potential Contamin of Concern:

TETRACHLOROETHYLENE (PCE)
TRICHLOROETHYLENE (TCE)

Site History:

The Site is located within the Orange Tree Plaza shopping center, in a commercial and residential area of Lake Forest. The subject property has been utilized as a dry cleaning facility since 1979.

Based on DTSC's evaluation of the data, hazardous substances that pose a threat to public health or the environment under an unrestricted land use were detected at the Site. Therefore, DTSC concured with the conclusion of the Report that further environmental investigation of the Site is warranted. DTSC recommended the collection of additional soil gas data across the site to give a more accurate and current understanding of the potential risk at the Site.

The data in the Report confirms a release of hazardous substances into the environment and that the level of hazardous constituents in soil and groundwater detected near the Site pose unacceptable risk to human health and the environment. Such a release constitutes violation of Health and Safety Code Chapters 6.5 and 6.8 and Title 22 California Code of Regulations, Division 4.5, Chapter 12. Article 3.

On July 19, 2011 DTSC completed scope of work under consultative agreement. The status has been changed to "Inactive-Action Required" as this was deemed to be the closest match for "Further Action". Thereafter, the responsible party elected to conduct investigation/cleanup under the Orange County CUPA. DTSC did not object to local agency oversight and the project was discussed with CUPA staff involved in the project..

Anthony Martinez from CUPA informed DTSC (Thru e-mail) on February 19, 2013 that the RP executed an oversight agreement with the County to oversee the investigation.

Status: REFER: LOCAL AGENCY
Program Type: VOLUNTARY CLEANUP
CalEnviroScreen Score: 60-65%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60001482

Completed Activities

Title: Investigation Report (PEA Equivalent)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001482&doc_id=60269735
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 7/19/2011
Comments: DTSC determined that further investigation is necessary at the site.

Title: 10-T1153 Prothero Enterprises Reimbursement Agreement
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60001482&enforcement_id=60269731
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Reimbursement Agreement
Date Completed: 6/22/2011
Comments: Agreement fully executed.

Unplottable Summary

Total: 3 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
EMISSIONS	EL TORO WATER DISTRICT	VARIOUS LOCATIONS IN SCAQMD	CA		861274334
EMISSIONS	SO CAL EDISON	VARIOUS LOCATIONS	00 CA	00000	861198792
RCRA VSQG	GENOA HEALTHCARE	24422 AVENDA DE LA CARLOTA, SUITE 190 ROOM P ***EPA Handler ID:*** CAR000333849	LAGUNA HILLS CA	92653	898213007

Unplottable Report

Site: ***EL TORO WATER DISTRICT***
VARIOUS LOCATIONS IN SCAQMD CA

EMISSIONS

1990 Criteria Data

Facility ID:	73786	***CERR Code:***	
Facility SIC Code:	4941	***TOGT:***	0
CO:	30	***ROGT:***	0
Air Basin:	SC	***COT:***	0
District:	SC	***NOXT:***	0
COID:	ORA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1990 Toxic Data

Facility ID:	73786	***COID:***	ORA
Facility SIC Code:	4941	***DISN:***	SOUTH COAST AQMD
CO:	30	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Site: ***SO CAL EDISON***
VARIOUS LOCATIONS 00 CA 00000

EMISSIONS

1993 Criteria Data

Facility ID:	85239	***CERR Code:***	
Facility SIC Code:	4911	***TOGT:***	.1
CO:	19	***ROGT:***	.08905
Air Basin:	SC	***COT:***	2.2
District:	SC	***NOXT:***	.1
COID:	LA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1993 Toxic Data

Facility ID:	85239	***COID:***	LA
Facility SIC Code:	4911	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1995 Criteria Data

Facility ID:	85239	***CERR Code:***	
Facility SIC Code:	4911	***TOGT:***	.1
CO:	19	***ROGT:***	.08905
Air Basin:	SC	***COT:***	2.2
District:	SC	***NOXT:***	.1
COID:	LA	***SOXT:***	0
DISN:	SOUTH COAST AQMD	***PMT:***	0
CHAPIS:		***PM10T:***	0

1995 Toxic Data

Facility ID:	85239	***COID:***	LA
Facility SIC Code:	4911	***DISN:***	SOUTH COAST AQMD
CO:	19	***CHAPIS:***	
Air Basin:	SC	***CERR Code:***	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Site: ***GENOA HEALTHCARE***
24422 AVENDA DE LA CARLOTA, SUITE 190 ROOM P LAGUNA HILLS CA 92653

RCRA VSQG

EPA Handler ID:	CAR000333849
Gen Status Universe:	VSG
Contact Name:	AMR ELEBIARY
Contact Address:	24422 , AVENDA DE LA CARLOTA, SUITE 190 ROOM P , , LAGUNA HILLS , CA, 92653 , US
Contact Phone No and Ext:	951-385-6399
Contact Email:	
Contact Country:	US
County Name:	ORANGE
EPA Region:	09
Land Type:	Private
Receive Date:	20220128
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2022, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20220128
Handler Name:	GENOA HEALTHCARE
Federal Waste Generator Code:	3

Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: U129
Waste Code Description: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

Hazardous Waste Code: D005
Waste Code Description: BARIUM

Hazardous Waste Code: U122
Waste Code Description: FORMALDEHYDE

Hazardous Waste Code: D026
Waste Code Description: CRESOL

Hazardous Waste Code: P075
Waste Code Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Hazardous Waste Code: D024
Waste Code Description: M-CRESOL

Hazardous Waste Code: U188
Waste Code Description: PHENOL

Hazardous Waste Code: D010
Waste Code Description: SELENIUM

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: 311
Waste Code Description: Pharmaceutical waste

Hazardous Waste Code: P001
Waste Code Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: GENOA HEALTHCARE LLC
Date Became Current: 20131216
Date Ended Current:
Phone: 253-218-0830
Source Type: Notification
Street No: 707
Street 1: S. GRADY WAY, SUITE 700
Street 2:
City: RENTON
State: WA
Country: US
Zip Code: 98057

Owner/Operator Ind: Current Operator
Type: Private
Name: GENOA HEALTHCARE
Date Became Current: 20131216
Date Ended Current:
Phone: 951-385-6399
Source Type: Notification
Street No: 24422
Street 1: AVENDA DE LA CARLOTA, SUITE 190 ROOM P
Street 2:
City: LAGUNA HILLS
State: CA
Country: US
Zip Code: 92653

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List: NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2022

National Priority List - Proposed: PROPOSED NPL

Sites proposed - by the EPA, the state agency, or concerned citizens - for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2022

Deleted NPL: DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. 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. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2022

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Jun 30, 2022

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Jun 30, 2022

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jun 27, 2022

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jun 27, 2022

RCRA Generator List: RCRA LQG

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jun 27, 2022

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jun 27, 2022

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jun 27, 2022

RCRA Non-Generators: RCRA NON GEN

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jun 27, 2022

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jun 27, 2022

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 25, 2022

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: May 25, 2022

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites: NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: May 25, 2022

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Jun 5, 2022

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 31, 2021

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 31, 2021

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Feb 4, 2022

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Feb 4, 2022

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Jun 30, 2022

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: May 3, 2022

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: May 30, 2022

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: May 30, 2022

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: May 30, 2022

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 3, 2022

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Waste Management Unit Database: WMUD

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

Government Publication Date: Jan 1, 2000

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: May 30, 2022

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers: C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers: RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 12, 2022

Listing of Certified Processors: PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 12, 2022

Listing of Certified Dropoff, Collection, and Community Service Programs: CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 12, 2022

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Feb 15, 2022

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Feb 15, 2022

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Feb 15, 2022

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Jul 20, 2022

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: May 5, 2021

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System: UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks: AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks: TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jul 6, 2022

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Jul 20, 2022

California Environmental Reporting System (CERS) Tanks: CERS TANK

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. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 7, 2022

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Jul 7, 2022

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (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 land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: May 30, 2022

CALSITES Database: CALSITES

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (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.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Feb 15, 2022

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: May 30, 2022

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Feb 15, 2022

Delisted Cleanup Program Sites: DELISTED CLEANUP

A list of Cleanup Program sites which were once included - and have since been removed from - the list of Cleanup Program Sites in GeoTracker. GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Government Publication Date: Feb 15, 2022

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Aug 8, 2022

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Apr 8, 2022

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Apr 8, 2022

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 20, 2022

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 20, 2022

County

Orange County - Industrial Cleanup Program Cases Listing: ICP ORANGE

Orange County Health Care Agency's Environmental Health Division has an Industrial Cleanup (IC) program which oversees the voluntary cleanup of contaminated property. This is a list of cases (by city) which the IC program has overseen in the past, or is currently overseeing.

Government Publication Date: May 24, 2022

Orange County - LOP Lead Cases List: LOP ORANGE

The Local Oversight Program of the County of Orange provides regulatory cleanup oversight for cleanup of leaking underground storage tanks (USTs). This dataset is provided by the Orange County Health Care Agency.

Government Publication Date: May 24, 2022

Orange County - Non-Petroleum Underground Storage Tank Cases: NPUT ORANGE

This list of open and closed non-petroleum underground storage tank cases is maintained by the Orange County Health Care Agency.

Government Publication Date: May 24, 2022

Orange County - Underground Storage Tanks Listing: UST ORANGE

A list of registered Underground Storage Tank (UST) sites in Orange County. This list is made available by Orange County Health Care Agency (OCHCA), Environmental Health Division which oversees the underground storage tank inspection program in most of the cities of Orange County, with the exception of Anaheim, Fullerton, and Orange.

Government Publication Date: May 24, 2022

Orange County - Aboveground Petroleum Storage Tank Listing: AST ORANGE

A list of Aboveground Petroleum Storage Tank (APST) facilities inspected by Orange County Certified Unified Program Agency (CUPA) Under the Aboveground Petroleum Storage Act (APSA). This list is made available by the Environmental Health Division of Orange County Health Care Agency.

Government Publication Date: May 24, 2022

Orange County - Anaheim City UST Cleanup Cases: UST CLP ANAHEIM

A list of UST Cleanup Cases in the City of Anaheim in Orange County. As part of its Groundwater Protection Program, the City of Anaheim managed the UST Cleanup Oversight Program from April 1991 to June 2014. This list is published by the City of Anaheim Underground Storage Tank Cleanup Program.

Government Publication Date: May 26, 2015

Orange County - Anaheim City UST List: UST ANAHEIM

A list of Underground Storage Tanks in Anaheim City, Orange County. This list is made available by Anaheim Fire & Rescue Department.

Government Publication Date: Aug 17, 2022

Orange County - Anaheim City AST List: AST ANAHEIM

List of Aboveground Storage Tanks (ASTs) in Anaheim City, Orange County made available by Anaheim Fire & Rescue.

Government Publication Date: Aug 17, 2022

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Aug 24, 2021

PFOA/PFOS Contaminated Sites: PFAS NPL

List of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been found in water and/or soil. The site listing is provided by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Jul 18, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations https://pfasproject.com/pfas-contamination-site-tr acker/

Government Publication Date: Dec 12, 2019

National Response Center PFAS Spills: ERNS PFAS

National Response Center (NRC) calls from 1990 to the most recent complete calendar year where there is indication of Aqueous Film Forming Foam (AFFF) usage. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Data made available by the US Environmental Protection Agency (EPA). Disclaimer: dataset may include initial or misidentified incident data not yet validated or investigated by a federal/state response agency.

Government Publication Date: Feb 23, 2022

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data 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.

Government Publication Date: Apr 30, 2022

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: May 25, 2022

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Apr 30, 2022

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jun 25, 2022

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jun 25, 2022

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Feb 1, 2022

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (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 Abandoned Mine Land (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.

Government Publication Date: Feb 22, 2022

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

Uranium Mill Tailings Radiation Control Act Sites: URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Aug 1, 2022

Superfunds Consent Decrees: CONSENT DECREES

A list of Superfund consent decrees made available by the Department of Justice, Environment & Natural Resources Division (ENRD).

Government Publication Date: May 18, 2022

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Jul 28, 2022

State

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Dec 20, 2021

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Feb 28, 2020

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2020

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Feb 15, 2022

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Jun 29, 2022

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: May 20, 2021

Toxic Pit Cleanup Act Sites: TOXIC PITS

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is not longer maintained, and updates are not planned.

Government Publication Date: Jul 1, 1995

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Apr 29, 2021

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: May 30, 2022

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: May 31, 2022

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Handlers from Hazardous Waste Manifest Data: HAZNET

A list of handlers not otherwise classified as Treatment, Storage, Disposal facilities (TSDF) or generators from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Oct 24, 2016

Generators from Hazardous Waste Manifest Data: HAZ GEN

List of handlers listed as having generated waste from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

TSDF from Hazardous Waste Manifest Data: HAZ TSD

List of Treatment, Storage, and Disposal Facilities (TSDFs) from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters: HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

Government Publication Date: Jun 13, 2022

Registered Waste Tire Haulers: WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 12, 2022

California Medical Waste Management Program Facility List: MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

Government Publication Date: Aug 8, 2022

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Dec 6, 2021

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 7, 2022

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Feb 15, 2022

Mines Listing: MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jun 23, 2022

Recorded Environmental Cleanup Liens: LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Aug 3, 2022

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Feb 15, 2022

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2020

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Orange County - Hazardous Waste Facilities: HW ORANGE

A list of Hazardous Waste Facilities in Orange County. This list is made available by Orange County Environmental Health Department.

Government Publication Date: May 24, 2022

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

PSR
PHYSICAL SETTING REPORT

Property Information

Order Number:		22082304257p
Date Completed:		August 24, 2022
Project Number:		22-383510.1
Project Property:		Oakbrook 24422 Avenida De La Carlota LAGUNA HILLS CA 92653
Coordinates:		
	Latitude:	33.6080464
	Longitude:	-117.6994286
	UTM Northing:	3718917.54491 Meters
	UTM Easting:	435113.509396 Meters
	UTM Zone:	UTM Zone 11S
	Elevation:	375.63 ft
	Slope Direction:	N

Topographic Information....2
Hydrologic Information....4
Geologic Information....7
Soil Information....9
Wells and Additional Sources....23
Summary....24
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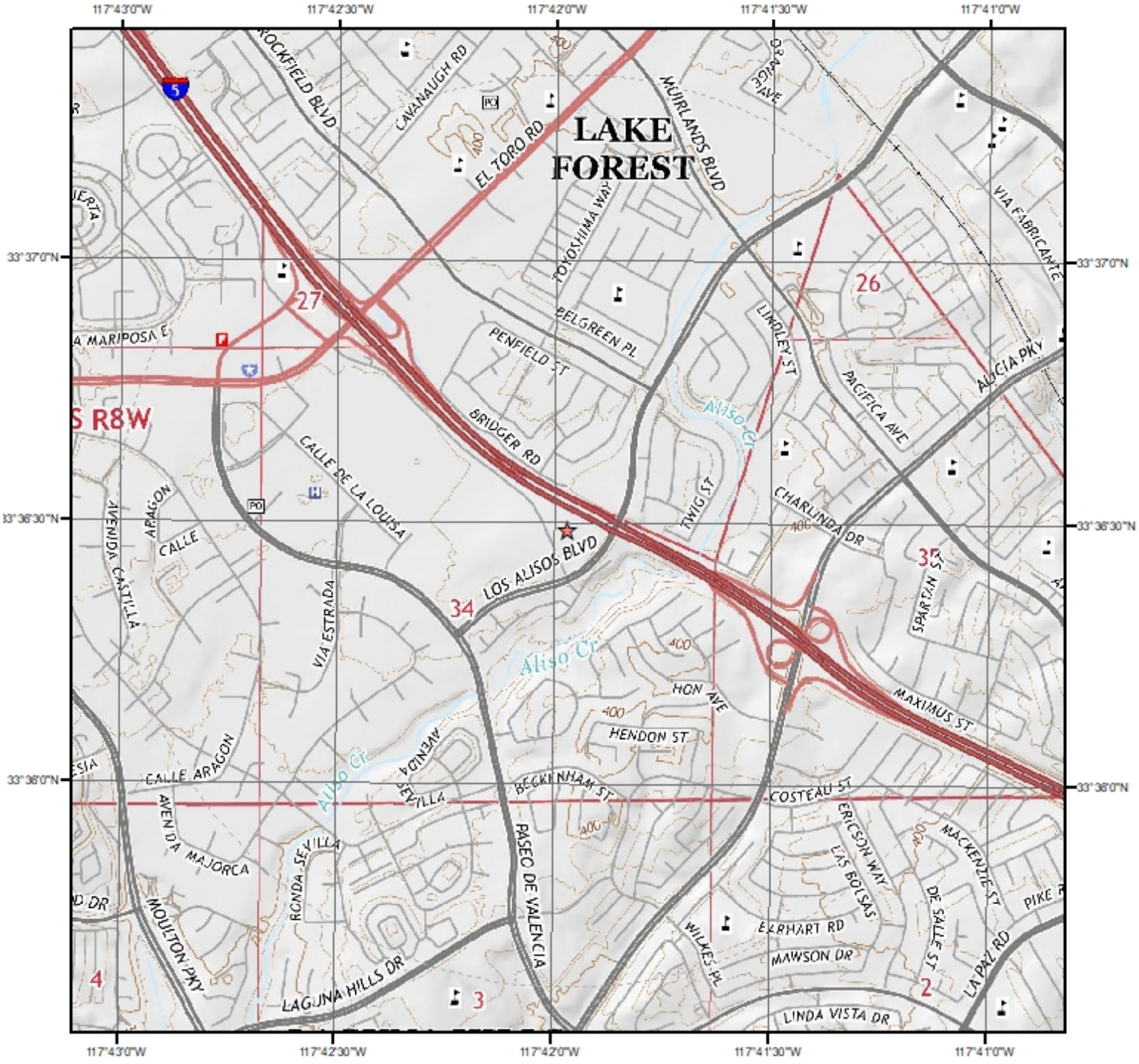
The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2015)

0 0.2 0.4 0.8 Miles

N

Quadrangle(s): San Juan Capistrano,CA

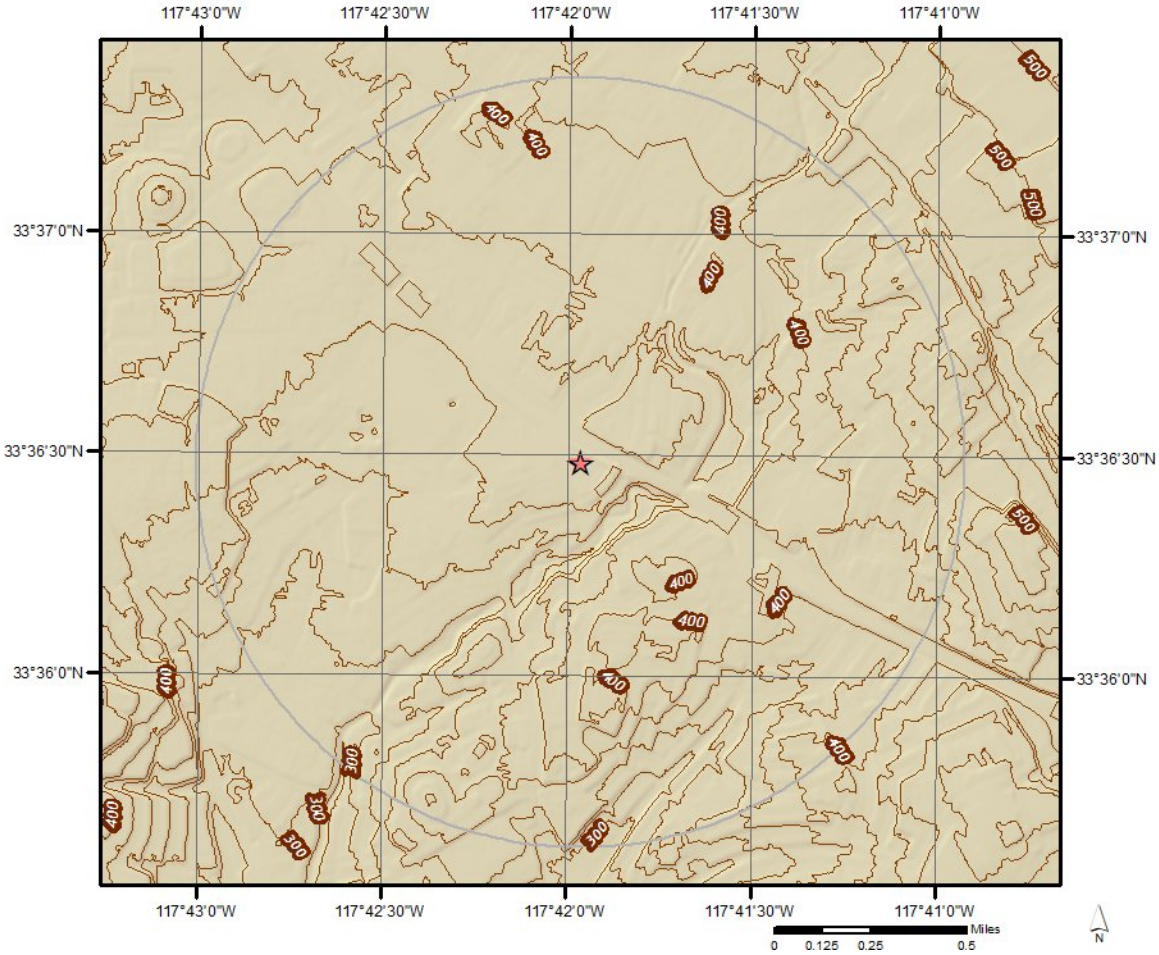
Source: USGS 7.5 Minute Topographic Map

Topographic Information

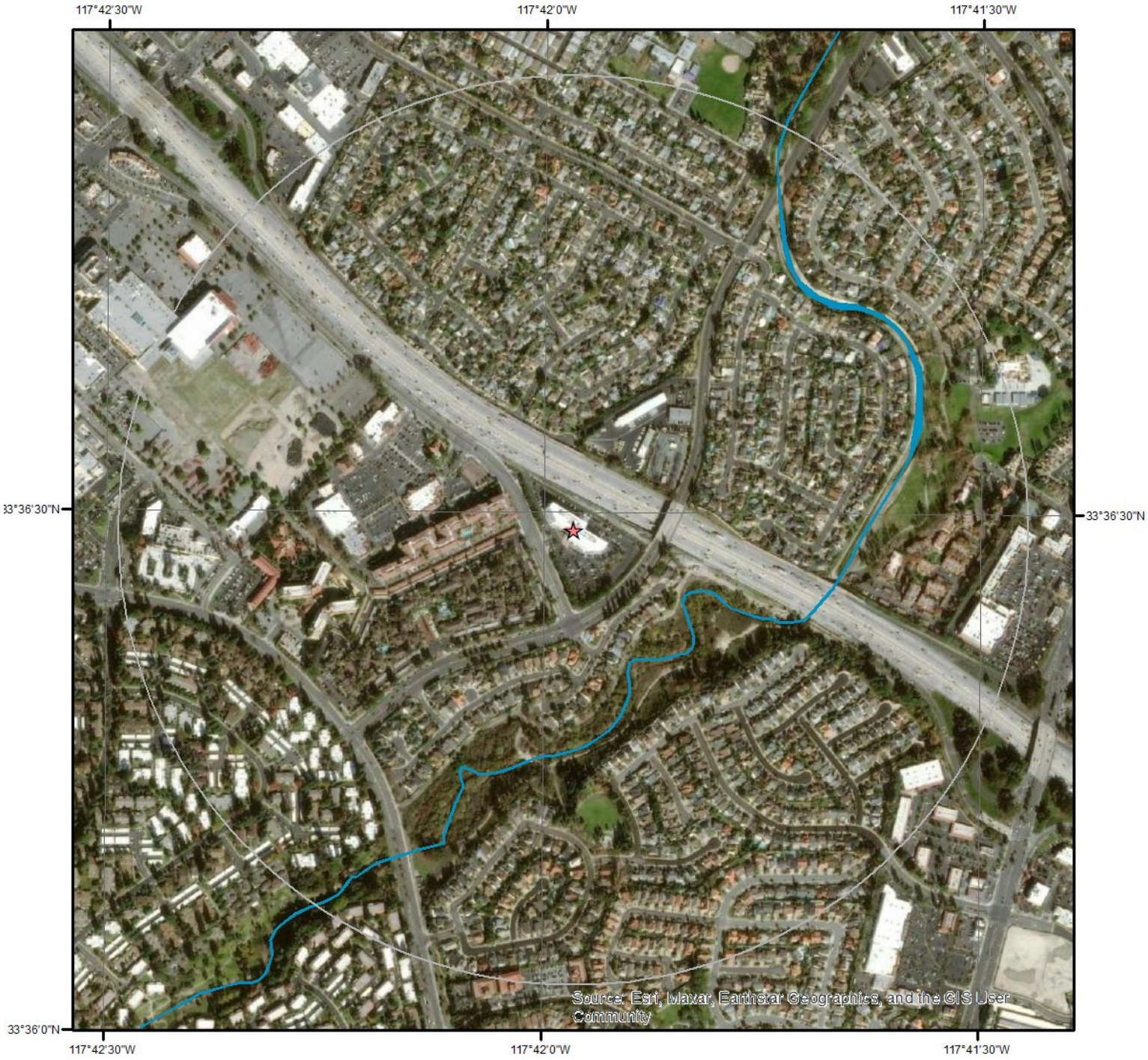
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation:	375.63 ft
Slope Direction:	N



Hydrologic Information



Wetland

0 0.05 0.1 0.2 Miles

N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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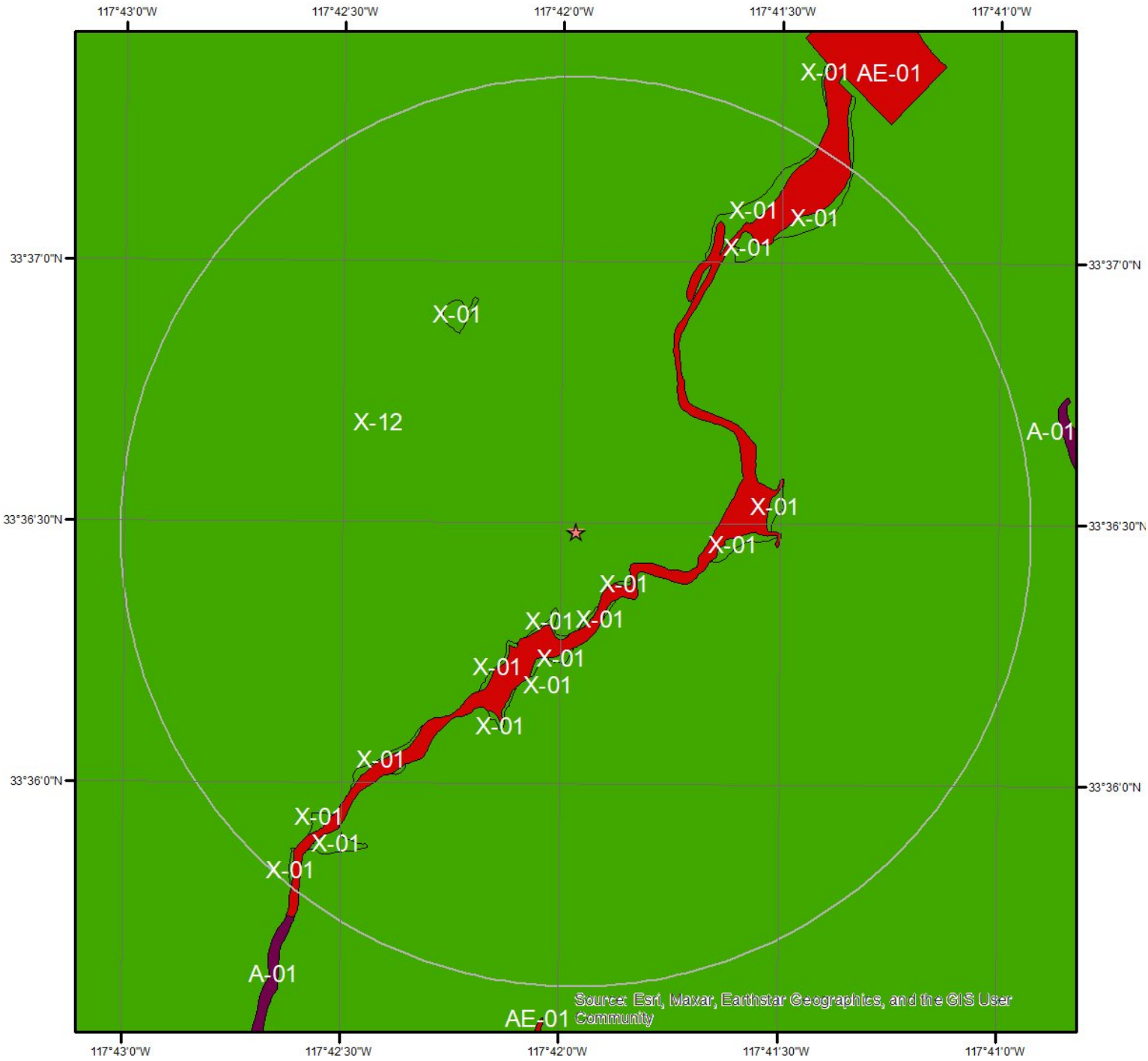
Hydrologic Information

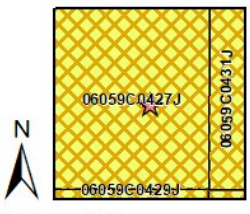


Flood Hazard Zones

Miles
0 0.2 0.4

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

A	AO	X
A99	V	OPEN WATER
AE	VE	NOT POPULATED
AH	D	AREA NOT INCLUDED



Quadrangle(s): San Juan Capistrano,CA

ERIS

Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.
For detailed Zone descriptions please click the link: https://floodadvocate.com/fema-zone-definitions

Available FIRM Panels in area:	06059C0431J(effective:2009-12-03) 06059C0429J(effective:2009-12-03) 06059C0427J(effective:2009-12-03)

Flood Zone AE-01

Zone:	AE
Zone subtype:	

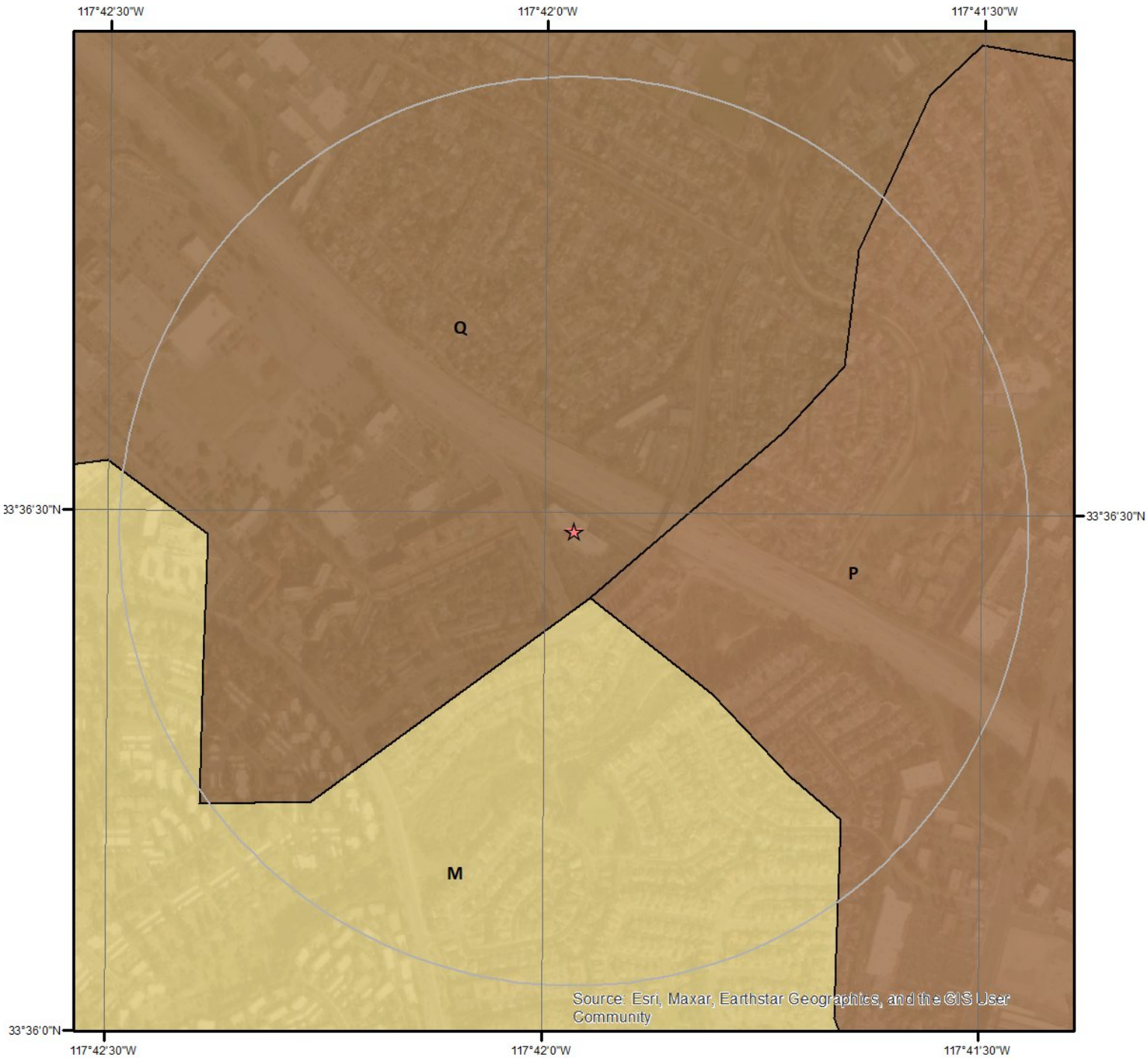
Flood Zone X-01

Zone:	X
Zone subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Geologic Information



0 0.2 0.4 Miles

N

Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

ERIS

0 0.275 0.55 Miles

Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

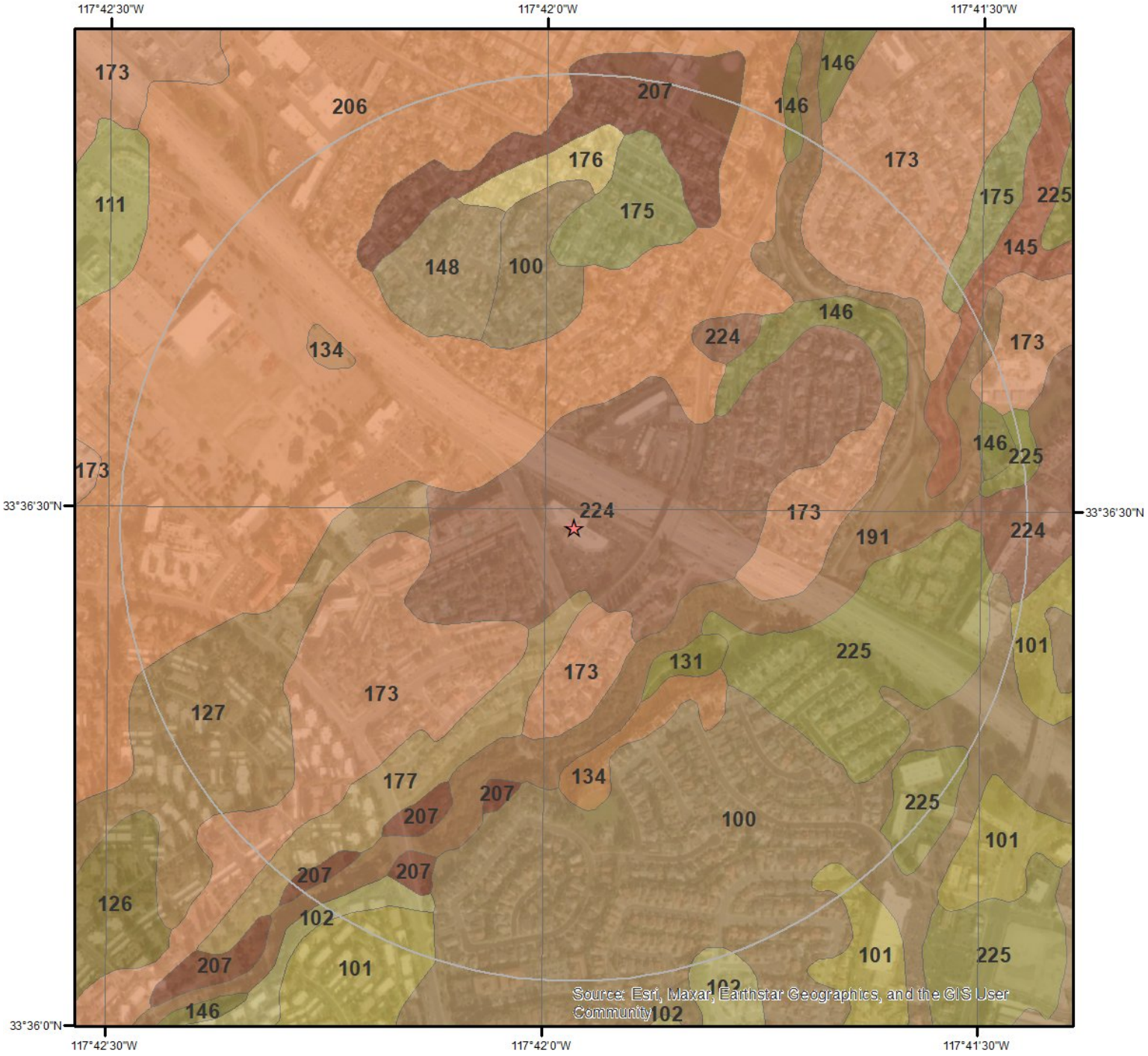
Geologic Unit M

Unit Name:	Miocene marine rocks
Unit Age:	Oligocene to Pliocene
Primary Rock Type:	sandstone
Secondary Rock Type:	mudstone
Unit Description:	Sandstone, shale, siltstone, conglomerate and breccia; in part Pliocene and Oligocene.

Geologic Unit P

Unit Name:	Pliocene marine rocks
Unit Age:	Miocene to Pleistocene
Primary Rock Type:	sandstone
Secondary Rock Type:	mudstone
Unit Description:	Sandstone, siltstone, shale, and conglomerate; in part Pleistocene and Miocene.

Soil Information



SSURGO Soils

0 0.175 0.35 Miles N

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

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Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit 100 (13.72%)

Map Unit Name:	Alo clay, 9 to 15 percent slopes
Bedrock Depth - Min:	64cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Alo(85%)

horizon A1(0cm to 5cm)	Clay
horizon A2(5cm to 38cm)	Clay
horizon Bkss(38cm to 64cm)	Clay
horizon Cr1(64cm to 104cm)	Bedrock
horizon Cr2(104cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 100 - Alo clay, 9 to 15 percent slopes

Component: Alo (85%)
The Alo component makes up 85 percent of the map unit. Slopes are 9 to 15 percent. This component is on hillslopes, hills. The parent material consists of calcareous residuum weathered from sandstone and shale. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 39 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R019XD001CA Clayey (1975) ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Anaheim (5%)
Generated brief soil descriptions are created for major soil components. The Anaheim soil is a minor component.

Component: Bosanko (5%)
Generated brief soil descriptions are created for major soil components. The Bosanko soil is a minor component.

Component: Balcom (5%)
Generated brief soil descriptions are created for major soil components. The Balcom soil is a minor component.

Map Unit 101 (12.86%)

Map Unit Name:	Alo clay, 15 to 30 percent slopes, dry
Bedrock Depth - Min:	56cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Alo(85%)

horizon A(0cm to 38cm)	Clay

horizon Bkss(38cm to 56cm)	Clay
horizon Cr(56cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 101 - Alo clay, 15 to 30 percent slopes, dry

Component: Alo (85%)
The Alo component makes up 85 percent of the map unit. Slopes are 15 to 30 percent. This component is on foothills, ridges. The parent material consists of residuum weathered from calcareous sandstone or shale. Depth to a root restrictive layer, bedrock, paralithic, is 22 to 26 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R019XD001CA Clayey (1975) ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Anaheim (5%)
Generated brief soil descriptions are created for major soil components. The Anaheim, clay loam soil is a minor component.

Component: Bonsall (5%)
Generated brief soil descriptions are created for major soil components. The Bonsall, clay soil is a minor component.

Component: Balcom (5%)
Generated brief soil descriptions are created for major soil components. The Balcom, clay loam soil is a minor component.

Map Unit 102 (1.07%)

Map Unit Name:	Alo clay, 30 to 50 percent slopes, warm MAAT, MLRA 20
Bedrock Depth - Min:	56cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Alo(85%)

horizon A(0cm to 38cm)	Clay
horizon Bkss(38cm to 56cm)	Clay
horizon Cr(56cm to 200cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 102 - Alo clay, 30 to 50 percent slopes, warm MAAT, MLRA 20

Component: Alo (85%)
The Alo component makes up 85 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills, foothills. The parent material consists of residuum weathered from sandstone and shale. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 30 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R019XD001CA Clayey (1975) ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Balcom (5%)
Generated brief soil descriptions are created for major soil components. The Balcom soil is a minor component.

Component: Anaheim (5%)
Generated brief soil descriptions are created for major soil components. The Anaheim soil is a minor component.

Component: Calleguas (3%)
Generated brief soil descriptions are created for major soil components. The Calleguas soil is a minor component.

Component: Bosanko (2%)
Generated brief soil descriptions are created for major soil components. The Bosanko soil is a minor component.

Map Unit 127 (2.21%)

Map Unit Name:	Bosanko clay, 15 to 30 percent slopes
Bedrock Depth - Min:	89cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Bosanko(85%)

horizon Ap(0cm to 13cm)	Clay
horizon Bss(13cm to 64cm)	Clay
horizon Bk(64cm to 89cm)	Clay
horizon Cr(89cm to 200cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 127 - Bosanko clay, 15 to 30 percent slopes

Component: Bosanko (85%)
The Bosanko component makes up 85 percent of the map unit. Slopes are 15 to 30 percent. This component is on uplands, hillslopes. The parent material consists of acid residuum weathered from igneous rock. Depth to a root restrictive layer, bedrock, paralithic, is 26 to 36 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R019XD001CA Clayey (1975) ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Balcom (6%)
Generated brief soil descriptions are created for major soil components. The Balcom soil is a minor component.

Component: Alo (6%)
Generated brief soil descriptions are created for major soil components. The Alo soil is a minor component.

Component: Vista (1%)
Generated brief soil descriptions are created for major soil components. The Vista soil is a minor component.

Component: Bonsall (1%)
Generated brief soil descriptions are created for major soil components. The Bonsall soil is a minor component.

Component: Fallbrook (1%)
Generated brief soil descriptions are created for major soil components. The Fallbrook soil is a minor component.

Map Unit 131 (0.13%)

Map Unit Name:	Botella loam, 2 to 9 percent slopes, warm MAAT, lower MAP, MLRA 19
Bedrock Depth - Min:	

Soil Information

Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Botella(85%)

horizon H1(0cm to 20cm)	Loam
horizon H2(20cm to 89cm)	Silty clay loam
horizon H3(89cm to 168cm)	Clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 131 - Botella loam, 2 to 9 percent slopes, warm MAAT, lower MAP, MLRA 19

Component: Botella (85%)
The Botella component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria.

Component: Capistrano (5%)
Generated brief soil descriptions are created for major soil components. The Capistrano soil is a minor component.

Component: Sorrento (5%)
Generated brief soil descriptions are created for major soil components. The Sorrento soil is a minor component.

Component: Botella (5%)
Generated brief soil descriptions are created for major soil components. The Botella soil is a minor component.

Map Unit 134 (0.38%)

Map Unit Name:	Calleguas clay loam, 50 to 75 percent slopes, eroded
Bedrock Depth - Min:	38cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Calleguas(85%)

horizon A1(0cm to 18cm)	Clay loam
horizon A2(18cm to 28cm)	Clay loam
horizon A3(28cm to 38cm)	Very channery clay loam
horizon Cr(38cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 134 - Calleguas clay loam, 50 to 75 percent slopes, eroded

Component: Calleguas (85%)
The Calleguas component makes up 85 percent of the map unit. Slopes are 50 to 75 percent. This component is on hillslopes, hills. The parent material consists of residuum weathered from calcareous shale. Depth to a root restrictive layer, bedrock, paralithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There

is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD071CA Shallow Clayey (1975) ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Cieneba (5%)
Generated brief soil descriptions are created for major soil components. The Cieneba soil is a minor component.

Component: Anaheim (5%)
Generated brief soil descriptions are created for major soil components. The Anaheim soil is a minor component.

Component: Balcom (5%)
Generated brief soil descriptions are created for major soil components. The Balcom soil is a minor component.

Map Unit 145 (1.24%)

Map Unit Name:	Cieneba-Rock outcrop complex, 30 to 75 percent slopes
Bedrock Depth - Min:	0cm
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Cieneba(60%)	
horizon H1(0cm to 18cm)	Sandy loam
horizon H2(18cm to 150cm)	Weathered bedrock
Rock outcrop(30%)	
horizon H1(0cm to 10cm)	Unweathered bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 145 - Cieneba-Rock outcrop complex, 30 to 75 percent slopes

Component: Cieneba (60%)
The Cieneba component makes up 60 percent of the map unit. Slopes are 30 to 75 percent. This component is on hills, foothills. The parent material consists of residuum weathered from granite. Depth to a root restrictive layer, bedrock, paralithic, is 7 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD073CA Shallow Loamy - Rock Outcrop Complex ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Rock outcrop (30%)
Generated brief soil descriptions are created for major soil components. The Rock outcrop is a miscellaneous area.

Component: Anaheim (5%)
Generated brief soil descriptions are created for major soil components. The Anaheim soil is a minor component.

Component: San Andreas (2%)
Generated brief soil descriptions are created for major soil components. The San Andreas soil is a minor component.

Component: Tollhouse (2%)
Generated brief soil descriptions are created for major soil components. The Tollhouse soil is a minor component.

Component: Vista (1%)
Generated brief soil descriptions are created for major soil components. The Vista soil is a minor component.

Soil Information

Map Unit 146 (0.59%)

Map Unit Name:	Corralitos loamy sand
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil.

Major components are printed below

Corralitos(65%)

horizon H1(0cm to 23cm)	Loamy sand
horizon H2(23cm to 152cm)	Stratified sand to loamy sand

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 146 - Corralitos loamy sand

Component: Corralitos (65%)
The Corralitos component makes up 65 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from mixed. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD035CA Sandy (1975) ecological site. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 3s. This soil does not meet hydric criteria.

Component: Unnamed (20%)
The Unnamed component makes up 20 percent of the map unit. Slopes are The parent material consists of alluvium derived from mixed. Depth to a root restrictive layer is greater than 60 inches. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet hydric criteria.

Component: Riverwash (5%)
Generated brief soil descriptions are created for major soil components. The Riverwash soil is a minor component.

Component: Metz (5%)
Generated brief soil descriptions are created for major soil components. The Metz soil is a minor component.

Component: Soboba (3%)
Generated brief soil descriptions are created for major soil components. The Soboba soil is a minor component.

Component: Capistrano (2%)
Generated brief soil descriptions are created for major soil components. The Capistrano soil is a minor component.

Map Unit 148 (0.62%)

Map Unit Name:	Cropley clay, 0 to 2 percent slopes, warm MAAT, MLRA 19
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Cropley(90%)

horizon Ap(0cm to 5cm)	Clay
horizon Bss1(5cm to 36cm)	Clay
horizon Bss2(36cm to 56cm)	Clay

horizon Bk1(56cm to 71cm)	Clay
horizon Bk2(71cm to 102cm)	Silty clay loam
horizon Bk3(102cm to 152cm)	Silt loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 148 - Cropley clay, 0 to 2 percent slopes, warm MAAT, MLRA 19

Component: Cropley (90%)
The Cropley component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans on hills, terraces on hills. The parent material consists of alluvium derived from calcareous shale. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R020XD047CA Coastal Terrace 14-16" P.z. ecological site. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 10 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Salinas (4%)
Generated brief soil descriptions are created for major soil components. The Salinas soil is a minor component.

Component: Rincon (3%)
Generated brief soil descriptions are created for major soil components. The Rincon soil is a minor component.

Component: Bosanko (1%)
Generated brief soil descriptions are created for major soil components. The Bosanko soil is a minor component.

Component: Chino (1%)
Generated brief soil descriptions are created for major soil components. The Chino soil is a minor component.

Component: Omni (1%)
Generated brief soil descriptions are created for major soil components. The Omni soil is a minor component.

Map Unit 173 (9.82%)

Map Unit Name:	Myford sandy loam, 2 to 9 percent slopes
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Myford(75%)

horizon A1(0cm to 2cm)	Sandy loam
horizon A2(2cm to 10cm)	Sandy loam
horizon A3(10cm to 30cm)	Sandy loam
horizon Bt1(30cm to 46cm)	Sandy clay
horizon Bt2(46cm to 71cm)	Sandy clay loam
horizon Btk1(71cm to 89cm)	Sandy clay loam
horizon Btk2(89cm to 104cm)	Sandy clay loam
horizon B't1(104cm to 124cm)	Sandy clay loam
horizon B't2(124cm to 155cm)	Sandy clay loam
horizon Bt3(155cm to 180cm)	Sandy clay loam
horizon C(180cm to 201cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Soil Information

Map Unit: 173 - Myford sandy loam, 2 to 9 percent slopes

Component: Myford (75%)
The Myford component makes up 75 percent of the map unit. Slopes are 2 to 9 percent. This component is on terraces, alluvial plains. The parent material consists of alluvium derived from sandstone. Depth to a root restrictive layer, abrupt textural change, is 8 to 20 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD061CA Claypan (1975) ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Myford (10%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Component: Yorba (5%)
Generated brief soil descriptions are created for major soil components. The Yorba soil is a minor component.

Component: Capistrano (5%)
Generated brief soil descriptions are created for major soil components. The Capistrano soil is a minor component.

Component: Chesterton (3%)
Generated brief soil descriptions are created for major soil components. The Chesterton soil is a minor component.

Component: Water (2%)
Generated brief soil descriptions are created for major soil components. The Water soil is a minor component.

Map Unit 175 (0.91%)

Map Unit Name:	Myford sandy loam, 9 to 15 percent slopes
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Myford(85%)

horizon H1(0cm to 30cm)	Sandy loam
horizon H2(30cm to 46cm)	Sandy clay
horizon H3(46cm to 71cm)	Sandy clay loam
horizon H4(71cm to 180cm)	Sandy clay loam
horizon H5(180cm to 201cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 175 - Myford sandy loam, 9 to 15 percent slopes

Component: Myford (85%)
The Myford component makes up 85 percent of the map unit. Slopes are 9 to 15 percent. This component is on terraces, alluvial plain remnants. The parent material consists of alluvium derived from mixed. Depth to a root restrictive layer, abrupt textural change, inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD061CA Claypan (1975) ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Myford (5%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Soil Information

Component: Capistrano (5%)
Generated brief soil descriptions are created for major soil components. The Capistrano soil is a minor component.

Component: Yorba (3%)
Generated brief soil descriptions are created for major soil components. The Yorba soil is a minor component.

Component: San Andreas (2%)
Generated brief soil descriptions are created for major soil components. The San Andreas soil is a minor component.

Map Unit 176 (0.28%)

Map Unit Name:	Myford sandy loam, 15 to 30 percent slopes
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Myford(85%)

horizon H1(0cm to 30cm)	Sandy loam
horizon H2(30cm to 46cm)	Sandy clay
horizon H3(46cm to 71cm)	Sandy clay loam
horizon H4(71cm to 180cm)	Sandy clay loam
horizon H5(180cm to 201cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 176 - Myford sandy loam, 15 to 30 percent slopes

Component: Myford (85%)
The Myford component makes up 85 percent of the map unit. Slopes are 15 to 30 percent. This component is on terraces, alluvial plain remnants. The parent material consists of alluvium derived from mixed. Depth to a root restrictive layer, abrupt textural change, inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD061CA Claypan (1975) ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Myford (5%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Component: Myford (5%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Component: Cieneba (3%)
Generated brief soil descriptions are created for major soil components. The Cieneba soil is a minor component.

Component: Yorba (2%)
Generated brief soil descriptions are created for major soil components. The Yorba soil is a minor component.

Map Unit 177 (0.95%)

Map Unit Name:	Myford sandy loam, 9 to 30 percent slopes, eroded
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Moderately well drained

Soil Information

Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Myford(85%)

horizon A(0cm to 18cm)	Sandy loam
horizon Bt(18cm to 28cm)	Sandy clay
horizon Btk(28cm to 53cm)	Sandy clay loam
horizon B't(53cm to 163cm)	Sandy clay loam
horizon C(163cm to 201cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 177 - Myford sandy loam, 9 to 30 percent slopes, eroded

Component: Myford (85%)
The Myford component makes up 85 percent of the map unit. Slopes are 9 to 30 percent. This component is on terraces, alluvial plains. The parent material consists of alluvium derived from sandstone. Depth to a root restrictive layer, abrupt textural change, is 4 to 10 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD061CA Claypan (1975) ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Myford (10%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Component: Cieneba (3%)
Generated brief soil descriptions are created for major soil components. The Cieneba soil is a minor component.

Component: Yorba (2%)
Generated brief soil descriptions are created for major soil components. The Yorba soil is a minor component.

Map Unit 191 (16.42%)

Map Unit Name:	Riverwash
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	31cm
Drainage Class - Dominant:	
Hydrologic Group - Dominant:	

Major components are printed below

Riverwash(100%)

horizon C1(0cm to 15cm)	Gravelly sand
horizon C2(15cm to 152cm)	Stratified gravelly coarse sand to sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 191 - Riverwash

Component: Riverwash (100%)
Generated brief soil descriptions are created for major soil components. The Riverwash is a miscellaneous area.

Map Unit 206 (26.18%)

Soil Information

Map Unit Name:	Sorrento loam, 0 to 2 percent slopes, warm MAAT, MLRA 19
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Sorrento(85%)

horizon A(0cm to 30cm)	Loam
horizon C(30cm to 94cm)	Silty clay loam
horizon Ck(94cm to 157cm)	Silty clay loam
horizon 2C(157cm to 183cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 206 - Sorrento loam, 0 to 2 percent slopes, warm MAAT, MLRA 19

Component: Sorrento (85%)
The Sorrento component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3c. Irrigated land capability classification is 1 This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Mocho (5%)
Generated brief soil descriptions are created for major soil components. The Mocho soil is a minor component.

Component: Sorrento (3%)
Generated brief soil descriptions are created for major soil components. The Sorrento soil is a minor component.

Component: Garretson (2%)
Generated brief soil descriptions are created for major soil components. The Garretson soil is a minor component.

Component: Bolsa (2%)
Generated brief soil descriptions are created for major soil components. The Bolsa soil is a minor component.

Component: Anacapa (2%)
Generated brief soil descriptions are created for major soil components. The Anacapa soil is a minor component.

Component: Pico (1%)
Generated brief soil descriptions are created for major soil components. The Pico soil is a minor component.

Map Unit 207 (1.49%)

Map Unit Name:	Sorrento loam, 2 to 9 percent slopes, warm MAAT, MLRA 19
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Sorrento(85%)

horizon A(0cm to 30cm)	Loam
horizon AB(30cm to 94cm)	Silty clay loam

horizon Bk(94cm to 157cm)	Silty clay loam
horizon 2C(157cm to 183cm)	Sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 207 - Sorrento loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

Component: Sorrento (85%)
The Sorrento component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R019XD029CA Loamy (1975) ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Mocho (7%)
Generated brief soil descriptions are created for major soil components. The Mocho soil is a minor component.

Component: Pico (2%)
Generated brief soil descriptions are created for major soil components. The Pico soil is a minor component.

Component: Garretson (2%)
Generated brief soil descriptions are created for major soil components. The Garretson soil is a minor component.

Component: Anacapa (2%)
Generated brief soil descriptions are created for major soil components. The Anacapa soil is a minor component.

Component: Botella (2%)
Generated brief soil descriptions are created for major soil components. The Botella soil is a minor component.

Map Unit 224 (8.94%)

Map Unit Name:	Yorba cobbly sandy loam, 9 to 30 percent slopes
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Yorba(85%)

horizon H1(0cm to 28cm)	Cobbly sandy loam
horizon H2(28cm to 102cm)	Very gravelly sandy clay loam
horizon H3(102cm to 160cm)	Very gravelly sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 224 - Yorba cobbly sandy loam, 9 to 30 percent slopes

Component: Yorba (85%)
The Yorba component makes up 85 percent of the map unit. Slopes are 9 to 30 percent. This component is on alluvial plains, terraces. The parent material consists of sandy and gravelly alluvium derived from mixed. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD061CA Claypan (1975) ecological site. Nonirrigated land capability classification is 4e. Irrigated land

capability classification is 4e. This soil does not meet hydric criteria.

Component: Modjeska (5%)
Generated brief soil descriptions are created for major soil components. The Modjeska soil is a minor component.

Component: Gabino (5%)
Generated brief soil descriptions are created for major soil components. The Gabino soil is a minor component.

Component: Myford (3%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Component: Soper (2%)
Generated brief soil descriptions are created for major soil components. The Soper soil is a minor component.

Map Unit 225 (2.21%)

Map Unit Name:	Yorba cobbly sandy loam, 9 to 30 percent slopes, eroded
Bedrock Depth - Min:	
Watertable Depth - Annual Min:	
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Yorba(85%)

horizon H1(0cm to 18cm)	Cobbly sandy loam
horizon H2(18cm to 91cm)	Very cobbly clay loam
horizon H2(18cm to 91cm)	Very gravelly clay loam
horizon H2(18cm to 91cm)	Very gravelly sandy clay loam
horizon H3(91cm to 160cm)	Very gravelly sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 225 - Yorba cobbly sandy loam, 9 to 30 percent slopes, eroded

Component: Yorba (85%)
The Yorba component makes up 85 percent of the map unit. Slopes are 9 to 30 percent. This component is on terraces, alluvial plains. The parent material consists of sandy and gravelly alluvium derived from mixed. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R019XD061CA Claypan (1975) ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Myford (5%)
Generated brief soil descriptions are created for major soil components. The Myford soil is a minor component.

Component: Gabino (5%)
Generated brief soil descriptions are created for major soil components. The Gabino soil is a minor component.

Component: Soper (3%)
Generated brief soil descriptions are created for major soil components. The Soper soil is a minor component.

Component: Modjeska (2%)
Generated brief soil descriptions are created for major soil components. The Modjeska soil is a minor component.

Wells and Additional Sources

Wells & Additional Sources

N

0 0.15 0.3 0.6 Miles

- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- OGW Sites with Higher Elevation
- OGW Sites with Same Elevation
- OGW Sites with Lower Elevation
- OGW Sites with Unknown Elevation

ERIS

Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
2	CA3010079	953.81	NE

Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
1	CA3010079	776.33	NE

USGS National Water Information System

Map Key	ID	Distance (ft)	Direction
	No records found		

Wells from NWIS

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
	No records found		

Periodic Groundwater Level Measurement Locations

Map Key	ID	Distance (ft)	Direction
	No records found		

Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
3	WCR0101411	1066.64	WSW
3	WCR0047760	1066.64	WSW
3	WCR0203784	1066.64	WSW
3	WCR0193060	1066.64	WSW
3	WCR1959-001965	1066.64	WSW
3	WCR2004-011675	1066.64	WSW
3	WCR1950-002144	1066.64	WSW
3	WCR1959-001964	1066.64	WSW
3	WCR0325554	1066.64	WSW
3	WCR0172779	1066.64	WSW

3	WCR0229769	1066.64	WSW
3	WCR2001-014639	1066.64	WSW
3	WCR1959-001967	1066.64	WSW
3	WCR2001-013353	1066.64	WSW
3	WCR1995-012291	1066.64	WSW
3	WCR2001-014638	1066.64	WSW
3	WCR2001-014257	1066.64	WSW
3	WCR2005-015285	1066.64	WSW
3	WCR2004-011673	1066.64	WSW
3	WCR1974-003751	1066.64	WSW
3	WCR1974-003752	1066.64	WSW
3	WCR0316240	1066.64	WSW
3	WCR1959-001963	1066.64	WSW
3	WCR2004-011674	1066.64	WSW
4	WCR2021-005144	2331.35	E
4	WCR2021-005145	2331.35	E
4	WCR2021-005143	2331.35	E
4	WCR2021-005147	2331.35	E
5	WCR2021-005149	2332.32	E
5	WCR2022-000273	2332.32	E
5	WCR2022-000275	2332.32	E
6	WCR2020-007036	2525.18	E
7	WCR2021-005142	2539.11	E
7	WCR2021-005146	2539.11	E
8	WCR2021-005148	2541.23	E
9	WCR2020-007038	2542.86	E
9	WCR2020-007037	2542.86	E
10	WCR2020-008471	2665.27	E
10	WCR2020-008468	2665.27	E
10	WCR2020-008472	2665.27	E
10	WCR2020-008470	2665.27	E
10	WCR2020-008473	2665.27	E
10	WCR2020-008469	2665.27	E
11	WCR2022-002258	2974.09	NW
12	WCR2022-002255	2999.54	NW
13	WCR2022-002259	3122.37	NW
14	WCR2022-002262	3154.77	NW
15	WCR2022-002257	3273.05	NW
16	WCR2022-002252	3291.31	NW
17	WCR2022-002251	3292.49	NW
18	WCR2022-002253	3309.13	NW
19	WCR2022-002261	3317.18	NW
20	WCR2022-002263	3411.57	NW
21	WCR2022-002260	3423.59	NW
22	WCR2019-003099	3455.93	NNW
22	WCR2019-003105	3455.93	NNW
22	WCR2019-003095	3455.93	NNW
22	WCR2019-003103	3455.93	NNW
22	WCR2019-003102	3455.93	NNW
22	WCR2019-003111	3455.93	NNW
22	WCR2019-003109	3455.93	NNW
22	WCR2019-003100	3455.93	NNW
22	WCR2019-003096	3455.93	NNW
22	WCR2019-003106	3455.93	NNW
22	WCR2019-003107	3455.93	NNW
22	WCR2019-003098	3455.93	NNW
22	WCR2019-003104	3455.93	NNW
22	WCR2019-003094	3455.93	NNW
22	WCR2019-003112	3455.93	NNW
23	WCR2022-005949	3472.98	N
24	WCR2015-004293	3531.99	N
24	WCR2015-004295	3531.99	N
25	WCR2016-000551	3540.94	N
25	WCR2015-004299	3540.94	N
25	WCR2015-004292	3540.94	N
26	WCR2018-000342	3586.84	NW

27	WCR2022-005947	3628.20	N
28	WCR2018-000338	3631.51	NW
29	WCR2019-003129	3638.85	NW
29	WCR2019-003126	3638.85	NW
29	WCR2019-003132	3638.85	NW
29	WCR2019-003130	3638.85	NW
29	WCR2019-003128	3638.85	NW
29	WCR2019-003127	3638.85	NW
29	WCR2019-003125	3638.85	NW
29	WCR2019-003131	3638.85	NW
30	WCR2018-000339	3645.81	NW
31	WCR2018-009368	3650.74	NNW
31	WCR2018-009369	3650.74	NNW
32	WCR2018-000334	3661.43	NW
33	WCR2017-006280	3668.95	NW
34	WCR2018-011404	3679.65	NW
34	WCR2018-011401	3679.65	NW
34	WCR2018-011405	3679.65	NW
34	WCR2018-011407	3679.65	NW
35	WCR2018-000340	3689.67	NW
36	WCR2019-004762	3702.50	NW
36	WCR2019-004759	3702.50	NW
36	WCR2019-004559	3702.50	NW
36	WCR2019-004548	3702.50	NW
36	WCR2019-004560	3702.50	NW
36	WCR2019-004561	3702.50	NW
36	WCR2019-004563	3702.50	NW
36	WCR2019-004760	3702.50	NW
36	WCR2019-004784	3702.50	NW
36	WCR2019-004567	3702.50	NW
36	WCR2019-004752	3702.50	NW
36	WCR2019-004791	3702.50	NW
36	WCR2019-004542	3702.50	NW
36	WCR2019-004792	3702.50	NW
36	WCR2019-004564	3702.50	NW
36	WCR2019-004756	3702.50	NW
36	WCR2019-004735	3702.50	NW
36	WCR2019-004545	3702.50	NW
36	WCR2019-004543	3702.50	NW
36	WCR2019-004556	3702.50	NW
36	WCR2019-004549	3702.50	NW
36	WCR2019-004753	3702.50	NW
36	WCR2019-004766	3702.50	NW
36	WCR2019-004541	3702.50	NW
36	WCR2019-004764	3702.50	NW
36	WCR2019-004736	3702.50	NW
36	WCR2019-004558	3702.50	NW
36	WCR2019-004568	3702.50	NW
36	WCR2019-004562	3702.50	NW
36	WCR2019-004786	3702.50	NW
36	WCR2019-004551	3702.50	NW
36	WCR2019-004757	3702.50	NW
36	WCR2019-004729	3702.50	NW
36	WCR2019-004726	3702.50	NW
36	WCR2019-004566	3702.50	NW
36	WCR2019-004733	3702.50	NW
36	WCR2019-004785	3702.50	NW
36	WCR2019-004565	3702.50	NW
36	WCR2019-004546	3702.50	NW
36	WCR2019-004755	3702.50	NW
36	WCR2018-000335	3702.50	NW
37	WCR2022-005957	3708.22	N
38	WCR2018-000337	3733.57	NW
39	WCR2018-000336	3735.58	NW
40	WCR2017-000229	3748.56	NNW
40	WCR2017-000224	3748.56	NNW

41	WCR2017-000223	3761.17	NNW
42	WCR2018-000341	3766.20	NW
43	WCR2017-000228	3770.06	NNW
44	WCR2019-004900	3774.70	NNW
44	WCR2019-004921	3774.70	NNW
44	WCR2019-004914	3774.70	NNW
44	WCR2019-004893	3774.70	NNW
44	WCR2019-004883	3774.70	NNW
44	WCR2019-004896	3774.70	NNW
44	WCR2019-004897	3774.70	NNW
44	WCR2019-004915	3774.70	NNW
44	WCR2019-004891	3774.70	NNW
44	WCR2019-004918	3774.70	NNW
44	WCR2019-004917	3774.70	NNW
44	WCR2019-004880	3774.70	NNW
45	WCR2017-000226	3777.21	NNW
45	WCR2017-000221	3777.21	NNW
45	WCR2017-000230	3777.21	NNW
45	WCR2017-000227	3777.21	NNW
45	WCR2017-000225	3777.21	NNW
45	WCR2017-000222	3777.21	NNW
46	WCR2022-005950	3780.83	N
47	WCR2022-002264	3807.39	NW
48	WCR2022-005958	3878.64	N
49	WCR2019-011785	4004.05	N
50	WCR2022-005945	4029.22	N
51	WCR2019-011784	4053.57	N
52	WCR2019-011782	4089.95	N
53	WCR2019-011780	4098.39	N
54	WCR2019-011779	4100.35	N
55	WCR2020-010079	4111.43	N
56	WCR2022-005946	4121.45	N
57	WCR2019-011776	4128.82	N
58	WCR2019-011783	4132.19	N
59	WCR2019-011778	4147.95	N
60	WCR2019-011786	4162.22	N
61	WCR2019-011781	4165.58	N
62	WCR2019-011777	4167.49	N
63	WCR2022-006190	4196.32	N
64	WCR2020-011159	4198.33	NNW
64	WCR2020-011158	4198.33	NNW
64	WCR2020-011157	4198.33	NNW
64	WCR2020-011160	4198.33	NNW
64	WCR2020-011161	4198.33	NNW
65	WCR2022-006188	4217.19	N
66	WCR2020-010085	4273.20	N
67	WCR2020-010083	4296.49	N
68	WCR2022-006197	4307.39	N
69	WCR2020-010082	4314.16	N
70	WCR2018-002914	4314.37	N
71	WCR2020-010081	4318.97	N
72	WCR2022-006195	4320.18	N
73	WCR2018-002901	4323.18	N
74	WCR2022-006196	4331.54	N
75	WCR2022-006192	4346.82	N
76	WCR2022-006186	4361.30	N
77	WCR0018526	4363.28	E
77	WCR1999-009894	4363.28	E
77	WCR0079667	4363.28	E
77	WCR0255033	4363.28	E
77	WCR0316241	4363.28	E
78	WCR2022-006193	4370.81	N
79	WCR2018-002902	4372.47	N
80	WCR2022-006187	4388.48	N
81	WCR2022-006191	4405.78	N
82	WCR2022-006189	4412.40	N

83	WCR2016-006743	4464.07	WNW
83	WCR2016-006739	4464.07	WNW
83	WCR2016-006750	4464.07	WNW
83	WCR2016-006751	4464.07	WNW
83	WCR2016-006759	4464.07	WNW
83	WCR2016-006745	4464.07	WNW
83	WCR2016-006740	4464.07	WNW
83	WCR2016-006742	4464.07	WNW
83	WCR2016-006757	4464.07	WNW
83	WCR2016-006762	4464.07	WNW
83	WCR2016-006758	4464.07	WNW
83	WCR2016-006752	4464.07	WNW
83	WCR2016-006744	4464.07	WNW
83	WCR2016-006755	4464.07	WNW
83	WCR2016-006753	4464.07	WNW
83	WCR2016-006760	4464.07	WNW
83	WCR2016-006763	4464.07	WNW
83	WCR2016-006761	4464.07	WNW
83	WCR2016-006764	4464.07	WNW
83	WCR2016-006756	4464.07	WNW
84	WCR2018-002903	4481.56	N
85	WCR2018-002900	4548.97	N
85	WCR2018-010441	4548.97	N
86	WCR2018-002912	4599.00	N
87	WCR1993-011295	4601.43	WNW
87	WCR1993-011294	4601.43	WNW
88	WCR0130785	4613.62	N
89	WCR0008833	4620.72	N
90	WCR0207959	4682.54	N
91	WCR0207958	4735.03	N
92	WCR2018-002913	4749.74	N
93	WCR0038332	4820.60	N
93	WCR0274794	4820.60	N
93	WCR0229303	4820.60	N
93	WCR1994-012668	4820.60	N
93	WCR0049440	4820.60	N
93	WCR0162271	4820.60	N
93	WCR0294837	4820.60	N
93	WCR0185556	4820.60	N
93	WCR0101237	4820.60	N
93	WCR0045020	4820.60	N
93	WCR2004-013053	4820.60	N
93	WCR0284396	4820.60	N
93	WCR0217315	4820.60	N
93	WCR2007-013316	4820.60	N
93	WCR2012-010733	4820.60	N
93	WCR0229765	4820.60	N
93	WCR0200353	4820.60	N
93	WCR1994-013364	4820.60	N
93	WCR0200713	4820.60	N
93	WCR0192874	4820.60	N
93	WCR0100013	4820.60	N
93	WCR0091180	4820.60	N
93	WCR0019275	4820.60	N
93	WCR2004-013914	4820.60	N
93	WCR0324947	4820.60	N
93	WCR1996-011183	4820.60	N
93	WCR1994-013362	4820.60	N
93	WCR0129304	4820.60	N
93	WCR2004-013916	4820.60	N
93	WCR1994-013363	4820.60	N
93	WCR2007-010080	4820.60	N
93	WCR2000-012739	4820.60	N
93	WCR2001-014474	4820.60	N
93	WCR2002-014321	4820.60	N
93	WCR2004-012970	4820.60	N

93	WCR2003-015073	4820.60	N
93	WCR2004-013052	4820.60	N
93	WCR0238176	4820.60	N
93	WCR0141984	4820.60	N
93	WCR1996-011184	4820.60	N
93	WCR2000-012740	4820.60	N
93	WCR2007-013315	4820.60	N
93	WCR1994-013049	4820.60	N
93	WCR2005-015021	4820.60	N
93	WCR0207957	4820.60	N
93	WCR2012-010778	4820.60	N
93	WCR0086941	4820.60	N
93	WCR2004-013912	4820.60	N
93	WCR2006-011904	4820.60	N
93	WCR2004-014016	4820.60	N
93	WCR0184280	4820.60	N
93	WCR0174941	4820.60	N
93	WCR2004-013917	4820.60	N
93	WCR0296060	4820.60	N
93	WCR0245310	4820.60	N
93	WCR0218055	4820.60	N
93	WCR2004-013918	4820.60	N
93	WCR0200233	4820.60	N
93	WCR2004-013921	4820.60	N
93	WCR0049259	4820.60	N
93	WCR0230871	4820.60	N
93	WCR0046829	4820.60	N
93	WCR0201171	4820.60	N
93	WCR0129305	4820.60	N
93	WCR0115932	4820.60	N
93	WCR0276303	4820.60	N
93	WCR2004-014017	4820.60	N
93	WCR0195814	4820.60	N
93	WCR0170979	4820.60	N
93	WCR1996-008896	4820.60	N
93	WCR2005-015022	4820.60	N
93	WCR0089628	4820.60	N
93	WCR0295955	4820.60	N
93	WCR1994-012667	4820.60	N
93	WCR1994-012669	4820.60	N
93	WCR1993-013497	4820.60	N
93	WCR1994-013051	4820.60	N
93	WCR2002-011897	4820.60	N
93	WCR1994-012664	4820.60	N
93	WCR2014-011787	4820.60	N
93	WCR2002-012126	4820.60	N
93	WCR2012-010732	4820.60	N
93	WCR2000-012738	4820.60	N
93	WCR2002-013872	4820.60	N
93	WCR2014-011786	4820.60	N
93	WCR1996-008897	4820.60	N
93	WCR2004-014020	4820.60	N
93	WCR0192875	4820.60	N
93	WCR0324945	4820.60	N
93	WCR2002-012128	4820.60	N
93	WCR1994-011116	4820.60	N
93	WCR2007-010079	4820.60	N
93	WCR2005-015618	4820.60	N
93	WCR2006-011903	4820.60	N
93	WCR2013-012978	4820.60	N
93	WCR2011-008291	4820.60	N
93	WCR2005-016704	4820.60	N
93	WCR2014-011788	4820.60	N
93	WCR2004-014019	4820.60	N
93	WCR2004-012971	4820.60	N
93	WCR0245309	4820.60	N

93	WCR2004-013911	4820.60	N
93	WCR2004-013920	4820.60	N
93	WCR2001-014476	4820.60	N
93	WCR2003-015074	4820.60	N
93	WCR2012-010734	4820.60	N
93	WCR1991-021073	4820.60	N
93	WCR1993-013259	4820.60	N
93	WCR1994-012670	4820.60	N
93	WCR2013-011424	4820.60	N
93	WCR2012-010777	4820.60	N
93	WCR0188169	4820.60	N
93	WCR2005-015019	4820.60	N
93	WCR0264199	4820.60	N
93	WCR2004-014018	4820.60	N
93	WCR2004-013919	4820.60	N
93	WCR2004-013913	4820.60	N
93	WCR0255027	4820.60	N
93	WCR2004-013910	4820.60	N
93	WCR0146590	4820.60	N
93	WCR0199663	4820.60	N
93	WCR2003-015076	4820.60	N
93	WCR0224219	4820.60	N
93	WCR0101410	4820.60	N
93	WCR0059306	4820.60	N
93	WCR2004-013915	4820.60	N
93	WCR0270659	4820.60	N
93	WCR0271718	4820.60	N
93	WCR0301989	4820.60	N
93	WCR0276304	4820.60	N
93	WCR2004-013909	4820.60	N
93	WCR0269203	4820.60	N
93	WCR2004-013051	4820.60	N
93	WCR0174598	4820.60	N
93	WCR0131000	4820.60	N
93	WCR2001-014473	4820.60	N
93	WCR0229766	4820.60	N
93	WCR0324946	4820.60	N
93	WCR2010-010592	4820.60	N
93	WCR2005-015020	4820.60	N
93	WCR2007-013314	4820.60	N
93	WCR1994-012666	4820.60	N
93	WCR1994-012665	4820.60	N
93	WCR2005-016705	4820.60	N
93	WCR2003-015075	4820.60	N
93	WCR2014-011789	4820.60	N
93	WCR2004-012972	4820.60	N
93	WCR1994-013050	4820.60	N
93	WCR2006-011902	4820.60	N
93	WCR0199664	4820.60	N
93	WCR0089627	4820.60	N
93	WCR2002-011898	4820.60	N
93	WCR2014-011857	4820.60	N
93	WCR1991-021074	4820.60	N
93	WCR2005-015675	4820.60	N
93	WCR2012-010735	4820.60	N
93	WCR0279056	4820.60	N
93	WCR2014-011790	4820.60	N
93	WCR0302578	4820.60	N
93	WCR0080924	4820.60	N
93	WCR1993-013498	4820.60	N
93	WCR2001-014475	4820.60	N
94	WCR2020-010946	4967.56	N
95	WCR2020-010944	4992.58	N
96	WCR2020-010943	5034.57	N
97	WCR2020-010942	5093.28	N
98	WCR2022-005554	5203.83	N

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	NE	0.18	953.81	386.27	PWSV

Address Line 2:
State Code: CA
Zip Code: 92630
City Name: LAKE FOREST
Address Line 1: 24251 LOS ALISOS BLVD.
PWS ID: CA3010079
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: SWP
Primary Source Desc: Purchased Surface Water
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 949-837-7050

--Details--
Population Served Count: 48628
City Served:
County Served: Orange
State Served: CA
Zip Code Served:

Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NE	0.15	776.33	389.40	SDWIS

PWS ID: CA3010079
PWS Type: Community water system
No of Facilities: 14
No of Violations: 1
No of Site Visits: 15
Cities Served: -
Counties Served: Orange
Population Served Count: 49,054
Primacy Agency: California
EPA Region: Region 9

Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR0101411	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR0047760	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR0203784	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR0193060	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR1959-001965	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:	HIGHWAY 101, LOS ALISOS RD		
City:	El Toro		
County:	Orange		
Location(OSWCR):	HIGHWAY 101, LOS ALISOS RD		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR2004-011675	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:	24012 Avenida de la Carlota		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	24012 Avenida de la Carlota		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR1950-002144	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251

Decimal Longitude: -117.70251
Location: LOS ALISOS AVE, NIGUEL RD, US 101
City:
County: Orange
Location(OSWCR): LOS ALISOS AVE, NIGUEL RD, US 101
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR1959-001964
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: HIGHWAY 101, LOS ALISOS RD
City: El Toro
County: Orange
Location(OSWCR): HIGHWAY 101, LOS ALISOS RD
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR0325554
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR0172779
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location:

City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR0229769
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR2001-014639
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: 24012 Avenida De La Carlota
City: Laguna Hills
County: Orange
Location(OSWCR): 24012 Avenida De La Carlota
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR1959-001967
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: HIGHWAY 101, LOS ALESOS RD
City: El Toro
County: Orange

Location(OSWCR): HIGHWAY 101, LOS ALESOS RD
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR2001-013353
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: s/o Avenida de la Carlota, w/o Los Aliso
City: Laguna Hills
County: Orange
Location(OSWCR): s/o Avenida de la Carlota, w/o Los Aliso
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR1995-012291
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: EL TORO
City: Laguna Hills
County: Orange
Location(OSWCR): EL TORO
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR2001-014638
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: 24012 Avenida De La Carlota
City: Laguna Hills
County: Orange
Location(OSWCR): 24012 Avenida De La Carlota
City(OSWCR): Laguna Hills

County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR2001-014257
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: S/S Avenida De La Carlota W/O Los Alisos
City: Laguna Hills
County: Orange
Location(OSWCR): S/S Avenida De La Carlota W/O Los Alisos
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR2005-015285
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: N Street
City: Irvine
County: Orange
Location(OSWCR): N Street
City(OSWCR): Irvine
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No: WCR2004-011673
Decimal Lat(OSWCR): 33.60665
Decimal Latitude: 33.60665
Decim Long(OSWCR): -117.70251
Decimal Longitude: -117.70251
Location: 24012 Avenida de la Carlota
City: Laguna Hills
County: Orange
Location(OSWCR): 24012 Avenida de la Carlota
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR1974-003751	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:	EL TORO RD, AVENIDA DE LA CARLOTA		
City:			
County:	Orange		
Location(OSWCR):	EL TORO RD, AVENIDA DE LA CARLOTA		
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR1974-003752	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:	EL TORO RD, AVENIDA DE LA CARLOTA		
City:			
County:	Orange		
Location(OSWCR):	EL TORO RD, AVENIDA DE LA CARLOTA		
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR0316240	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR1959-001963	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:	HIGHWAY 101, LOS ALESOS RD		
City:	El Toro		
County:	Orange		
Location(OSWCR):	HIGHWAY 101, LOS ALESOS RD		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	WSW	0.20	1,066.64	367.95	WATER WELLS

WCR No:	WCR2004-011674	Decimal Lat(OSWCR):	33.60665
Decimal Latitude:	33.60665	Decim Long(OSWCR):	-117.70251
Decimal Longitude:	-117.70251		
Location:	24012 Avenida de la Carlota		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	24012 Avenida de la Carlota		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	E	0.44	2,331.35	401.58	WATER WELLS

WCR No:	WCR2021-005144	Decimal Lat(OSWCR):	33.60727
Decimal Latitude:	33.60727	Decim Long(OSWCR):	-117.69184
Decimal Longitude:	-117.69184		
Location:	24391 24491 Alicia Pkwy		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	24391 24491 Alicia Pkwy		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	E	0.44	2,331.35	401.58	WATER WELLS

WCR No:	WCR2021-005145	Decimal Lat(OSWCR):	33.60726
Decimal Latitude:	33.60726	Decim Long(OSWCR):	-117.69183
Decimal Longitude:	-117.69183		
Location:	24391 24491 Alicia Pkwy		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	24391 24491 Alicia Pkwy		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	E	0.44	2,331.35	401.58	WATER WELLS

WCR No:	WCR2021-005143	Decimal Lat(OSWCR):	33.60725
Decimal Latitude:	33.60725	Decim Long(OSWCR):	-117.69182
Decimal Longitude:	-117.69182		
Location:	24391 24491 Alicia Pkwy		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	24391 24491 Alicia Pkwy		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	E	0.44	2,331.35	401.58	WATER WELLS

WCR No:	WCR2021-005147	Decimal Lat(OSWCR):	33.60725
Decimal Latitude:	33.60725	Decim Long(OSWCR):	-117.69182
Decimal Longitude:	-117.69182		
Location:	24391 24391 Alicia Pkwy		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	24391 24391 Alicia Pkwy		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	E	0.44	2,332.32	402.39	WATER WELLS

WCR No:	WCR2021-005149	Decimal Lat(OSWCR):	33.60722
Decimal Latitude:	33.60722	Decim Long(OSWCR):	-117.69183
Decimal Longitude:	-117.69183		
Location:	24391 24391 Alicia Pkwy		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	24391 24391 Alicia Pkwy		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	E	0.44	2,332.32	402.39	WATER WELLS

WCR No:	WCR2022-000273	Decimal Lat(OSWCR):	33.60722
Decimal Latitude:	33.60722	Decim Long(OSWCR):	-117.69183
Decimal Longitude:	-117.69183		
Location:	23491 alicia parkway		
City:	mission viejo		
County:	Orange		
Location(OSWCR):	23491 alicia parkway		
City(OSWCR):	mission viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	E	0.44	2,332.32	402.39	WATER WELLS

WCR No:	WCR2022-000275	Decimal Lat(OSWCR):	33.60722
Decimal Latitude:	33.60722	Decim Long(OSWCR):	-117.69183
Decimal Longitude:	-117.69183		
Location:	23491 alicia parkway		
City:	mission viejo		
County:	Orange		
Location(OSWCR):	23491 alicia parkway		
City(OSWCR):	mission viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	E	0.48	2,525.18	404.79	WATER WELLS

WCR No:	WCR2020-007036	Decimal Lat(OSWCR):	33.60757

Decimal Latitude:	33.60757	Decim Long(OSWCR):	-117.691152
Decimal Longitude:	-117.691152		
Location:	24471 Alicia Pkwy PL		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	24471 Alicia Pkwy PL		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	E	0.48	2,539.11	403.26	WATER WELLS

WCR No:	WCR2021-005142	Decimal Lat(OSWCR):	33.60716
Decimal Latitude:	33.60716	Decim Long(OSWCR):	-117.69116
Decimal Longitude:	-117.69116		
Location:	24391 24491 Alicia Pkwy		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	24391 24491 Alicia Pkwy		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	E	0.48	2,539.11	403.26	WATER WELLS

WCR No:	WCR2021-005146	Decimal Lat(OSWCR):	33.60715
Decimal Latitude:	33.60715	Decim Long(OSWCR):	-117.69115
Decimal Longitude:	-117.69115		
Location:	24391 24491 Alicia Pkwy		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	24391 24491 Alicia Pkwy		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	E	0.48	2,541.23	403.04	WATER WELLS

WCR No:	WCR2021-005148	Decimal Lat(OSWCR):	33.60708
Decimal Latitude:	33.60708	Decim Long(OSWCR):	-117.69116
Decimal Longitude:	-117.69116		

Location: 24391 24391 Alicia Pkwy
City: Mission Viejo
County: Orange
Location(OSWCR): 24391 24391 Alicia Pkwy
City(OSWCR): Mission Viejo
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	E	0.48	2,542.86	404.18	WATER WELLS

WCR No: WCR2020-007038
Decimal Latitude: 33.607539
Decimal Longitude: -117.691104
Location: 24471 Alicia Pkwy PL
City: Mission Viejo
County: Orange
Location(OSWCR): 24471 Alicia Pkwy PL
City(OSWCR): Mission Viejo
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.607539
Decim Long(OSWCR): -117.691104
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
9	E	0.48	2,542.86	404.18	WATER WELLS

WCR No: WCR2020-007037
Decimal Latitude: 33.607548
Decimal Longitude: -117.691088
Location: 24471 Alicia Pkwy PL
City: Mission Viejo
County: Orange
Location(OSWCR): 24471 Alicia Pkwy PL
City(OSWCR): Mission Viejo
County(OSWCR): Orange
Decimal Lat(OSWCR): 33.607548
Decim Long(OSWCR): -117.691088
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	E	0.50	2,665.27	401.82	WATER WELLS

WCR No: WCR2020-008471
Decimal Latitude: 33.6070953
Decimal Longitude: -117.6907463
Location: 24471 Alicia Pkwy
City: Mission Viejo
Decimal Lat(OSWCR): 33.6070953
Decim Long(OSWCR): -117.6907463

County: Orange
Location(OSWCR): 24471 Alicia Pkwy
City(OSWCR): Mission Viejo
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	E	0.50	2,665.27	401.82	WATER WELLS

WCR No: WCR2020-008468
Decimal Lat(OSWCR): 33.6070953
Decimal Latitude: 33.6070953
Decim Long(OSWCR): -117.6907463
Decimal Longitude: -117.6907463
Location: 24471 Alicia Pkwy
City: Mission Viejo
County: Orange
Location(OSWCR): 24471 Alicia Pkwy
City(OSWCR): Mission Viejo
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	E	0.50	2,665.27	401.82	WATER WELLS

WCR No: WCR2020-008472
Decimal Lat(OSWCR): 33.6070953
Decimal Latitude: 33.6070953
Decim Long(OSWCR): -117.6907463
Decimal Longitude: -117.6907463
Location: 24471 Alicia Pkwy
City: Mission Viejo
County: Orange
Location(OSWCR): 24471 Alicia Pkwy
City(OSWCR): Mission Viejo
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	E	0.50	2,665.27	401.82	WATER WELLS

WCR No: WCR2020-008470
Decimal Lat(OSWCR): 33.6070953
Decimal Latitude: 33.6070953
Decim Long(OSWCR): -117.6907463
Decimal Longitude: -117.6907463
Location: 24471 Alicia Pkwy
City: Mission Viejo
County: Orange
Location(OSWCR): 24471 Alicia Pkwy

City(OSWCR): Mission Viejo
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	E	0.50	2,665.27	401.82	WATER WELLS

WCR No: WCR2020-008473
Decimal Lat(OSWCR): 33.6070953
Decimal Latitude: 33.6070953
Decim Long(OSWCR): -117.6907463
Decimal Longitude: -117.6907463
Location: 24471 Alicia Pkwy
City: Mission Viejo
County: Orange
Location(OSWCR): 24471 Alicia Pkwy
City(OSWCR): Mission Viejo
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
10	E	0.50	2,665.27	401.82	WATER WELLS

WCR No: WCR2020-008469
Decimal Lat(OSWCR): 33.6070953
Decimal Latitude: 33.6070953
Decim Long(OSWCR): -117.6907463
Decimal Longitude: -117.6907463
Location: 24471 Alicia Pkwy
City: Mission Viejo
County: Orange
Location(OSWCR): 24471 Alicia Pkwy
City(OSWCR): Mission Viejo
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
11	NW	0.56	2,974.09	372.94	WATER WELLS

WCR No: WCR2022-002258
Decimal Lat(OSWCR):
Decimal Latitude: 33.6139889
Decim Long(OSWCR):
Decimal Longitude: -117.7061396
Location: 24422 Rockfield BLVD
City: Lake Forest
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):

Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
12	NW	0.57	2,999.54	375.01	WATER WELLS

WCR No:	WCR2022-002255	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6145017	Decim Long(OSWCR):	
Decimal Longitude:	-117.7055603		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			

Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
13	NW	0.59	3,122.37	364.77	WATER WELLS

WCR No:	WCR2022-002259	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6143161	Decim Long(OSWCR):	
Decimal Longitude:	-117.7064349		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			

Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	NW	0.60	3,154.77	371.97	WATER WELLS

WCR No:	WCR2022-002262	Decimal Lat(OSWCR):	
Decimal Latitude:	33.614831	Decim Long(OSWCR):	
Decimal Longitude:	-117.7058848		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			

Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	NW	0.62	3,273.05	370.99	WATER WELLS

WCR No:	WCR2022-002257	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6150858	Decim Long(OSWCR):	
Decimal Longitude:	-117.7061262		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	NW	0.62	3,291.31	365.83	WATER WELLS

WCR No:	WCR2022-002252	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6147351	Decim Long(OSWCR):	
Decimal Longitude:	-117.7067107		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
17	NW	0.62	3,292.49	362.62	WATER WELLS

WCR No:	WCR2022-002251	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6147126	Decim Long(OSWCR):	
Decimal Longitude:	-117.7067458		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
18	NW	0.63	3,309.13	365.83	WATER WELLS

WCR No:	WCR2022-002253	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6147685	Decim Long(OSWCR):	
Decimal Longitude:	-117.7067538		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
19	NW	0.63	3,317.18	365.83	WATER WELLS

WCR No:	WCR2022-002261	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6147943	Decim Long(OSWCR):	
Decimal Longitude:	-117.7067592		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
20	NW	0.65	3,411.57	374.44	WATER WELLS

WCR No:	WCR2022-002263	Decimal Lat(OSWCR):	
Decimal Latitude:	33.614227	Decim Long(OSWCR):	
Decimal Longitude:	-117.7078589		
Location:	24422 Rockfield BLVD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
21	NW	0.65	3,423.59	366.70	WATER WELLS

WCR No:	WCR2022-002260	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6150365	Decim Long(OSWCR):	
Decimal Longitude:	-117.7069604		

Wells and Additional Sources Detail Report

Location: 24422 Rockfield BLVD
City: Lake Forest
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003099
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003105
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003095
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest

County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003103
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003102
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003111
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road

City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003109
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003100
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No: WCR2019-003096
Decimal Lat(OSWCR): 33.617059
Decimal Latitude: 33.617059
Decim Long(OSWCR): -117.70302
Decimal Longitude: -117.70302
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No:	WCR2019-003106	Decimal Lat(OSWCR):	33.617059
Decimal Latitude:	33.617059	Decim Long(OSWCR):	-117.70302
Decimal Longitude:	-117.70302		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No:	WCR2019-003107	Decimal Lat(OSWCR):	33.617059
Decimal Latitude:	33.617059	Decim Long(OSWCR):	-117.70302
Decimal Longitude:	-117.70302		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No:	WCR2019-003098	Decimal Lat(OSWCR):	33.617059
Decimal Latitude:	33.617059	Decim Long(OSWCR):	-117.70302
Decimal Longitude:	-117.70302		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No:	WCR2019-003104	Decimal Lat(OSWCR):	33.617059
Decimal Latitude:	33.617059	Decim Long(OSWCR):	-117.70302
Decimal Longitude:	-117.70302		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No:	WCR2019-003094	Decimal Lat(OSWCR):	33.617059
Decimal Latitude:	33.617059	Decim Long(OSWCR):	-117.70302
Decimal Longitude:	-117.70302		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNW	0.65	3,455.93	383.49	WATER WELLS

WCR No:	WCR2019-003112	Decimal Lat(OSWCR):	33.617059
Decimal Latitude:	33.617059	Decim Long(OSWCR):	-117.70302
Decimal Longitude:	-117.70302		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	N	0.66	3,472.98	390.60	WATER WELLS

WCR No:	WCR2022-005949	Decimal Lat(OSWCR):	
Decimal Latitude:	33.617591	Decim Long(OSWCR):	
Decimal Longitude:	-117.6996952		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	N	0.67	3,531.99	388.93	WATER WELLS

WCR No:	WCR2015-004293	Decimal Lat(OSWCR):	33.617704
Decimal Latitude:	33.617704	Decim Long(OSWCR):	-117.700626
Decimal Longitude:	-117.700626		
Location:	23684 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
24	N	0.67	3,531.99	388.93	WATER WELLS

WCR No:	WCR2015-004295	Decimal Lat(OSWCR):	33.617704
Decimal Latitude:	33.617704	Decim Long(OSWCR):	-117.700626
Decimal Longitude:	-117.700626		
Location:	23684 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	N	0.67	3,540.94	390.98	WATER WELLS

WCR No:	WCR2016-000551	Decimal Lat(OSWCR):	33.617677
Decimal Latitude:	33.617677	Decim Long(OSWCR):	-117.70112
Decimal Longitude:	-117.70112		
Location:	23684 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	N	0.67	3,540.94	390.98	WATER WELLS

WCR No:	WCR2015-004299	Decimal Lat(OSWCR):	33.617677
Decimal Latitude:	33.617677	Decim Long(OSWCR):	-117.70112
Decimal Longitude:	-117.70112		
Location:	23684 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
25	N	0.67	3,540.94	390.98	WATER WELLS

WCR No:	WCR2015-004292	Decimal Lat(OSWCR):	33.617677
Decimal Latitude:	33.617677	Decim Long(OSWCR):	-117.70112
Decimal Longitude:	-117.70112		
Location:	23684 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
26	NW	0.68	3,586.84	361.19	WATER WELLS

WCR No:	WCR2018-000342	Decimal Lat(OSWCR):	33.6142381

Decimal Latitude:	33.6142381	Decim Long(OSWCR):	-117.7086
Decimal Longitude:	-117.7086		
Location:	El Toro Rd & Avenida De La Carlota		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	El Toro Rd & Avenida De La Carlota		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
27	N	0.69	3,628.20	392.55	WATER WELLS

WCR No:	WCR2022-005947	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6180203	Decim Long(OSWCR):	
Decimal Longitude:	-117.6994265		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
28	NW	0.69	3,631.51	362.05	WATER WELLS

WCR No:	WCR2018-000338	Decimal Lat(OSWCR):	33.6141175
Decimal Latitude:	33.6141175	Decim Long(OSWCR):	-117.7089
Decimal Longitude:	-117.7089		
Location:	El Toro Rd & Avenida De La Carlota		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	El Toro Rd & Avenida De La Carlota		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.69	3,638.85	363.89	WATER WELLS

WCR No:	WCR2019-003129	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			

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Location:	23971 El Toro Road
City:	Laguna Hills
County:	Orange
Location(OSWCR):	23971 El Toro Road
City(OSWCR):	Laguna Hills
County(OSWCR):	Orange
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.69	3,638.85	363.89	WATER WELLS

WCR No:	WCR2019-003126	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23971 El Toro Road		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro Road		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.69	3,638.85	363.89	WATER WELLS

WCR No:	WCR2019-003132	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23971 El Toro Road		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro Road		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.69	3,638.85	363.89	WATER WELLS

WCR No:	WCR2019-003130	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23971 El Toro Road		
City:	Laguna Hills		

County: Orange
Location(OSWCR): 23971 El Toro Road
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.69	3,638.85	363.89	WATER WELLS

WCR No: WCR2019-003128
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 23971 El Toro Road
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro Road
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.69	3,638.85	363.89	WATER WELLS

WCR No: WCR2019-003127
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 23971 El Toro Road
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro Road
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.69	3,638.85	363.89	WATER WELLS

WCR No: WCR2019-003125
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 23971 El Toro Road
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro Road

City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
29	NW	0.69	3,638.85	363.89	WATER WELLS

WCR No: WCR2019-003131
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 23971 El Toro Road
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro Road
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
30	NW	0.69	3,645.81	363.49	WATER WELLS

WCR No: WCR2018-000339
Decimal Lat(OSWCR): 33.6141819
Decimal Latitude: 33.6141819
Decim Long(OSWCR): -117.7089
Decimal Longitude: -117.7089
Location: El Toro Rd & Avenida De La Carlota
City: Laguna Hills
County: Orange
Location(OSWCR): El Toro Rd & Avenida De La Carlota
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
31	NNW	0.69	3,650.74	388.95	WATER WELLS

WCR No: WCR2018-009368
Decimal Lat(OSWCR): 33.617138
Decimal Latitude: 33.617138
Decim Long(OSWCR): -117.704508
Decimal Longitude: -117.704508
Location: 0 NW Corner of Swartz Dr. at intersection of
City: Lake Forest
County: Orange
Location(OSWCR): 0 NW Corner of Swartz Dr. at intersection of
City(OSWCR): Lake Forest
County(OSWCR): Orange

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
31	NNW	0.69	3,650.74	388.95	WATER WELLS

WCR No:	WCR2018-009369	Decimal Lat(OSWCR):	33.617138
Decimal Latitude:	33.617138	Decim Long(OSWCR):	-117.704508
Decimal Longitude:	-117.704508		
Location:	0 NW Corner of Swartz Dr. at intersection of		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	0 NW Corner of Swartz Dr. at intersection of		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
32	NW	0.69	3,661.43	363.86	WATER WELLS

WCR No:	WCR2018-000334	Decimal Lat(OSWCR):	33.6143572
Decimal Latitude:	33.6143572	Decim Long(OSWCR):	-117.7088
Decimal Longitude:	-117.7088		
Location:	El Toro Rd & Avenida De La Carlota		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	El Toro Rd & Avenida De La Carlota		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
33	NW	0.69	3,668.95	363.50	WATER WELLS

WCR No:	WCR2017-006280	Decimal Lat(OSWCR):	33.6144528
Decimal Latitude:	33.6144528	Decim Long(OSWCR):	-117.7087389
Decimal Longitude:	-117.7087389		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	NW	0.70	3,679.65	361.70	WATER WELLS

WCR No:	WCR2018-011404	Decimal Lat(OSWCR):	33.6139865
Decimal Latitude:	33.6139865	Decim Long(OSWCR):	-117.709214
Decimal Longitude:	-117.709214		
Location:	23991 EL TORO RD		
City:	LAGUNA HILLS		
County:	Orange		
Location(OSWCR):	23991 EL TORO RD		
City(OSWCR):	LAGUNA HILLS		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	NW	0.70	3,679.65	361.70	WATER WELLS

WCR No:	WCR2018-011401	Decimal Lat(OSWCR):	33.6139865
Decimal Latitude:	33.6139865	Decim Long(OSWCR):	-117.709214
Decimal Longitude:	-117.709214		
Location:	23991 EL TORO RD		
City:	LAGUNA HILLS		
County:	Orange		
Location(OSWCR):	23991 EL TORO RD		
City(OSWCR):	LAGUNA HILLS		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	NW	0.70	3,679.65	361.70	WATER WELLS

WCR No:	WCR2018-011405	Decimal Lat(OSWCR):	33.6139865
Decimal Latitude:	33.6139865	Decim Long(OSWCR):	-117.709214
Decimal Longitude:	-117.709214		
Location:	23991 EL TORO RD		
City:	LAGUNA HILLS		
County:	Orange		
Location(OSWCR):	23991 EL TORO RD		
City(OSWCR):	LAGUNA HILLS		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
34	NW	0.70	3,679.65	361.70	WATER WELLS

WCR No:	WCR2018-011407	Decimal Lat(OSWCR):	33.6139865
Decimal Latitude:	33.6139865	Decim Long(OSWCR):	-117.709214
Decimal Longitude:	-117.709214		
Location:	23991 EL TORO RD		
City:	LAGUNA HILLS		
County:	Orange		
Location(OSWCR):	23991 EL TORO RD		
City(OSWCR):	LAGUNA HILLS		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
35	NW	0.70	3,689.67	363.94	WATER WELLS

WCR No:	WCR2018-000340	Decimal Lat(OSWCR):	33.6142708
Decimal Latitude:	33.6142708	Decim Long(OSWCR):	-117.7090
Decimal Longitude:	-117.7090		
Location:	El Toro Rd & Avenida De La Carlota		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	El Toro Rd & Avenida De La Carlota		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004762	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004759	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004559	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004548	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004560	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004561	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004563	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004760	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889

Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004784
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004567
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004752
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD

City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004791
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004542
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004792
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange

Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004564
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004756
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004735
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills

County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004545
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004543
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004556
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004549	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004753	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004766	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004541	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004764	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004736	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	El Toro Road and Avenida Del La Carlota		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	El Toro Road and Avenida Del La Carlota		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004558	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004568	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004562	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004786	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004551	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004757	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004729	Decimal Lat(OSWCR):	33.6144444

Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004726	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004566	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004733	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		

Wells and Additional Sources Detail Report

Location:	23971 El Toro RD
City:	Laguna Hills
County:	Orange
Location(OSWCR):	23971 El Toro RD
City(OSWCR):	Laguna Hills
County(OSWCR):	Orange
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004785	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004565	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No:	WCR2019-004546	Decimal Lat(OSWCR):	33.6144444
Decimal Latitude:	33.6144444	Decim Long(OSWCR):	-117.7088889
Decimal Longitude:	-117.7088889		
Location:	23971 El Toro RD		
City:	Laguna Hills		

County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.00	WATER WELLS

WCR No: WCR2019-004755
Decimal Lat(OSWCR): 33.6144444
Decimal Latitude: 33.6144444
Decim Long(OSWCR): -117.7088889
Decimal Longitude: -117.7088889
Location: El Toro Road and Avenida Del La Carlota
City: Laguna Hills
County: Orange
Location(OSWCR): El Toro Road and Avenida Del La Carlota
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
36	NW	0.70	3,702.50	364.17	WATER WELLS

WCR No: WCR2018-000335
Decimal Lat(OSWCR): 33.6144506
Decimal Latitude: 33.6144506
Decim Long(OSWCR): -117.7089
Decimal Longitude: -117.7089
Location: El Toro Rd & Avenida De La Carlota
City: Laguna Hills
County: Orange
Location(OSWCR): El Toro Rd & Avenida De La Carlota
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
37	N	0.70	3,708.22	389.78	WATER WELLS

WCR No: WCR2022-005957
Decimal Lat(OSWCR):
Decimal Latitude: 33.6182144
Decim Long(OSWCR):
Decimal Longitude: -117.7002963
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):

City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
38	NW	0.71	3,733.57	364.34	WATER WELLS

WCR No: WCR2018-000337
Decimal Lat(OSWCR): 33.6145686
Decimal Latitude: 33.6145686
Decim Long(OSWCR): -117.7089
Decimal Longitude: -117.7089
Location: El Toro Rd & Avenida De La Carlota
City: Laguna Hills
County: Orange
Location(OSWCR): El Toro Rd & Avenida De La Carlota
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
39	NW	0.71	3,735.58	364.53	WATER WELLS

WCR No: WCR2018-000336
Decimal Lat(OSWCR): 33.6144744
Decimal Latitude: 33.6144744
Decim Long(OSWCR): -117.7090
Decimal Longitude: -117.7090
Location: El Toro Rd & Avenida De La Carlota
City: Laguna Hills
County: Orange
Location(OSWCR): El Toro Rd & Avenida De La Carlota
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
40	NNW	0.71	3,748.56	387.30	WATER WELLS

WCR No: WCR2017-000229
Decimal Lat(OSWCR): 33.6170833
Decimal Latitude: 33.6170833
Decim Long(OSWCR): -117.7053611
Decimal Longitude: -117.7053611
Location: 23771 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
40	NNW	0.71	3,748.56	387.30	WATER WELLS

WCR No:	WCR2017-000224	Decimal Lat(OSWCR):	33.6170833
Decimal Latitude:	33.6170833	Decim Long(OSWCR):	-117.7053333
Decimal Longitude:	-117.7053333		
Location:	23771 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
41	NNW	0.71	3,761.17	386.01	WATER WELLS

WCR No:	WCR2017-000223	Decimal Lat(OSWCR):	33.6171667
Decimal Latitude:	33.6171667	Decim Long(OSWCR):	-117.70525
Decimal Longitude:	-117.70525		
Location:	23771 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
42	NW	0.71	3,766.20	364.02	WATER WELLS

WCR No:	WCR2018-000341	Decimal Lat(OSWCR):	33.6143983
Decimal Latitude:	33.6143983	Decim Long(OSWCR):	-117.7092
Decimal Longitude:	-117.7092		
Location:	El Toro Rd & Avenida De La Carlota		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	El Toro Rd & Avenida De La Carlota		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
43	NNW	0.71	3,770.06	386.01	WATER WELLS

WCR No:	WCR2017-000228	Decimal Lat(OSWCR):	33.6171944
Decimal Latitude:	33.6171944	Decim Long(OSWCR):	-117.70525
Decimal Longitude:	-117.70525		
Location:	23771 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004900	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004921	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No: WCR2019-004914
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No: WCR2019-004893
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No: WCR2019-004883
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004896	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004897	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004915	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004891	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004918	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004917	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	
Decimal Longitude:			
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
44	NNW	0.71	3,774.70	389.13	WATER WELLS

WCR No:	WCR2019-004880	Decimal Lat(OSWCR):	
Decimal Latitude:		Decim Long(OSWCR):	

Decimal Longitude:
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NNW	0.72	3,777.21	386.66	WATER WELLS

WCR No: WCR2017-000226
Decimal Lat(OSWCR): 33.6171667
Decimal Latitude: 33.6171667
Decim Long(OSWCR): -117.7053611
Decimal Longitude: -117.7053611
Location: 23771 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NNW	0.72	3,777.21	386.66	WATER WELLS

WCR No: WCR2017-000221
Decimal Lat(OSWCR): 33.6171667
Decimal Latitude: 33.6171667
Decim Long(OSWCR): -117.7053611
Decimal Longitude: -117.7053611
Location: 23771 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NNW	0.72	3,777.21	386.66	WATER WELLS

WCR No: WCR2017-000230
Decimal Lat(OSWCR): 33.6171667
Decimal Latitude: 33.6171667
Decim Long(OSWCR): -117.7053611
Decimal Longitude: -117.7053611
Location: 23771 El Toro RD

City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NNW	0.72	3,777.21	386.66	WATER WELLS

WCR No: WCR2017-000227
Decimal Lat(OSWCR): 33.6171667
Decimal Latitude: 33.6171667
Decim Long(OSWCR): -117.7053611
Decimal Longitude: -117.7053611
Location: 23771 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NNW	0.72	3,777.21	386.66	WATER WELLS

WCR No: WCR2017-000225
Decimal Lat(OSWCR): 33.6171667
Decimal Latitude: 33.6171667
Decim Long(OSWCR): -117.7053611
Decimal Longitude: -117.7053611
Location: 23771 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
45	NNW	0.72	3,777.21	386.66	WATER WELLS

WCR No: WCR2017-000222
Decimal Lat(OSWCR): 33.6171667
Decimal Latitude: 33.6171667
Decim Long(OSWCR): -117.7053611
Decimal Longitude: -117.7053611
Location: 23771 El Toro RD
City: Lake Forest
County: Orange

Location(OSWCR): 23771 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
46	N	0.72	3,780.83	394.28	WATER WELLS

WCR No: WCR2022-005950
Decimal Latitude: 33.6184371
Decimal Longitude: -117.6991402
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports
Decimal Lat(OSWCR):
Decim Long(OSWCR):

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
47	NW	0.72	3,807.39	380.73	WATER WELLS

WCR No: WCR2022-002264
Decimal Latitude: 33.6150197
Decimal Longitude: -117.7087571
Location: 24422 Rockfield BLVD
City: Lake Forest
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports
Decimal Lat(OSWCR):
Decim Long(OSWCR):

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
48	N	0.73	3,878.64	391.57	WATER WELLS

WCR No: WCR2022-005958
Decimal Latitude: 33.6186971
Decimal Longitude: -117.7000246
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
Decimal Lat(OSWCR):
Decim Long(OSWCR):

County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
49	N	0.76	4,004.05	391.04	WATER WELLS

WCR No: WCR2019-011785
Decimal Lat(OSWCR): 33.6189777
Decimal Latitude: 33.6189777
Decim Long(OSWCR): -117.7009701
Decimal Longitude: -117.7009701
Location: 23602 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23602 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
50	N	0.76	4,029.22	394.82	WATER WELLS

WCR No: WCR2022-005945
Decimal Lat(OSWCR):
Decimal Latitude: 33.6191198
Decim Long(OSWCR):
Decimal Longitude: -117.6997316
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
51	N	0.77	4,053.57	391.77	WATER WELLS

WCR No: WCR2019-011784
Decimal Lat(OSWCR): 33.6191229
Decimal Latitude: 33.6191229
Decim Long(OSWCR): -117.7008843
Decimal Longitude: -117.7008843
Location: 23602 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23602 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
52	N	0.77	4,089.95	392.45	WATER WELLS

WCR No:	WCR2019-011782	Decimal Lat(OSWCR):	33.6191966
Decimal Latitude:	33.6191966	Decim Long(OSWCR):	-117.7011539
Decimal Longitude:	-117.7011539		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
53	N	0.78	4,098.39	392.03	WATER WELLS

WCR No:	WCR2019-011780	Decimal Lat(OSWCR):	33.6192435
Decimal Latitude:	33.6192435	Decim Long(OSWCR):	-117.7009205
Decimal Longitude:	-117.7009205		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
54	N	0.78	4,100.35	392.64	WATER WELLS

WCR No:	WCR2019-011779	Decimal Lat(OSWCR):	33.6192681
Decimal Latitude:	33.6192681	Decim Long(OSWCR):	-117.7006979
Decimal Longitude:	-117.7006979		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
55	N	0.78	4,111.43	393.74	WATER WELLS

WCR No:	WCR2020-010079	Decimal Lat(OSWCR):	33.619344
Decimal Latitude:	33.619344	Decim Long(OSWCR):	-117.699039
Decimal Longitude:	-117.699039		
Location:	23532 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23532 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
56	N	0.78	4,121.45	396.61	WATER WELLS

WCR No:	WCR2022-005946	Decimal Lat(OSWCR):	
Decimal Latitude:	33.619354	Decim Long(OSWCR):	
Decimal Longitude:	-117.7002769		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
57	N	0.78	4,128.82	392.67	WATER WELLS

WCR No:	WCR2019-011776	Decimal Lat(OSWCR):	33.6193306
Decimal Latitude:	33.6193306	Decim Long(OSWCR):	-117.7008883
Decimal Longitude:	-117.7008883		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
58	N	0.78	4,132.19	393.16	WATER WELLS

WCR No:	WCR2019-011783	Decimal Lat(OSWCR):	33.6193105
Decimal Latitude:	33.6193105	Decim Long(OSWCR):	-117.7011834
Decimal Longitude:	-117.7011834		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
59	N	0.79	4,147.95	393.38	WATER WELLS

WCR No:	WCR2019-011778	Decimal Lat(OSWCR):	33.6193641
Decimal Latitude:	33.6193641	Decim Long(OSWCR):	-117.7010895
Decimal Longitude:	-117.7010895		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
60	N	0.79	4,162.22	393.38	WATER WELLS

WCR No:	WCR2019-011786	Decimal Lat(OSWCR):	33.6194065
Decimal Latitude:	33.6194065	Decim Long(OSWCR):	-117.7010613
Decimal Longitude:	-117.7010613		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
61	N	0.79	4,165.58	393.78	WATER WELLS

WCR No:	WCR2019-011781	Decimal Lat(OSWCR):	33.6193842

Decimal Latitude:	33.6193842	Decim Long(OSWCR):	-117.7013497
Decimal Longitude:	-117.7013497		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
62	N	0.79	4,167.49	393.38	WATER WELLS

WCR No:	WCR2019-011777	Decimal Lat(OSWCR):	33.6194244
Decimal Latitude:	33.6194244	Decim Long(OSWCR):	-117.7010278
Decimal Longitude:	-117.7010278		
Location:	23602 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23602 El Toro RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
63	N	0.79	4,196.32	393.31	WATER WELLS

WCR No:	WCR2022-006190	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6195816	Decim Long(OSWCR):	
Decimal Longitude:	-117.6993045		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	NNW	0.80	4,198.33	385.81	WATER WELLS

WCR No:	WCR2020-011159	Decimal Lat(OSWCR):	33.6186687
Decimal Latitude:	33.6186687	Decim Long(OSWCR):	-117.7048223
Decimal Longitude:	-117.7048223		

Wells and Additional Sources Detail Report

Location:	23684 EL TORO RD
City:	LAKE FOREST
County:	Orange
Location(OSWCR):	23684 EL TORO RD
City(OSWCR):	LAKE FOREST
County(OSWCR):	Orange
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	NNW	0.80	4,198.33	385.81	WATER WELLS

WCR No:	WCR2020-011158	Decimal Lat(OSWCR):	33.6186687
Decimal Latitude:	33.6186687	Decim Long(OSWCR):	-117.7048223
Decimal Longitude:	-117.7048223		
Location:	23684 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	23684 EL TORO RD		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	NNW	0.80	4,198.33	385.81	WATER WELLS

WCR No:	WCR2020-011157	Decimal Lat(OSWCR):	33.6186687
Decimal Latitude:	33.6186687	Decim Long(OSWCR):	-117.7048223
Decimal Longitude:	-117.7048223		
Location:	23684 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	23684 EL TORO RD		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	NNW	0.80	4,198.33	385.81	WATER WELLS

WCR No:	WCR2020-011160	Decimal Lat(OSWCR):	33.6186687
Decimal Latitude:	33.6186687	Decim Long(OSWCR):	-117.7048223
Decimal Longitude:	-117.7048223		
Location:	23684 EL TORO RD		
City:	LAKE FOREST		

Wells and Additional Sources Detail Report

County:	Orange
Location(OSWCR):	23684 EL TORO RD
City(OSWCR):	LAKE FOREST
County(OSWCR):	Orange
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
64	NNW	0.80	4,198.33	385.81	WATER WELLS

WCR No:	WCR2020-011161	Decimal Lat(OSWCR):	33.6186687
Decimal Latitude:	33.6186687	Decim Long(OSWCR):	-117.7048223
Decimal Longitude:	-117.7048223		
Location:	23684 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	23684 EL TORO RD		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
65	N	0.80	4,217.19	396.16	WATER WELLS

WCR No:	WCR2022-006188	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6196392	Decim Long(OSWCR):	
Decimal Longitude:	-117.69934		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
66	N	0.81	4,273.20	394.99	WATER WELLS

WCR No:	WCR2020-010085	Decimal Lat(OSWCR):	33.6197934
Decimal Latitude:	33.6197934	Decim Long(OSWCR):	-117.6994145
Decimal Longitude:	-117.6994145		
Location:	23532 El Toro RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23532 El Toro RD		

City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
67	N	0.81	4,296.49	394.93	WATER WELLS

WCR No: WCR2020-010083
Decimal Lat(OSWCR): 33.6198572
Decimal Latitude: 33.6198572
Decim Long(OSWCR): -117.6995155
Decimal Longitude: -117.6995155
Location: 23532 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23532 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
68	N	0.82	4,307.39	395.26	WATER WELLS

WCR No: WCR2022-006197
Decimal Lat(OSWCR):
Decimal Latitude: 33.6198851
Decim Long(OSWCR):
Decimal Longitude: -117.6997068
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
69	N	0.82	4,314.16	395.26	WATER WELLS

WCR No: WCR2020-010082
Decimal Lat(OSWCR): 33.6199042
Decimal Latitude: 33.6199042
Decim Long(OSWCR): -117.6996768
Decimal Longitude: -117.6996768
Location: 23532 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23532 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
70	N	0.82	4,314.37	396.63	WATER WELLS

WCR No: WCR2018-002914
Decimal Lat(OSWCR): 33.6198944
Decimal Latitude: 33.6198944
Decim Long(OSWCR): -117.6987861
Decimal Longitude: -117.6987861
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR): 23532 EL TORO RD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
71	N	0.82	4,318.97	396.02	WATER WELLS

WCR No: WCR2020-010081
Decimal Lat(OSWCR): 33.6199169
Decimal Latitude: 33.6199169
Decim Long(OSWCR): -117.6997107
Decimal Longitude: -117.6997107
Location: 23532 El Toro RD
City: Lake Forest
County: Orange
Location(OSWCR): 23532 El Toro RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
72	N	0.82	4,320.18	395.96	WATER WELLS

WCR No: WCR2022-006195
Decimal Lat(OSWCR):
Decimal Latitude: 33.6199187
Decim Long(OSWCR):
Decimal Longitude: -117.6997904
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
73	N	0.82	4,323.18	395.28	WATER WELLS

WCR No:	WCR2018-002901	Decimal Lat(OSWCR):	33.6199306
Decimal Latitude:	33.6199306	Decim Long(OSWCR):	-117.6993472
Decimal Longitude:	-117.6993472		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	23532 EL TORO RD		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
74	N	0.82	4,331.54	395.96	WATER WELLS

WCR No:	WCR2022-006196	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6199497	Decim Long(OSWCR):	
Decimal Longitude:	-117.6998013		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
75	N	0.82	4,346.82	396.84	WATER WELLS

WCR No:	WCR2022-006192	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6199886	Decim Long(OSWCR):	
Decimal Longitude:	-117.6999236		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
76	N	0.83	4,361.30	396.70	WATER WELLS

WCR No:	WCR2022-006186	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6200274	Decim Long(OSWCR):	
Decimal Longitude:	-117.6999582		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	E	0.83	4,363.28	441.27	WATER WELLS

WCR No:	WCR0018526	Decimal Lat(OSWCR):	33.60681
Decimal Latitude:	33.60681	Decim Long(OSWCR):	-117.68517
Decimal Longitude:	-117.68517		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	E	0.83	4,363.28	441.27	WATER WELLS

WCR No:	WCR1999-009894	Decimal Lat(OSWCR):	33.60681
Decimal Latitude:	33.60681	Decim Long(OSWCR):	-117.68517
Decimal Longitude:	-117.68517		
Location:	ALICIA PARKWAY		
City:	Mission Viejo		
County:	Orange		
Location(OSWCR):	ALICIA PARKWAY		
City(OSWCR):	Mission Viejo		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	E	0.83	4,363.28	441.27	WATER WELLS

WCR No:	WCR0079667	Decimal Lat(OSWCR):	33.60681
Decimal Latitude:	33.60681	Decim Long(OSWCR):	-117.68517
Decimal Longitude:	-117.68517		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	E	0.83	4,363.28	441.27	WATER WELLS

WCR No:	WCR0255033	Decimal Lat(OSWCR):	33.60681
Decimal Latitude:	33.60681	Decim Long(OSWCR):	-117.68517
Decimal Longitude:	-117.68517		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
77	E	0.83	4,363.28	441.27	WATER WELLS

WCR No:	WCR0316241	Decimal Lat(OSWCR):	33.60681
Decimal Latitude:	33.60681	Decim Long(OSWCR):	-117.68517
Decimal Longitude:	-117.68517		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
78	N	0.83	4,370.81	397.21	WATER WELLS

WCR No:	WCR2022-006193	Decimal Lat(OSWCR):	
Decimal Latitude:	33.6200501	Decim Long(OSWCR):	

Decimal Longitude: -117.7000605
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
79	N	0.83	4,372.47	396.70	WATER WELLS

WCR No: WCR2018-002902
Decimal Lat(OSWCR): 33.6200583
Decimal Latitude: 33.6200583
Decim Long(OSWCR): -117.6999528
Decimal Longitude: -117.6999528
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR): 23532 EL TORO RD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
80	N	0.83	4,388.48	398.47	WATER WELLS

WCR No: WCR2022-006187
Decimal Lat(OSWCR):
Decimal Latitude: 33.6200965
Decim Long(OSWCR):
Decimal Longitude: -117.7001186
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
81	N	0.83	4,405.78	397.24	WATER WELLS

WCR No: WCR2022-006191
Decimal Lat(OSWCR):
Decimal Latitude: 33.6201372
Decim Long(OSWCR):
Decimal Longitude: -117.7002739
Location: 23532 EL TORO RD

City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
82	N	0.84	4,412.40	397.24	WATER WELLS

WCR No: WCR2022-006189
Decimal Latitude: 33.6201593
Decimal Longitude: -117.7001905
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR):
Original Source: California Department of Water Resources - Well Completion Reports
Decimal Lat(OSWCR):
Decim Long(OSWCR):

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No: WCR2016-006743
Decimal Latitude: 33.611775
Decimal Longitude: -117.7134017
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports
Decimal Lat(OSWCR): 33.611775
Decim Long(OSWCR): -117.7134017

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No: WCR2016-006739
Decimal Latitude: 33.611775
Decimal Longitude: -117.7134017
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Decimal Lat(OSWCR): 33.611775
Decim Long(OSWCR): -117.7134017

Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No: WCR2016-006750
Decimal Lat(OSWCR): 33.611775
Decimal Latitude: 33.611775
Decim Long(OSWCR): -117.7134017
Decimal Longitude: -117.7134017
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No: WCR2016-006751
Decimal Lat(OSWCR): 33.611775
Decimal Latitude: 33.611775
Decim Long(OSWCR): -117.7134017
Decimal Longitude: -117.7134017
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No: WCR2016-006759
Decimal Lat(OSWCR): 33.611775
Decimal Latitude: 33.611775
Decim Long(OSWCR): -117.7134017
Decimal Longitude: -117.7134017
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills

County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No: WCR2016-006745
Decimal Lat(OSWCR): 33.611775
Decimal Latitude: 33.611775
Decim Long(OSWCR): -117.7134017
Decimal Longitude: -117.7134017
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No: WCR2016-006740
Decimal Lat(OSWCR): 33.611775
Decimal Latitude: 33.611775
Decim Long(OSWCR): -117.7134017
Decimal Longitude: -117.7134017
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No: WCR2016-006742
Decimal Lat(OSWCR): 33.611775
Decimal Latitude: 33.611775
Decim Long(OSWCR): -117.7134017
Decimal Longitude: -117.7134017
Location: 23971 El Toro RD
City: Laguna Hills
County: Orange
Location(OSWCR): 23971 El Toro RD
City(OSWCR): Laguna Hills
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006757	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006762	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006758	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006752	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006744	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006755	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006753	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006760	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006763	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006761	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006764	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
83	WNW	0.85	4,464.07	363.39	WATER WELLS

WCR No:	WCR2016-006756	Decimal Lat(OSWCR):	33.611775
Decimal Latitude:	33.611775	Decim Long(OSWCR):	-117.7134017
Decimal Longitude:	-117.7134017		
Location:	23971 El Toro RD		
City:	Laguna Hills		
County:	Orange		
Location(OSWCR):	23971 El Toro RD		
City(OSWCR):	Laguna Hills		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
84	N	0.85	4,481.56	397.66	WATER WELLS

WCR No:	WCR2018-002903	Decimal Lat(OSWCR):	33.6203611

Decimal Latitude:	33.6203611	Decim Long(OSWCR):	-117.6990056
Decimal Longitude:	-117.6990056		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	23532 EL TORO RD		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
85	N	0.86	4,548.97	398.12	WATER WELLS

WCR No:	WCR2018-002900	Decimal Lat(OSWCR):	33.6205467
Decimal Latitude:	33.6205467	Decim Long(OSWCR):	-117.6998429
Decimal Longitude:	-117.6998429		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	23532 EL TORO RD		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
85	N	0.86	4,548.97	398.12	WATER WELLS

WCR No:	WCR2018-010441	Decimal Lat(OSWCR):	33.6205467
Decimal Latitude:	33.6205467	Decim Long(OSWCR):	-117.6998429
Decimal Longitude:	-117.6998429		
Location:	23532 EL TORO RD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	23532 EL TORO RD		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
86	N	0.87	4,599.00	400.95	WATER WELLS

WCR No:	WCR2018-002912	Decimal Lat(OSWCR):	33.6206861
Decimal Latitude:	33.6206861	Decim Long(OSWCR):	-117.6991028
Decimal Longitude:	-117.6991028		

Wells and Additional Sources Detail Report

Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR): 23532 EL TORO RD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
87	WNW	0.87	4,601.43	365.40	WATER WELLS

WCR No: WCR1993-011295
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 24085 EL TORO
City: LAGUNA HILLS
County: Orange
Location(OSWCR): 24085 EL TORO
City(OSWCR): LAGUNA HILLS
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
87	WNW	0.87	4,601.43	365.40	WATER WELLS

WCR No: WCR1993-011294
Decimal Lat(OSWCR):
Decimal Latitude:
Decim Long(OSWCR):
Decimal Longitude:
Location: 24085 EL TORO
City: LAGUNA HILLS
County: Orange
Location(OSWCR): 24085 EL TORO
City(OSWCR): LAGUNA HILLS
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
88	N	0.87	4,613.62	400.58	WATER WELLS

WCR No: WCR0130785
Decimal Lat(OSWCR): 33.6207
Decimal Latitude: 33.6207
Decim Long(OSWCR): -117.6984
Decimal Longitude: -117.6984
Location: 23532 EL TORO ROAD
City: LAKE FOREST

County: Orange
Location(OSWCR): 23532 EL TORO ROAD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
89	N	0.88	4,620.72	402.68	WATER WELLS

WCR No: WCR0008833
Decimal Lat(OSWCR): 33.6207
Decimal Latitude: 33.6207
Decim Long(OSWCR): -117.6981
Decimal Longitude: -117.6981
Location: 23532 EL TORO ROAD
City: LAKE FOREST
County: Orange
Location(OSWCR): 23532 EL TORO ROAD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
90	N	0.89	4,682.54	400.86	WATER WELLS

WCR No: WCR0207959
Decimal Lat(OSWCR): 33.6209
Decimal Latitude: 33.6209
Decim Long(OSWCR): -117.6986
Decimal Longitude: -117.6986
Location: 23532 EL TORO ROAD
City: LAKE FOREST
County: Orange
Location(OSWCR): 23532 EL TORO ROAD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
91	N	0.90	4,735.03	402.85	WATER WELLS

WCR No: WCR0207958
Decimal Lat(OSWCR): 33.621
Decimal Latitude: 33.621
Decim Long(OSWCR): -117.6979
Decimal Longitude: -117.6979
Location: 23532 EL TORO ROAD
City: LAKE FOREST
County: Orange
Location(OSWCR): 23532 EL TORO ROAD

City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
92	N	0.90	4,749.74	403.17	WATER WELLS

WCR No: WCR2018-002913
Decimal Lat(OSWCR): 33.6211
Decimal Latitude: 33.6211
Decim Long(OSWCR): -117.6990722
Decimal Longitude: -117.6990722
Location: 23532 EL TORO RD
City: LAKE FOREST
County: Orange
Location(OSWCR): 23532 EL TORO RD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0038332
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0274794
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0229303
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1994-012668
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0049440
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0162271	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0294837	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0185556	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0101237	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0045020	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-013053	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	22942 Ridge Route Road Drive		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	22942 Ridge Route Road Drive		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0284396	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0217315	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2007-013316	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24261 Rockfield Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	24261 Rockfield Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2012-010733	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23532 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23532 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0229765	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0200353	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1994-013364	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254

Decimal Longitude: -117.70254
Location: BRIDGER RD
City: El Toro
County: Orange
Location(OSWCR): BRIDGER RD
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0200713
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0192874
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0100013
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:

City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0091180
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0019275
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-013914
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: El Toro
County: Orange

Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0324947
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1996-011183
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: EL TORO RD
City: El Toro
County: Orange
Location(OSWCR): EL TORO RD
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1994-013362
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: BRIDGER RD
City: LAKE FOREST
County: Orange
Location(OSWCR): BRIDGER RD
City(OSWCR): LAKE FOREST

County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0129304
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-013916
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: El Toro
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1994-013363
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: BRIDGER RD
City: LAKE FOREST
County: Orange
Location(OSWCR): BRIDGER RD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2007-010080	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2000-012739	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24201 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	24201 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2001-014474	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23771 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2002-014321	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23842 El Toro Rd		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23842 El Toro Rd		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-012970	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23771 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2003-015073	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	22942 Ridge Route Drive		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	22942 Ridge Route Drive		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-013052	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	22942 Ridge Route Road Drive		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	22942 Ridge Route Road Drive		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0238176	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0141984	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1996-011184	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	EL TORO RD		
City:	El Toro		
County:	Orange		
Location(OSWCR):	EL TORO RD		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2000-012740	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24201 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	24201 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2007-013315	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24261 Rockfield Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	24261 Rockfield Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1994-013049	Decimal Lat(OSWCR):	33.62104

Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23891 BRIDGER RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23891 BRIDGER RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2005-015021	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24251 Muirlands Boulevard		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	24251 Muirlands Boulevard		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0207957	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2012-010778	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		

Wells and Additional Sources Detail Report

Location:	23532 El Toro Road
City:	Lake Forest
County:	Orange
Location(OSWCR):	23532 El Toro Road
City(OSWCR):	Lake Forest
County(OSWCR):	Orange
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0086941	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-013912	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2006-011904	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23842 El Toro Road		
City:	Lake Forest		

County: Orange
Location(OSWCR): 23842 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-014016
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: El Toro
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0184280
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0174941
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):

City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-013917
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: El Toro
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0296060
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0245310
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0218055
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-013918
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: El Toro
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0200233
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-013921	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0049259	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0230871	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0046829
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0201171
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0129305
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0115932	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0276303	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-014017	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0195814	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0170979	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1996-008896	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24201 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	24201 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2005-015022	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254

Decimal Longitude: -117.70254
Location: 24251 Muirlands Boulevard
City: Lake Forest
County: Orange
Location(OSWCR): 24251 Muirlands Boulevard
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0089628
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0295955
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1994-012667
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road

City: Lake Forest
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1994-012669
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1993-013497
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23852 El Toro Rd
City: Lake Forest
County: Orange
Location(OSWCR): 23852 El Toro Rd
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1994-013051
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23891 BRIDGER RD
City: Lake Forest
County: Orange

Location(OSWCR): 23891 BRIDGER RD
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2002-011897
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23771 El Toro Road
City: Santa Ana
County: Orange
Location(OSWCR): 23771 El Toro Road
City(OSWCR): Santa Ana
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1994-012664
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2014-011787
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road
City(OSWCR): Lake Forest

County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2002-012126
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23771 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2012-010732
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23532 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23532 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2000-012738
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 24201 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 24201 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2002-013872	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23842 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23842 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2014-011786	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1996-008897	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24201 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	24201 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-014020	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0192875	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0324945	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2002-012128	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23771 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1994-011116	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	EL TORO RD & ROCKFIELD		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	EL TORO RD & ROCKFIELD		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2007-010079	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2005-015618	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	S/S Arrowwood Street - W/O Larkwood Lane		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	S/S Arrowwood Street - W/O Larkwood Lane		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2006-011903	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23842 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23842 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2013-012978	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2011-008291	Decimal Lat(OSWCR):	33.62104

Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2005-016704	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23842 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23842 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2014-011788	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-014019	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		

Wells and Additional Sources Detail Report

Location:	23742 El Toro Road
City:	El Toro
County:	Orange
Location(OSWCR):	23742 El Toro Road
City(OSWCR):	El Toro
County(OSWCR):	Orange
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-012971	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23771 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0245309	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-013911	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		

Wells and Additional Sources Detail Report

County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-013920
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: El Toro
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2001-014476
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23771 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2003-015074
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 22942 Ridge Route Drive
City: Lake Forest
County: Orange
Location(OSWCR): 22942 Ridge Route Drive

City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2012-010734
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23532 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23532 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1991-021073
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: EL TORO RD
City: LAGUNA HILLS
County: Orange
Location(OSWCR): EL TORO RD
City(OSWCR): LAGUNA HILLS
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1993-013259
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23852 El Toro Rd
City: Lake Forest
County: Orange
Location(OSWCR): 23852 El Toro Rd
City(OSWCR): Lake Forest
County(OSWCR): Orange

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1994-012670
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2013-011424
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 24336 Rockfield Boulevard
City: Lake Forest
County: Orange
Location(OSWCR): 24336 Rockfield Boulevard
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2012-010777
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23532 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23532 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0188169	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2005-015019	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24251 Muirlands Boulevard		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	24251 Muirlands Boulevard		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0264199	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-014018	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-013919	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-013913	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0255027	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-013910	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	El Toro		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	El Toro		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0146590	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0199663	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2003-015076	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	22942 Ridge Route Drive		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	22942 Ridge Route Drive		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0224219	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0101410	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254

Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0059306
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-013915
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: El Toro
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0270659
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:

City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0271718
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0301989
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0276304
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange

Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-013909
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23742 El Toro Road
City: El Toro
County: Orange
Location(OSWCR): 23742 El Toro Road
City(OSWCR): El Toro
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0269203
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2004-013051
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 22942 Ridge Route Road Drive
City: Lake Forrest
County: Orange
Location(OSWCR): 22942 Ridge Route Road Drive
City(OSWCR): Lake Forrest

County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0174598
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0131000
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2001-014473
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23771 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23771 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water

Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0229766	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0324946	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2010-010592	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2005-015020	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24251 Muirlands Boulevard		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	24251 Muirlands Boulevard		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2007-013314	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24261 Rockfield Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	24261 Rockfield Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1994-012666	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB

93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1994-012665	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23742 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23742 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2005-016705	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23842 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23842 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2003-015075	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	22942 Ridge Route Drive		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	22942 Ridge Route Drive		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2014-011789	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2004-012972	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23771 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1994-013050	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23891 BRIDGER RD		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23891 BRIDGER RD		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2006-011902	Decimal Lat(OSWCR):	33.62104

Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23842 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23842 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0199664	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR0089627	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:			
City:			
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2002-011898	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		

Wells and Additional Sources Detail Report

Location:	23771 El Toro Road
City:	Santa Ana
County:	Orange
Location(OSWCR):	23771 El Toro Road
City(OSWCR):	Santa Ana
County(OSWCR):	Orange
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2014-011857	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23684 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23684 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR1991-021074	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	EL TORO RD		
City:	LAGUNA HILLS		
County:	Orange		
Location(OSWCR):	EL TORO RD		
City(OSWCR):	LAGUNA HILLS		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2005-015675	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	24251 Muirlands Boulevard		
City:	Lake Forest		

County: Orange
Location(OSWCR): 24251 Muirlands Boulevard
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2012-010735
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23532 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23532 El Toro Road
City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0279056
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 24336 ROCKFIELD BOULEVARD
City: LAKE FOREST
County: Orange
Location(OSWCR): 24336 ROCKFIELD BOULEVARD
City(OSWCR): LAKE FOREST
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR2014-011790
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23684 El Toro Road
City: Lake Forest
County: Orange
Location(OSWCR): 23684 El Toro Road

City(OSWCR): Lake Forest
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0302578
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR0080924
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location:
City:
County: Orange
Location(OSWCR):
City(OSWCR):
County(OSWCR): Orange
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No: WCR1993-013498
Decimal Lat(OSWCR): 33.62104
Decimal Latitude: 33.62104
Decim Long(OSWCR): -117.70254
Decimal Longitude: -117.70254
Location: 23852 El Toro Rd
City: Lake Forest
County: Orange
Location(OSWCR): 23852 El Toro Rd
City(OSWCR): Lake Forest
County(OSWCR): Orange

Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
93	N	0.91	4,820.60	396.76	WATER WELLS

WCR No:	WCR2001-014475	Decimal Lat(OSWCR):	33.62104
Decimal Latitude:	33.62104	Decim Long(OSWCR):	-117.70254
Decimal Longitude:	-117.70254		
Location:	23771 El Toro Road		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):	23771 El Toro Road		
City(OSWCR):	Lake Forest		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
94	N	0.94	4,967.56	405.54	WATER WELLS

WCR No:	WCR2020-010946	Decimal Lat(OSWCR):	33.6216929
Decimal Latitude:	33.6216929	Decim Long(OSWCR):	-117.7000311
Decimal Longitude:	-117.7000311		
Location:	24601 RAYMOND SUITE#15 WAY		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	24601 RAYMOND SUITE#15 WAY		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
95	N	0.95	4,992.58	405.53	WATER WELLS

WCR No:	WCR2020-010944	Decimal Lat(OSWCR):	33.6217595
Decimal Latitude:	33.6217595	Decim Long(OSWCR):	-117.7000995
Decimal Longitude:	-117.7000995		
Location:	24601 RAYMOND SUITE#15 WAY		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	24601 RAYMOND SUITE#15 WAY		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Wells and Additional Sources Detail Report

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
96	N	0.95	5,034.57	403.60	WATER WELLS

WCR No:	WCR2020-010943	Decimal Lat(OSWCR):	33.6218698
Decimal Latitude:	33.6218698	Decim Long(OSWCR):	-117.700239
Decimal Longitude:	-117.700239		
Location:	24601 RAYMOND SUITE#15 WAY		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	24601 RAYMOND SUITE#15 WAY		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
97	N	0.96	5,093.28	403.10	WATER WELLS

WCR No:	WCR2020-010942	Decimal Lat(OSWCR):	33.6220239
Decimal Latitude:	33.6220239	Decim Long(OSWCR):	-117.7004063
Decimal Longitude:	-117.7004063		
Location:	24601 RAYMOND SUITE#15 WAY		
City:	LAKE FOREST		
County:	Orange		
Location(OSWCR):	24601 RAYMOND SUITE#15 WAY		
City(OSWCR):	LAKE FOREST		
County(OSWCR):	Orange		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
98	N	0.99	5,203.83	400.74	WATER WELLS

WCR No:	WCR2022-005554	Decimal Lat(OSWCR):	
Decimal Latitude:	33.622291	Decim Long(OSWCR):	
Decimal Longitude:	-117.701002		
Location:	24551 Raymond WAY		
City:	Lake Forest		
County:	Orange		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):			
Original Source:	California Department of Water Resources - Well Completion Reports		

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *ORANGE* County: **3**

Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for *ORANGE* County

No Measures/Homes:	31
Geometric Mean:	0.5
Arithmetic Mean:	0.7
Median:	0.6
Standard Deviation:	0.7
Maximum:	2.2
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Appendix

Federal Sources

FEMA National Flood Hazard Layer — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data — **PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS) — **SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

U.S. Fish & Wildlife Service Wetland Data — **US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

USGS Current Topo — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System — **FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

Wells from NWIS — **FED USGS**

The U.S. Geological Survey's National Water Information System (NWIS) is the nation's principal repository of water resources data. The NWIS includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This NWIW dataset contains select Site Types from the overall NWIS Sites data, limited to the following Group Site Types only: Groundwater Group Site Types: Well, Collector or Ranney type well, Hyporheic-zone well,

Interconnected Wells, Multiple wells; Spring Group Site Type: Spring; and Other Group Site Types: Aggregate groundwater use, Cistern.

State Sources

Oil and Gas Wells **OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of Oil, Gas and Geothermal Resources.

Periodic Groundwater Level Measurement Locations **MONITOR WELLS**

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

Well Completion Reports **WATER WELLS**

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

Liability Notice

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APPENDIX D: QUALIFICATIONS

Education

Ms. Marcus obtained a degree in Environmental Science and Policy with a minor in Geography from California State University, Long Beach. Coursework included extensive research into environmental policies and biology, geography, geology, and economics.

Highlights

Phase I Environmental Site Assessments
Environmental Desktop Reports

Experience Summary

Ms. Marcus is a Staff Assessor with Partner Engineering and Science, executing Phase I Environmental Site Assessments. The assessor's role is to determine potential environmental hazards through analytical research, such as reviewing historical documents, interviews, and field site visits.

Specific Duties Include:
·Completing and finalizing specific project tasks according to deadlines and within budget
·Project research (historical, analytical, etc.)
·Communication with client and subject site representatives
·Data compilation and organization
·Report authoring
·Preparing quality supporting documents (site figures, appendices, etc.)

Project Experience

Ms. Marcus is a new team member with Partner Engineering and Science. Extensive training will allow her to complete Phase I Environmental Site Assessments on various property types such as commercial, industrial, multi-family, etc.

Her professional experience with the non-profit organizations, Plastic Tides and the Aquarium of the Pacific has prepared her to become an efficient and meticulous Staff Assessor. While working with Plastic Tides, Ms. Marcus developed her skill of handling multiple projects simultaneously as a content creator educating on ocean conservation issues. Additionally, during this time, she worked full-time as a manager at a local restaurant and went to school full time while meeting all required deadlines for every obligation. As a result, she has strong writing and editing skills and exceptional communication skills.

Speaking

Previous experience at the Aquarium of the Pacific as an education volunteer has resulted in proficient skills with public speaking and explaining complex topics to groups.

Contact

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Mobile: 310-294-0700
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Education

Bachelor of Arts, Political Science, University of South Carolina

Training

Asbestos Hazard and Emergency Response Act (AHERA) Building Inspection for Asbestos
Mine Safety and Health Administration (MSHA) – Part 46 and Part 48 Certified
Hazardous Waste Operations and Emergency Response (HAZWOPER), 40-hour (with First Aid, CPR)

Highlights

Over 13 years of experience conducting Phase I and Phase II Environmental Site Assessments (ESAs)
Over 13 years conducting industrial hygiene assessments such as asbestos, lead, radon, and mold surveys

Experience Summary

Mr. Boyce serves as a Project Manager for Partner Engineering and Science, Inc. (Partner), overseeing and managing all aspects of multi-scope projects including Phase I ESAs in accordance with EPA's All Appropriate Inquiry (AAI), Property Condition Assessments (PCAs), Zoning Reports, Seismic Assessments, and Industrial Hygiene-related projects. Mr. Boyce also serves as a senior technical reviewer on environmental due diligence assessments, including Phase I and II ESAs, for a variety of Clients.

Mr. Boyce has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Mr. Boyce has performed Phase I Environmental Site Assessments (ESAs), Geotechnical Evaluations, Environmental Transaction Screens, Phase II and III Subsurface Investigations, Regulatory Compliance Assessments, Asbestos Surveys, Lead-based Paint Surveys, Radon Studies, and Mold Assessments.

Environmental Assessments
Duties included performing site visits; gathering zoning, ownership, building permits, fire records, and groundwater well information; geology research; UST and leaking underground storage tank (LUST) file review; aerial photograph interpretation; Resource Conservation Recovery Act (RCRA), Water Quality Assurance Revolving Fund (WQARF), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) database and city directory review; personal interviews; and preparation of technical reports.

Subsurface Investigations
Mr. Boyce has extensive experience in conducting Phase II Subsurface Investigations on industrial manufacturing facilities, gas stations, auto repair facilities, multi-family residential properties, shopping centers, and undeveloped land. Mr. Boyce has conducted soil and soil gas sampling, oversight of underground storage tank (UST) removals, drywell investigations, and soil and groundwater remediation activities (Former Industrial Plating Facilities/Former Military Airport).

Industrial Hygiene Surveys
Mr. Boyce has served as a Project Scientist/Project Manager on numerous Industrial Hygiene related projects. Projects included asbestos, microbial remediation, lead-based paint, and industrial hygiene (plating and paint

mixing facilities) related projects, including sampling, report preparation, and senior review for numerous banking entities, municipalities, law firms, and a variety of commercial businesses throughout the United States. In addition, Mr. Boyce has provided asbestos and microbial abatement oversight activities at private, commercial, and school facilities.

Geotechnical/Forensic

Mr. Boyce's field experience also includes logging and sampling geotechnical borings for civil engineering projects, and conducting floor measurement surveys for forensic-related studies. Duties included placing boring locations via GPS coordinates, logging borings, collection of soil samples, classifying soils in accordance with Unified Soil Classification System (USCS), and supervision and coordination of drilling and utility locating companies.

Project Experience

Various High Profile and Historic Hotel/Resort Properties, Various locations throughout the United States and Caribbean - Mr. Boyce has managed numerous multi-scope equity projects on high profile and historic hotel/resort properties, with scopes of work including Phase I ESAs, PCAs, Zoning Reports, Seismic Assessments, and Industrial Hygiene-related sampling.

Various FDIC Properties, Various locations throughout the United States - Mr. Boyce has managed numerous FDIC projects on various properties, with scopes of work including Phase I ESAs and Industrial Hygiene-related sampling.

Various High-Rise Commercial Properties, Various locations throughout the United States - Mr. Boyce has managed numerous multi-scope equity projects on high-rise properties, with scopes of work including Phase I ESAs, PCAs, Zoning Reports, Seismic Assessments, and Industrial Hygiene-related sampling.

Various Large-Scale Mining Operations, Various locations throughout the Western United States - Mr. Boyce has managed and conducted numerous multi-scope projects on large-scale coal, copper, and surface mining operations located throughout the western United States, with scopes of work including Phase I and Phase II ESAs, aboveground storage tank (AST) compliance, and asbestos (transite pipe) removal.

Department of Defense Cleanup, Mesa, Arizona - Mr. Boyce was subcontracted to provide general technical operation assistance and routine compliance sampling at a Thermally-Enhanced Soil Vapor Extraction pilot test for a former Air Force jet fueling compound and active Superfund Site.

Former Semi-Conductor Facility, Phoenix, Arizona - Mr. Boyce conducted numerous subsurface investigations at a former semiconductor facility and provided technical oversight during remedial activities and post-remedial clearance sampling.

UST Removal Oversight, Throughout Arizona - Mr. Boyce conducted numerous subsurface investigations and UST removals under the oversight of the Arizona Department of Environmental Quality at various locations throughout Arizona. Mr. Boyce provided technical oversight during remedial activities and post-remedial clearance sampling.

Contact

dboyce@partneresi.com

Education
B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

Registrations
National Registry of Environmental Professionals: Registered Environmental Property Assessor (REPA)

Training
OSHA 40-Hour Health and Safety Training

Highlights
Almost 20 years in the environmental and engineering consulting industry
Founding member of Partner Engineering and Science, Inc.
Executive Board Member of Partner Engineering and Science, Inc.

Experience Summary
Ms. Redlin brings unique expertise and experience as an almost 20-year veteran of the environmental and engineering consulting industry.

With her strong background in environmental science, coupled with a deep understanding of the commercial real estate business process, Ms. Redlin has become the leading expert in all things relating to commercial real estate due diligence. She has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types, and therefore understands the specific needs and scopes of work required for all parties involved in a transaction. Ms. Redlin's due diligence resume includes advising lenders and real estate investors on a wide gamut of due diligence. This knowledge allows her to offer the most efficient and cost-effective solutions for a wide array of commercial real estate transactions.

Ms. Redlin has extensive experience managing all aspects of due diligence for nationwide and local clients. Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions. Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs and spearheading and assembling the team with the expertise to handle any issue that may come up during the transaction.

Outside of providing her clients with support on their transactions, Ms. Redlin is a respected and relied upon industry thought leader. She regularly provides insight by contributing to respected industry publications and speaks at industry events.

As an executive board member at Partner, Ms. Redlin is responsible for helping to shape the direction of Partner. Through her leadership contributions, Partner has achieved substantial growth even in the downturn of the commercial real estate market. Average annual growth has been roughly 20% over recent years slowing from exponential growth in the early years of the company. Ms. Redlin has successfully grown her personal book of business at Partner by more than 10% on average annually. As an executive, she

provides mentorship to Partner's sales team and operation managers. Additionally, Ms. Redlin works diligently to develop her own team into future leaders and provide them a path for growth. Colleagues look at Ms. Redlin's high functioning team as a model for their own.

Project Experience

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction, as well as under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations as well as reporting to interested parties on the progress and compliance of the project.

Distinctions

Real Estate Forum- Woman of Influence 2012

Ms. Redlin was named by the Los Angeles Business Journal for Women Making a Difference in 2010.

Ms. Redlin has been designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Ms. Redlin received an Industry Profile of Distinction in Brownfield Renewal.

Affiliations

Member, Environmental Bankers Association
Member, Mortgage Banker's Association
Member, All Star Group, Income Property Lending
Member, International Council of Shopping Centers

Speaking

Income Property Lending Conferences- Regular Presenter
Southern California Chief Appraiser Meetings- Regular Presenter
Environmental Bankers Association- Regular Presenter
Due Diligence 101 Webinar
Getting in Front of Due Diligence Issues Webinar
Bisnow Conference Series Moderator
GlobeStreet Thought Leader
Connect Apartments Conference – Speaker on Fannie, Freddie
Crittenden Conference – Speaker on Economics of Environmental Risk
First annual CLIC Conference Presenter
CLIC Conference – Annual Speaker
Check Out California Podcast

Publications

Amid Coronavirus Crisis, Hoteliers Find a Window for Renovation, *GlobeSt 2020*
What to Do If Your Phase I ESA Has Environmental Concerns: Alternative Approaches, *GlobeSt 2019*
Factoring Risk and Business Objectives to Maximize Your Opportunity Zone Investments, *Connect 2019*
Remedial Cost Estimates as a Critical Component of Securing CMBS Loans, *CRE Finance World 2019*
The Sale & Purchase of Non-Residential Properties
Top Three Due Diligence Considerations for 2019: What You Need to Know, *GlobeSt 2018*
An Analysis of Tiered Environmental Due Diligence, *CRE Finance World 2018*
Parking Development Quote in National Real Estate Investor, *NREI 2018*
Update on the new Phase I ESA Standard (ASTM E1527-13)
Distress in the Wall: Troubled Assets and What to Do With Them (Part 2), *GlobeSt 2017*
Distress in the Wall: Troubled Assets and What to Do With Them (Part 1), *GlobeSt 2017*
AB 1103: What Does It Mean for the Industry, *GlobeSt 2014*
Lender Due Diligence Requirements Not Easing Yet, *Commercial Property Executive 2013*
Update on the New Phase I Environmental Standard ASTM E1527-13, *GlobeSt 2013*
I Have a Low-Risk Site; Why Do a Phase 1 Environmental Site Assessment?, *GlobeSt 2012*
The Phase 1's Ugly Stepsister – The Phase 2 Subsurface Investigation, *GlobeSt 2012*
Life After The Phase 1 Environmental, *GlobeSt 2012*
Due Diligence at Foreclosure: What Do Lenders Need to Consider?, *GlobeSt 2011*
Do I Really Need A Phase 1 Environmental Site Assessment?, *GlobeSt, 2011*
Life After The Phase 1 Environmental, *GlobeSt, 2011*
Post-Recession: A New Phase For Environmental Assessments?, *GlobeSt 2011*
Granite Distributor Sponsors Radon Granite Testing Project, *Stone World, December 2008*

Contact

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CALIFORNIA NATIVE PLANT SOCIETY DATABASE SEARCH RESULTS

Scientific Name	Common Name	Status[1] (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[2]
Abronia maritima	red sand-verbena	None/None/4.2	Coastal dunes/perennial herb/Feb–Nov/0–330	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Aphanisma blitoides	aphanisma	None/None/1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub; Gravelly (sometimes), Sandy (sometimes)/annual herb/Feb–June/5–1,000	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Artemisia palmeri	San Diego sagewort	None/None/4.2	Chaparral, Coastal scrub, Riparian forest, Riparian scrub, Riparian woodland; Mesic, Sandy/perennial deciduous shrub/(Feb)May–Sep/15–3,000	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Asplenium vespertinum	western spleenwort	None/None/4.2	Chaparral, Cismontane woodland, Coastal scrub; Rocky/perennial rhizomatous herb/Feb–June/590–3,280	Not expected to occur. The site is outside of the species' known elevation range.
Astragalus brauntonii	Braunton's milk-vetch	FE/None/1B.1	Chaparral, Coastal scrub, Valley and foothill grassland; Burned areas (sometimes), Carbonate, Disturbed areas (sometimes), Sandstone (usually)/perennial herb/Jan–Aug/15–2,100	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Atriplex coulteri	Coulter's saltbush	None/None/1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland; Alkaline (sometimes), Clay (sometimes)/perennial herb/Mar–Oct/10–1,510	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Atriplex pacifica	south coast saltscale	None/None/1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas/annual herb/Mar–Oct/0–460	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Atriplex parishii	Parish's brittlescale	None/None/1B.1	Chenopod scrub, Playas, Vernal pools; Alkaline/annual herb/June–Oct/80–6,235	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Atriplex serenana var. davidsonii	Davidson's saltscale	None/None/1B.2	Coastal bluff scrub, Coastal scrub; Alkaline/annual herb/Apr–Oct/35–655	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Bahiopsis laciniata	San Diego County viguiera	None/None/4.3	Chaparral, Coastal scrub/perennial shrub/Feb–June(Aug)/195–2,460	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[2]
Brodiaea filifolia	thread-leaved brodiaea	FT/SE/1B.1	Chaparral (openings), Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools; Clay (often)/perennial bulbiferous herb/Mar–June/80–3,675	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Calochortus plummerae	Plummer's mariposa-lily	None/None/4.2	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland; Granitic, Rocky/perennial bulbiferous herb/May–July/330–5,580	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Calochortus weedii var. intermedius	intermediate mariposa-lily	None/None/1B.2	Chaparral, Coastal scrub, Valley and foothill grassland; Rocky/perennial bulbiferous herb/May–July/345–2,805	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Camissoniopsis lewisii	Lewis' evening-primrose	None/None/3	Cismontane woodland, Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland; Clay (sometimes), Sandy (sometimes)/annual herb/Mar–May(June)/0–985	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Caulanthus simulans	Payson's jewelflower	None/None/4.2	Chaparral, Coastal scrub; Granitic, Sandy/annual herb/(Feb)Mar–May(June)/295–7,220	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Centromadia parryi ssp. australis	southern tarplant	None/None/1B.1	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools/annual herb/May–Nov/0–1,575	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	None/None/1B.1	Coastal bluff scrub (sandy), Coastal dunes/annual herb/Jan–Aug/0–330	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Chorizanthe leptotheca	Peninsular spineflower	None/None/4.2	Chaparral, Coastal scrub, Lower montane coniferous forest; Granitic/annual herb/May–Aug/985–6,235	Not expected to occur. The site is outside of the species' known elevation range.
Chorizanthe polygonoides var. longispina	long-spined spineflower	None/None/1B.2	Chaparral, Coastal scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools; Clay (often)/annual herb/Apr–July/100–5,020	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Cistanthe maritima	seaside cistanthe	None/None/4.2	Coastal bluff scrub, Coastal scrub, Valley and foothill grassland; Sandy/annual herb/(Feb)Mar–June(Aug)/15–985	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[2]
Clinopodium chandleri	San Miguel savory	None/None/1B.2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland, Valley and foothill grassland; Gabbroic (sometimes), Rocky (sometimes)/perennial shrub/Mar–July/395–3,525	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Comarostaphylis diversifolia ssp. diversifolia	summer holly	None/None/1B.2	Chaparral, Cismontane woodland/perennial evergreen shrub/Apr–June/100–2,590	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Convolvulus simulans	small-flowered morning-glory	None/None/4.2	Chaparral (openings), Coastal scrub, Valley and foothill grassland; Clay, Seeps, Serpentine/annual herb/Mar–July/100–2,430	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Deinandra paniculata	paniculate tarplant	None/None/4.2	Coastal scrub, Valley and foothill grassland, Vernal pools; Sandy (sometimes), Vernally Mesic (usually)/annual herb/(Mar)Apr–Nov/80–3,085	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Dichondra occidentalis	western dichondra	None/None/4.2	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/perennial rhizomatous herb/(Jan)Mar–July/165–1,640	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Diplacus clevelandii	Cleveland's bush monkeyflower	None/None/4.2	Chaparral, Cismontane woodland, Lower montane coniferous forest; Disturbed areas (often), Gabbroic, Openings, Rocky/perennial rhizomatous herb/Apr–July/1,475–6,560	Not expected to occur. The site is outside of the species' known elevation range.
Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	None/None/1B.1	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland; Clay (often), Rocky, Serpentine/perennial herb/Apr–June/15–1,475	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Dudleya chasmophyta	Santiago Canyon dudleya	None/None/1B.1	Chaparral, Coastal scrub; Rocky/perennial herb/May–June/1,560–1,690	Not expected to occur. The site is outside of the species' known elevation range.
Dudleya multicaulis	many-stemmed dudleya	None/None/1B.2	Chaparral, Coastal scrub, Valley and foothill grassland; Clay (often)/perennial herb/Apr–July/50–2,590	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Dudleya stolonifera	Laguna Beach dudleya	FT/ST/1B.1	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland; Rocky/perennial stoloniferous herb/May–July/35–855	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Dudleya viscida	sticky dudleya	None/None/1B.2	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub; Rocky/perennial herb/May–June/35–1,805	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[2]
Eryngium pendletonense	Pendleton button-celery	None/None/1B.1	Coastal bluff scrub, Valley and foothill grassland, Vernal pools; Clay, Vernally Mesic/perennial herb/Apr–June(July)/50–360	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Erythranthe diffusa	Palomar monkeyflower	None/None/4.3	Chaparral, Lower montane coniferous forest; Gravelly (sometimes), Sandy (sometimes)/annual herb/Apr–June/4,005–6,005	Not expected to occur. The site is outside of the species' known elevation range.
Euphorbia misera	cliff spurge	None/None/2B.2	Coastal bluff scrub, Coastal scrub, Mojavean desert scrub; Rocky/perennial shrub/(Oct)Dec–Aug/35–1,640	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Harpagonella palmeri	Palmer's grapplinghook	None/None/4.2	Chaparral, Coastal scrub, Valley and foothill grassland; Clay, Openings/annual herb/Mar–May/65–3,135	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Helianthus nuttallii ssp. parishii	Los Angeles sunflower	None/None/1A	Marshes and swamps (freshwater, coastal salt)/perennial rhizomatous herb/Aug–Oct/35–5,005	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Hesperocyparis forbesii	Tecate cypress	None/None/1B.1	Chaparral, Closed-cone coniferous forest; Clay, Gabbroic (sometimes)/perennial evergreen tree/N.A./260–4,920	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Holocarpha virgata ssp. elongata	graceful tarplant	None/None/4.2	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/annual herb/May–Nov/195–3,610	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Hordeum intercedens	vernal barley	None/None/3.2	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools/annual herb/Mar–June/15–3,280	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Horkelia cuneata var. puberula	mesa horkelia	None/None/1B.1	Chaparral (maritime), Cismontane woodland, Coastal scrub; Gravelly (sometimes), Sandy (sometimes)/perennial herb/Feb–July(Sep)/230–2,660	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Imperata brevifolia	California satintail	None/None/2B.1	Chaparral, Coastal scrub, Meadows and seeps (often alkali), Mojavean desert scrub, Riparian scrub; Mesic/perennial rhizomatous herb/Sep–May/0–3,985	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[2]
Isocoma menziesii var. decumbens	decumbent goldenbush	None/None/1B.2	Chaparral, Coastal scrub (often disturbed areas, sandy)/perennial shrub/Apr–Nov/35–820	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Juglans californica	Southern California black walnut	None/None/4.2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland/perennial deciduous tree/Mar–Aug/165–2,955	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Juncus acutus ssp. leopoldii	southwestern spiny rush	None/None/4.2	Coastal dunes (mesic), Coastal scrub, Marshes and swamps (coastal salt), Meadows and seeps (alkaline seeps)/perennial rhizomatous herb/(Mar)May–June/10–2,955	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None/None/1B.1	Marshes and swamps (coastal salt), Playas, Vernal pools/annual herb/Feb–June/5–4,005	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Lepechinia cardiophylla	heart-leaved pitcher sage	None/None/1B.2	Chaparral, Cismontane woodland, Closed-cone coniferous forest/perennial shrub/Apr–July/1,705–4,495	Not expected to occur. The site is outside of the species' known elevation range.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None/None/4.3	Chaparral, Coastal scrub/annual herb/Jan–July/5–2,905	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Lessingia hololeuca	woolly-headed lessingia	None/None/3	Broadleafed upland forest, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland; Clay, Serpentine/annual herb/June–Oct/50–1,000	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Lilium humboldtii ssp. ocellatum	ocellated Humboldt lily	None/None/4.2	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland; Openings/perennial bulbiferous herb/Mar–July(Aug)/100–5,905	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Lycium brevipes var. hassei	Santa Catalina Island desert-thorn	None/None/3.1	Coastal bluff scrub, Coastal scrub/perennial deciduous shrub/June(Aug)/215–985	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Lycium californicum	California box-thorn	None/None/4.2	Coastal bluff scrub, Coastal scrub/perennial shrub/Mar–Aug(Dec)/15–490	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[2]
Malacothrix saxatilis var. saxatilis	cliff malacothrix	None/None/4.2	Coastal bluff scrub, Coastal scrub/perennial rhizomatous herb/Mar–Sep/10–655	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Microseris douglasii ssp. platycarpha	small-flowered microseris	None/None/4.2	Cismontane woodland, Coastal scrub, Valley and foothill grassland, Vernal pools; Clay/annual herb/Mar–May/50–3,510	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Monardella hypoleuca ssp. intermedia	intermediate monardella	None/None/1B.3	Chaparral, Cismontane woodland, Lower montane coniferous forest (sometimes)/perennial rhizomatous herb/Apr–Sep/1,310–4,100	Not expected to occur. The site is outside of the species' known elevation range.
Monardella macrantha ssp. hallii	Hall's monardella	None/None/1B.3	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley and foothill grassland/perennial rhizomatous herb/June–Oct/2,395–7,200	Not expected to occur. The site is outside of the species' known elevation range.
Myosurus minimus ssp. apus	little mousetail	None/None/3.1	Valley and foothill grassland, Vernal pools (alkaline)/annual herb/Mar–June/65–2,100	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Nama stenocarpa	mud nama	None/None/2B.2	Marshes and swamps (lake margins, riverbanks)/annual/perennial herb/Jan–July/15–1,640	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Nasturtium gambelii	Gambel's water cress	FE/ST/1B.1	Marshes and swamps (brackish, freshwater)/perennial rhizomatous herb/Apr–Oct/15–1,085	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Navarretia prostrata	prostrate vernal pool navarretia	None/None/1B.2	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools; Mesic/annual herb/Apr–July/10–3,970	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Nolina cismontana	chaparral nolina	None/None/1B.2	Chaparral, Coastal scrub; Gabbroic (sometimes), Sandstone (sometimes)/perennial evergreen shrub/(Mar)May–July/460–4,185	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Ophioglossum californicum	California adder's-tongue	None/None/4.2	Chaparral, Valley and foothill grassland, Vernal pools (margins); Mesic/perennial rhizomatous herb/Jan–June(Dec)/195–1,725	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[2]
Pentachaeta aurea ssp. allenii	Allen's pentachaeta	None/None/1B.1	Coastal scrub (openings), Valley and foothill grassland/annual herb/Mar–June/245–1,705	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Pentachaeta aurea ssp. aurea	golden-rayed pentachaeta	None/None/4.2	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland, Valley and foothill grassland/annual herb/Mar–July/260–6,070	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Phacelia hubbyi	Hubby's phacelia	None/None/4.2	Chaparral, Coastal scrub, Valley and foothill grassland; Gravelly, Rocky, Talus/annual herb/Apr–July/0–3,280	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Phacelia keckii	Santiago Peak phacelia	None/None/1B.3	Chaparral, Closed-cone coniferous forest/annual herb/May–July/1,790–5,250	Not expected to occur. The site is outside of the species' known elevation range.
Phacelia ramosissima var. austrolitoralis	south coast branching phacelia	None/None/3.2	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt); Rocky (sometimes), Sandy/perennial herb/Mar–Aug/15–985	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Piperia cooperi	chaparral rein orchid	None/None/4.2	Chaparral, Cismontane woodland, Valley and foothill grassland/perennial herb/Mar–June/50–5,200	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Piperia leptopetala	narrow-petaled rein orchid	None/None/4.3	Cismontane woodland, Lower montane coniferous forest, Upper montane coniferous forest/perennial herb/May–July/1,245–7,300	Not expected to occur. The site is outside of the species' known elevation range.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None/None/2B.2	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland; Gravelly, Sandy/perennial herb/(July)Aug–Nov(Dec)/0–6,890	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Quercus dumosa	Nuttall's scrub oak	None/None/1B.1	Chaparral, Closed-cone coniferous forest, Coastal scrub; Clay, Loam, Sandy/perennial evergreen shrub/Feb–Apr(May–Aug)/50–1,310	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Quercus engelmannii	Engelmann oak	None/None/4.2	Chaparral, Cismontane woodland, Riparian woodland, Valley and foothill grassland/perennial deciduous tree/Mar–June/165–4,265	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Rhinotropis cornuta var. fishiae	Fish's milkwort	None/None/4.3	Chaparral, Cismontane woodland, Riparian woodland/perennial deciduous shrub/May–Aug/330–3,280	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur[2]
Romneya coulteri	Coulter's matilija poppy	None/None/4.2	Chaparral, Coastal scrub; Burned areas (often)/perennial rhizomatous herb/Mar–July(Aug)/65–3,935	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Selaginella cinerascens	ashy spike-moss	None/None/4.1	Chaparral, Coastal scrub/perennial rhizomatous herb/N.A./65–2,100	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Senecio aphanactis	chaparral ragwort	None/None/2B.2	Chaparral, Cismontane woodland, Coastal scrub; Alkaline (sometimes)/annual herb/Jan–Apr(May)/50–2,625	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Sidalcea neomexicana	salt spring checkerbloom	None/None/2B.2	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas; Alkaline, Mesic/perennial herb/Mar–June/50–5,020	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Suaeda esteroa	estuary seablite	None/None/1B.2	Marshes and swamps (coastal salt)/perennial herb/(Jan–May)July–Oct/0–15	Not expected to occur. The site is outside of the species' known elevation range.
Suaeda taxifolia	woolly seablite	None/None/4.2	Coastal bluff scrub, Coastal dunes, Marshes and swamps (coastal margins)/perennial evergreen shrub/Jan–Dec/0–165	Not expected to occur. The site is outside of the species' known elevation range.
Symphyotrichum defoliatum	San Bernardino aster	None/None/1B.2	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland (vernally mesic); Streambanks/perennial rhizomatous herb/July–Nov/5–6,695	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Verbesina dissita	big-leaved crownbeard	FT/ST/1B.1	Chaparral (maritime), Coastal scrub/perennial herb/(Mar)Apr–July/150–675	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Notes:

[1] **Status Abbreviations**

Federal and State Statuses

FE: Federally listed as endangered
FT: Federally listed as threatened
SE: State listed as endangered
ST: State listed as threatened
SR: State designated as rare

CRPR: California Rare Plant Rank

CRPR 1A: Plants presumed extirpated in California and either rare or extinct elsewhere

CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
CRPR 2A: Plants presumed extirpated in California but common elsewhere
CRPR 2B: Plants rare, threatened, or endangered in California but more common elsewhere
- Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
- Moderately threatened in California (20% - 80% of occurrences threatened/moderate degree and immediacy of threat)
- Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat)

[2] Refers to records within the Newhall U.S. Geological Survey (USGS) 7.5-minute quadrangle and surrounding eight quadrangles (i.e., Santa Susana, Oat Mountain, San Fernando, Whitaker Peak, Warm Springs Mountain, Green Valley, Val Verde, and Mint Canyon)

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CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE DATABASE SEARCH RESULTS

Scientific Name	Common Name	Status[1] (Federal/State)	Habitat	Potential to Occur[2]
Invertebrates				
Bombus crotchii	Crotch's bumble bee	None/SCE	Open grassland and scrub communities supporting suitable floral resources.	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Branchinecta sandiegonensis	San Diego fairy shrimp	FE/None	Vernal pools, non-vegetated ephemeral pools	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Coelus globosus	globose dune beetle	None/None	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Streptocephalus woottoni	Riverside fairy shrimp	FE/None	Vernal pools, non-vegetated ephemeral pools	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Tryonia imitator	mimic tryonia (=California brackishwater snail)	None/None	Inhabits coastal lagoons, estuaries, and saltmarshes, from Sonoma County south to San Diego County	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Cicindela latesignata	western beach tiger beetle	None/None	Mudflats and beaches in coastal Southern California	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	FPT/None	Wind-protected tree groves with nectar sources and nearby water sources	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Fish				
Eucyclogobius newberryi	tidewater goby	FE/SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County, to the mouth of the Smith River	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Gila orcuttii	arroyo chub	None/SSC	Warm, fluctuating streams with slow-moving or backwater sections of warm to cool streams at depths >40 centimeters (16 inches); substrates of sand or mud	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Oncorhynchus mykiss irideus pop. 10	southern steelhead - southern California DPS	FE/SCE	Clean, clear, cool, well-oxygenated streams; needs relatively deep pools in migration and gravelly substrate to spawn	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Rhinichthys gabrielino	Santa Ana speckled dace	FPT/SSC	Headwaters of the Santa Ana and San Gabriel Rivers; may be extirpated from the Los Angeles River system	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State)	Habitat	Potential to Occur[2]
Amphibians				
Anaxyrus californicus	arroyo toad	FE/SSC	Semi-arid areas near washes, sandy riverbanks, riparian areas, palm oasis, Joshua tree, mixed chaparral and sagebrush; stream channels for breeding (typically third order); adjacent stream terraces and uplands for foraging and wintering	Not expected to occur. No suitable vegetation present.
Spea hammondii	western spadefoot	FPT/SSC	Primarily grassland and vernal pools, but also in ephemeral wetlands that persist at least 3 weeks in chaparral, coastal scrub, valley–foothill woodlands, pastures, and other agriculture	Not expected to occur. No suitable vegetation present.
Taricha torosa (Monterey Co. south only)	California newt	None/SSC	Wet forests, oak forests, chaparral, and rolling grassland	Not expected to occur. No suitable vegetation present.
Reptiles				
Anniella stebbinsi	southern California legless lizard	None/SSC	Coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Arizona elegans occidentalis	California glossy snake	None/SSC	Arid scrub, rocky washes, grasslands, chaparral, open areas with loose soil	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Aspidoscelis hyperythra	orange-throated whiptail	None/WL	Low-elevation coastal scrub, chaparral, and valley–foothill hardwood	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Aspidoscelis tigris stejnegeri	San Diegan tiger whiptail	None/SSC	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Crotalus ruber	red diamondback rattlesnake	None/SSC	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Phrynosoma blainvillii	coast horned lizard	None/SSC	Open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley–foothill hardwood, conifer, riparian, pine–cypress, juniper, and annual grassland habitats	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State)	Habitat	Potential to Occur[2]
Plestiodon skiltonianus interparietalis	Coronado skink	None/WL	Woodlands, grasslands, pine forests, and chaparral; rocky areas near water	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Salvadora hexalepis virgultea	coast patch-nosed snake	None/SSC	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Thamnophis hammondii	two-striped gartersnake	None/SSC	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Thamnophis sirtalis ssp. (Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 m)	south coast garter snake	None/SSC	Marsh and upland habitats near permanent water and riparian vegetation	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Actinemys pallida	southwestern pond turtle	FPT/SSC	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Birds				
Accipiter cooperii (nesting)	Cooper's hawk	None/WL	Nests and forages in dense stands of live oak, riparian woodlands, or other woodland habitats often near water	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Agelaius tricolor (nesting colony)	tricolored blackbird	BCC/SSC, ST	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberrry; forages in grasslands, woodland, and agriculture	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	None/WL	Nests and forages in open coastal scrub and chaparral with low cover of scattered scrub interspersed with rocky and grassy patches	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Ammodramus savannarum (nesting)	grasshopper sparrow	None/SSC	Nests and forages in moderately open grassland with tall forbs or scattered shrubs used for perches	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State)	Habitat	Potential to Occur[2]
Aquila chrysaetos (nesting & wintering)	golden eagle	None/FP, WL	Nests and winters in hilly, open/semi-open areas, including shrublands, grasslands, pastures, riparian areas, mountainous canyon land, open desert rimrock terrain; nests in large trees and on cliffs in open areas and forages in open habitats	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Asio otus (nesting)	long-eared owl	BCC/SSC	Nests in riparian habitat, live oak thickets, other dense stands of trees, edges of coniferous forest; forages in nearby open habitats	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Athene cunicularia (burrow sites & some wintering sites)	burrowing owl	BCC/SSC, SCE	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Buteo regalis (wintering)	ferruginous hawk	None/WL	Winters and forages in open, dry country, grasslands, open fields, agriculture	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Campylorhynchus brunneicapillus sandiegensis (San Diego & Orange Counties only)	coastal cactus wren	None/SSC	Southern cactus scrub patches	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Circus hudsonius (nesting)	northern harrier	BCC/SSC	Nests in open wetlands (marshy meadows, wet lightly-grazed pastures, old fields, freshwater and brackish marshes); also in drier habitats (grassland and grain fields); forages in grassland, scrubs, rangelands, emergent wetlands, and other open habitats	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Coccyzus americanus occidentalis (nesting)	western yellow-billed cuckoo	FT/SE	Nests in dense, wide riparian woodlands and forest with well-developed understories	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Coturnicops noveboracensis	yellow rail	BCC/SSC	Nesting requires wet marsh/sedge meadows or coastal marshes with wet soil and shallow, standing water	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Elanus leucurus (nesting)	white-tailed kite	None/FP	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Empidonax traillii extimus (nesting)	southwestern willow flycatcher	FE/SE	Nests in dense riparian habitats along streams, reservoirs, or wetlands; uses variety of riparian and shrubland habitats during migration	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State)	Habitat	Potential to Occur[2]
Eremophila alpestris actia	California horned lark	None/WL	This subspecies of horned lark occurs on the state's southern and central coastal slope and in the San Joaquin Valley. Nests and forages in grasslands, disturbed lands, agriculture, and beaches.	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Icteria virens (nesting)	yellow-breasted chat	None/SSC	Nests and forages in dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Laterallus jamaicensis coturniculus	California black rail	None/FP, ST	Tidal marshes, shallow freshwater margins, wet meadows, and flooded grassy vegetation; suitable habitats are often supplied by canal leakage in Sierra Nevada foothill populations	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Passerculus sandwichensis beldingi	Belding's savannah sparrow	BCC/SE	Nests and forages in coastal saltmarsh dominated by pickleweed (Salicornia spp.)	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Polioptila californica californica	coastal California gnatcatcher	FT/SSC	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet above mean sea level	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Rallus obsoletus levipes	light-footed Ridgway's rail	FE/FP, SE	Coastal wetlands, brackish areas, coastal saline emergent wetlands	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Setophaga petechia (nesting)	yellow warbler	None/SSC	Nests and forages in riparian and oak woodlands, montane chaparral, open ponderosa pine, and mixed-conifer habitats	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Vireo bellii pusillus (nesting)	least Bell's vireo	FE/SE	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Mammals				
Antrozous pallidus	pallid bat	None/SSC	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State)	Habitat	Potential to Occur[2]
Chaetodipus californicus femoralis	Dulzura pocket mouse	None/None	Open habitat, coastal scrub, chaparral, oak woodland, chamise chaparral, mixed-conifer habitats; disturbance specialist; 0 to 3,000 feet above mean sea level	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None/None	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon–juniper, and annual grassland	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Choeronycteris mexicana	Mexican long-tongued bat	None/SSC	Desert and montane riparian, desert succulent scrub, desert scrub, and pinyon–juniper woodland; roosts in caves, mines, and buildings	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Dipodomys stephensi	Stephens' kangaroo rat	FT/ST	Annual and perennial grassland habitats, coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Eumops perotis californicus	western mastiff bat	None/SSC	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Myotis yumanensis	Yuma myotis	None/None	Riparian, arid scrublands and deserts, and forests associated with water (streams, rivers, tinajas); roosts in bridges, buildings, cliff crevices, caves, mines, and trees	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Neotoma lepida intermedia	San Diego desert woodrat	None/SSC	Coastal scrub, desert scrub, chaparral, cacti, rocky areas	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Nyctinomops femorosaccus	pocketed free-tailed bat	None/SSC	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with drop-offs, caverns, and buildings	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Nyctinomops macrotis	big free-tailed bat	None/SSC	Rocky areas; roosts in caves, holes in trees, buildings, and crevices on cliffs and rocky outcrops; forages over water	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Onychomys torridus ramona	southern grasshopper mouse	None/SSC	Grassland and sparse coastal scrub	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Scientific Name	Common Name	Status[1] (Federal/State)	Habitat	Potential to Occur[2]
Perognathus longimembris pacificus	Pacific pocket mouse	FE/SSC	fine-grained sandy substrates in open coastal strand, coastal dunes, and river alluvium	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Sorex ornatus salicornicus	southern California saltmarsh shrew	None/SSC	Saltmarsh, saltgrass, dense willow, bulrush	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Taxidea taxus	American badger	None/SSC	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils	Not expected to occur. Suitable habitat for the species is not present in the Study Area.
Lasiurus frantzii	western red bat	None/SSC	Forest, woodland, riparian, mesquite bosque, and orchards, including fig, apricot, peach, pear, almond, walnut, and orange; roosts in tree canopy	Not expected to occur. Suitable habitat for the species is not present in the Study Area.

Notes:

[1] **Status Abbreviations**

BCC: Bird of Conservation Concern (U.S. Fish and Wildlife Service)
FE: Federally listed as endangered
FT: Federally listed as threatened
SE: State listed as endangered
ST: State listed as threatened
CSE: Candidate for State Endangered
CST: Candidate for State Threatened
SSC: California Species of Special Concern
FP: California Fully Protected Species

[2] Refers to records within the Newhall, California U.S. Geological Survey (USGS) 7.5-minute quadrangle and eight surrounding quadrangles (i.e., Santa Susana, Oat Mountain, San Fernando, Whitaker Peak, Warm Springs Mountain, Green Valley, Val Verde, and Mint Canyon)

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TRIBAL CONSULTATION SUMMARY

Tribal Consultation Summary

Oakbrook Plaza Senior Living Project (Tentative Parcel Map/Site Development Permit/Precise Permit/Parking Use Permit No. 0166-2023

JANUARY 2026

Prepared for:

CITY OF LAGUNA HILLS
24035 El Toro Road
Laguna Hills, California 92653
Contact: Jennifer Lowe, Community Development Director

Prepared by:

DUDEK

2721 Las Ramblas, Suite 340
Mission Viejo, California 92691
Contact: Rachel Struglia, PhD, AICP

4921-7843-9273, v. 1

AB 130 Tribal Consultation

On June 30, 2025, AB 130 was signed into law. On July 24, 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 a set of provisions regarding consultation with Native American tribes.

Per compliance with AB 130, the City notified nine tribes and 13 total contacts on August 7, 2025. Due to the timing constraints of AB 130, the City requested responses within 60 days. On August 18, 2025, Ms. Brandy Salas of the Gabrieleño Band of Mission Indians – Kizh Nation responded that the Kizh Nation had received the notice and included a request for requested a description of the project, a timeline and procedural outline for the decision-making process and identification of any tribal cultural resources, historic sites or potential impacts. On August 21, 2025, Ms. Joyce Stanfield Perry, Juaneño Band of Mission Indians, Acjachemen Nation responded stating that the project is located within the Tribe's territory and that the Juaneño Band of Mission Indians wished to consult pursuant to AB 130. On August 13, 2025, Patricia Sanchez of the Pala band of Mission Indians responded that the Tribe did not wish to consult. To date, three responses have been received by the City. Table 1 summarizes the results of the AB 130 consultation process for the project.

Table 1. AB 130 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
Brandy Salas, Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation)	**August 18, 2025** Email from Brandy Salas, on behalf of Kizh Nation, acknowledging receipt of the notice and including an attachment that requested a description of the project, a timeline and procedural outline for the decision-making process and identification of any tribal cultural resources, historic sites or potential impacts. **September 5, 2025** Email from the City to Ms. Salas providing a summary of the project description, a summary of the decision-making timeline as understood at that time, a summary of the cultural resources identification efforts that had occurred for the project, and acknowledgement that environmental/cultural resources documentation would be sent to the tribe separately. The City proposal scheduling a virtual meeting within the following two weeks. **September 25, 2025** Follow-up email from the City to Ms. Salas containing the Archaeological Resources Inventory Report (ARIR) (dated July 14, 2025) that was prepared for the project. **October 13, 2025** Follow-up email from the City to Ms. Salas asking for questions or comments on the ARIR and notifying the tribe that consultation under AB 130 would conclude on October 20, 2025. **October 14, 2025** Email from Ms. Salas offering that consultation occur via email and indicating that the tribe would provide substantial evidence, maps and mitigation measures. **October 14, 2025**

Table 1. AB 130 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
	Email from the City to Ms. Salas agreeing with an email approach to consultation and requesting documents and proposed mitigation by October 20, 2025. **October 14, 2025** Email from Ms. Salas stating that information would be provided as soon as possible. **October 16, 2025** Email from City to Ms. Salas asking whether the Kizh Nation agrees to the project applicant participating in the consultation process. **October 16, 2025** Email from Ms. Salas to City indicating that they request consultation to remain a government-to-government process directly between the City and the Tribe. **October 16, 2025** Email from Tribe to City containing attachments providing substantial evidence of the Tribe's cultural and ancestral affiliation with the project site, information on the legal definition of "substantial evidence" and proposed mitigation measures. **January 8, 2026** Email from City to Ms. Salas informing her that the Tribe's proposed mitigation measures have been included as Conditions of Approval in the project resolution. It also states that the staff report and resolution for the project are still under review and a link to access the documents will be sent when available. **January 8, 2026** Email from Tribe to City asking City to send the conditions of approval for confirmation. **January 20, 2026** Email from City to Tribe confirming that Tribe's exact proposed language would be used as a condition of approval and that the final resolution would be available on the City's website by Thursday. The email also formally noted that consultation was closed as of October 20, 2025.
Joyce Perry, Juaneño Band of Mission Indians, Acjachemen Nation- Belardes	**August 21, 2025** Email from Joyce Perry stating that the project is located within the Tribe's territory and that the Tribe wished to consult pursuant to AB 130. It requests that mitigation measures including native monitoring by Tribal representatives and an inadvertent discovery plan be put in place. Suggested mitigation language was included as an attachment. The email also requested the City send the California Historical Resources Information System (CHRIS) report for any prehistoric resources in the project vicinity. **September 5, 2025** Email from the City to Ms. Perry stating that the City will review the proposed mitigation measures and respond and also review the request to provide the

Table 1. AB 130 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
	CHRIS report. The email suggests a Zoom meeting once those items have been resolved. **September 25, 2025** Email from the City to Ms. Perry with the ARIR attached, which included the CHRIS report. It states that the City is reviewing the provided mitigation measures and will respond. **October 13, 2025** Email from the City to Ms. Perry following up on the ARIR that was sent and asking if the Tribe has additional questions or comments. **October 13, 2025** Email from Ms. Perry to City asking for conformation of the Tribe's recommendation for native monitoring during ground disturbance. **October 16, 2025** Email from City to Ms. Perry indicating that they would get back to her soon on the mitigation measures and asking if the Tribe approves of the project applicant's participation in the consultation process. **October 21, 2025** Email from Ms. Perry to City approving applicant participation. **January 8, 2026** Email from Ms. Perry informing her that the Tribe's proposed mitigation measures have been included as Conditions of Approval in the project resolution. It also states that the staff report and resolution for the project are still under review and a link to access the documents will be sent when available. **January 20, 2026** Email from City to Tribe confirming that Tribe's exact proposed language would be used as a condition of approval and that the final resolution would be available on the City's website by Thursday. The email also formally noted that consultation was closed as of October 20, 2025.
Patricia Sanchez, Pala Band of Mission Indians	**August 13, 2025** Email from Patricia Sanchez containing the Tribe's formal response as an attachment. The response stated that the project is not within the boundaries of the recognized Pala Indian Reservation but is within the Tribe's Traditional Use Area or in close proximity to the Reservation and that information generated by the project would likely be useful in better understanding regional culture and history. The response declines consultation pursuant to AB-52 and AB-130. **September 5, 2025** Email from City to Ms. Sanchez confirming receipt of the response.
BobbyRay Esparza, Cahuilla Band of Indians	No response from tribe.

Table 1. AB 130 NAHC-Listed Native American Contacts

Native American Tribal Representatives	Response Received
Christina Swindall Martinez, Gabrieleno Band of Mission Indians – Kizh Nation	No response.
Anthony Morales, Gabrieleno/Tongva San Gabriel Band of Mission Indians	No response from tribe.
Christina Conley, Gabrieleno/Tongva Indians of California Tribal Council	No response from tribe.
Sandonne Goad, Gabrieleno/Tongva Nation	No response from tribe.
Sam Dunlap, Gabrieleno Tongva Tribe	No response from tribe.
Sonia Johnston, Juaneno Band of Mission Indians	No response.
Heidi Lucero, Juaneño Band of Mission Indians Acjachemen Nation	No response.
Shasta Gaughen, Pala Band of Mission Indians	No response from tribe.
Temet Aguilar, Pauma Band of Luiseno Indians	No response from tribe.
Vanessa Minott, Santa Rosa Band of Cahuilla 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; project = Oakbrook Plaza Senior Living Project.

State Density Bonus Law
(Government Code Section 65915 *et seq.*)

The California State Density Bonus Law ("SDBL"), California Government Code Section 65915, encourages construction of affordable and senior housing units by allowing a developer to increase density in a residential or mixed-use housing project above the maximum allowable in a City's General Plan and utilize incentives, concessions, or waivers or reductions in development standards in exchange for providing a certain percentage of affordable units within its project. SDBL offers three categories of benefits:

1. A project may seek an increase in residential density;
2. A project may receive incentives or concessions (generally defined as a reduction of development standards, modifications of zoning code requirements, or approval of mixed-use zoning) to offset the costs of providing affordable housing on-site; and
3. The City must waive any local development standard that would preclude construction of the project with the additional density or the incentives or concessions. The amount of the density bonus and the number of incentives or concessions depends on the amount and level of affordability of the on-site affordable units.

What types of projects are qualified to use Density Bonus Law, and what is the allowable density bonus?

Residential projects with five or more units that meet at least one of the following types of development and affordability:

Residential Project Type	Percentage of Affordable (or Other) Units Proposed	Density Bonus Allowance
☐ Residential project with units for low-income households	Minimum 10% of the total base units	*See density bonus percentage table on page 4*
☐ Residential project with units for very low-income households	Minimum 5% of the total base units	*See density bonus percentage table on page 4*
☐ Residential project with units for sale to moderate-income households	Minimum 10% of the total base units	*See density bonus percentage table on page 4*
☐ Senior citizen housing development or age-restricted mobile home park[1]	100% of the units must be age-restricted; no affordability required	20% above the base density
☐ Residential project with housing for transitional foster youth, disabled veterans, or homeless persons	Minimum 10% of the total base units	20% above the base density
☐ Student housing development for low-income students[2]	Minimum 20% of the total base units	*See density bonus percentage table on page 4*

[1] "Senior Citizen Housing Development" means a residential project of at least 35 dwelling units developed, substantially rehabilitated, or substantially renovated for occupancy by senior citizens. (Cal. Civ. Code, § 51.3.) Mobile home parks for older persons may also qualify for a density bonus.

[2] All units in a "Student Housing Development" must be used for undergraduate, graduate, or professional students enrolled full-time at an accredited institution of higher education. "Student housing development" to mean a development that contains bedrooms containing 2 or more bedspaces that have a shared or private bathroom, access to a shared or private living room and laundry facilities, and access to a shared or private kitchen.

CONCESSIONS AND INCENTIVES, WAIVERS, AND PARKING

CONCESSIONS AND INCENTIVES

An applicant for a density bonus may request a "concession" or "incentive" of a development standard in order to facilitate the construction of the residential housing project, including the density bonus or "extra" units. A concession or incentive is a reduction in site development standards or modification of zoning code or objective design requirements that results in identifiable and actual cost reductions to provide for the on-site affordable housing, approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and are compatible with the housing project and proposed development in the area, and/or other regulatory incentives or concessions that result in identifiable and actual cost reductions to provide for affordable housing costs.

A density bonus applicant of a qualified housing development is eligible to receive the following number of incentives or concessions, based on the overall percentage of provided affordable units and the provided affordable units' levels of affordability.

Number of Concessions or Incentives	Minimum % of Affordable Units Required		
	Very Low-Income	Lower-Income	Moderate-Income
1*	5%	10%	10%***
2**	10%	17%	20%***
3	15%	24%	30%***
4	16%	N/A	45%***
5	N/A	100%****	N/A

*Student housing developments with at least 20% of the total units for lower income students are eligible for one concession or incentive.
** Student housing developments with at least 23% of the total units for lower income students are eligible for two concessions or incentives.
***Applicable to for-sale developments only.
****Except up to 20% of units may be for moderate-income households.

WAIVERS

Applicants may also request waivers or reductions of development standards that will physically preclude the construction of a qualifying development at the densities or with the concessions or incentives permitted under the State Density Bonus Law. Unlike concessions and incentives, which are aimed at reducing the cost of constructing affordable housing, there is no limit to the number of waivers that can be requested and awarded to remove physical constraints that would physically preclude the construction of an approved project.

DENIAL OF AN INCENTIVE, CONCESSION OR WAIVER

The City can deny the requested incentive, concession, or waiver if it finds, based upon substantial evidence, that the request would either:

- Not result in an identifiable and actual cost reduction to providing affordable units (incentive/concession only);

- Have a specific, adverse, and unavoidable impact on public health and safety;
- Have an adverse impact on a property that is listed in the California Register of Historical Resources; or
- Be contrary to state or federal law.

PARKING REQUIREMENTS

Another way the State Density Bonus Law incentivizes the construction of affordable and senior citizen housing units is by allowing the reduction of the minimum number of parking spaces required for Density Bonus projects.

Unit Type	Parking Requirement
Studio	1 space
1 bedroom	1 space
2 bedroom	1.5 spaces
3 bedroom	1.5 spaces
4 bedroom	2.5 spaces
Bedspace in Student Housing	0 spaces

Reductions in parking space requirements differ depending on whether a project is within ½ mile of a "Major Transit Stop" (as defined below) and has unobstructed access to such a Major Transit Stop.

Development Type	Parking Requirement
Rental/for sale projects with at least 11% very low income or 20% lower income units, within 1/2 mile of accessible major transit stop	0.5 spaces per unit
Rental projects 100% affordable to lower income, within 1/2 mile of accessible major transit stop	0 spaces per unit
Rental senior projects 100% affordable to lower income, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day)	0 spaces per unit
Rental special needs projects 100% affordable to lower income households, either with paratransit service or within 1/2-half mile of accessible bus route (operating at least eight times per day)	0 spaces per unit
Rental supportive housing developments 100% affordable to lower income households	0 spaces per unit

Under California law (Public Resources Code § 21155), a major transit stop is generally:

- An existing rail transit station.
- A ferry terminal served by bus or rail.
- The intersection of two or more major bus routes with service every 20 minutes or less during peak commute hours.

These can be existing, under construction, or in regional transportation plans.

LAND DONATION

Density Bonus Law offers a sliding scale bonus for land donations, enabling market-rate housing developers to outsource the development of affordable units to local agencies or experienced developers. Applications that propose a donation of land to the City may also be entitled to an increase in density, subject to certain requirements identified Govt. Code Section 65915. The land must satisfy all of the following requirements:

- Has the appropriate general plan designation and zoning to permit construction the number of units affordable to very low-income households in an amount not less than 10% of the units in the residential development;
- At least one acre in size or of sufficient size to permit development of at least 40 units; and
- Served by adequate public facilities and infrastructure.

If the proposed land donation meets the above requirements, applicants are eligible for an increase in density in addition to any density bonuses related to the inclusion of affordable units above, up to a combined maximum density of 35%. Additional density increases are dependent on the number of units reserved for very low-income households over the 10% minimum threshold, as shown in the table below:

Percent Very Low-Income	Density Bonus Percentage
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	20
20	25

Percent Very Low-Income	Density Bonus Percentage
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

DENSITY BONUS ALLOWANCES

The following chart shows the eligible amount of the density bonus based upon the percentage of affordable units at each income level for a project.[3]

[3] Developments may also be eligible for additional density bonuses above the amounts shown in the table under specified circumstances if they include childcare facilities or additional very low or moderate-income units.

Density Bonus Percentages[1]							
Percentage of Affordable Units[2]	Very Low-Income	Low-Income	Moderate-Income[3]	Land Donation	Senior[4]	Foster Youth/disabled vets/homeless	Low-Income College Students
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	38.75%
22%	50%	42.5%	17%	27%	20%	20%	42.5%
23%	50%	46.25%	18%	28%	20%	20%	46.25%
24%	50%	50%	19%	29%	20%	20%	50%
25%	50%	50%	20%	30%	20%	20%	50%
26%	50%	50%	21%	31%	20%	20%	50%
27%	50%	50%	22%	32%	20%	20%	50%
28%	50%	50%	23%	33%	20%	20%	50%
29%	50%	50%	24%	34%	20%	20%	50%
30%	50%	50%	25%	35%	20%	20%	50%
31%	50%	50%	26%	35%	20%	20%	50%
32%	50%	50%	27%	35%	20%	20%	50%
33%	50%	50%	28%	35%	20%	20%	50%
34%	50%	50%	29%	35%	20%	20%	50%
35%	50%	50%	30%	35%	20%	20%	50%
36%	50%	50%	31%	35%	20%	20%	50%
37%	50%	50%	32%	35%	20%	20%	50%
38%	50%	50%	33%	35%	20%	20%	50%
39%	50%	50%	34%	35%	20%	20%	50%

40%	50%	50%	35%	35%	20%	20%	50%
41%	50%	50%	38.75%	35%	20%	20%	50%
42%	50%	50%	42.5%	35%	20%	20%	50%
43%	50%	50%	46.25%	35%	20%	20%	50%
44%	50%	50%	50%	35%	20%	20%	50%

[1] All density bonus calculations resulting in fractions are rounded up to the next whole number.
[2] Affordable unit percentage is calculated excluding units added by a density bonus.
[3] Moderate income density bonus applies to for sale units, not to rental units.
[4] No affordable units are required for senior units.

Attachment 5

Link to Project Documents:

https://www.lagunahillsca.gov/572/Residential-Development-Project-Document

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
To: Mayor and Council Members
From: Erica Pezold, Council Member
Don Caskey, Mayor
Issue: Recycle From Home Program

Recommendation: Council Member Pezold and Mayor Caskey recommend that the City Council receive a presentation from Recycle From Home and discuss a potential implementation of a residential recycling program in Laguna Hills.

In accordance with City Council Policy No. 120, Council Member Pezold and Mayor Caskey added this item to the agenda.

Attachments:

1. Recycle From Home Brochure

RESIDENTIAL CA-CRV RECYCLING PICK UP SERVICE

We pickup and pay you for your CA CRV recyclable containers!

How it Works.

Recycle From Home™ makes it incredibly easy to recycle right from your driveway or doorstep! No more loading up the car with boxes or bags of cans and bottles. No more searching for hard-to-find recycling centers. Sign up at recyclefromhome.com and we'll make the rest easy! Upon signing up, we will deliver you a welcome pack. Each welcome pack contains: collection bags, barcode labels and written program instructions, all free of charge. Follow the easy instructions to sort your items and prepare your load.

Once your load is ready, schedule a designated pickup time though our web site. We will pick up your items and return them to our processing facility where they will be weighed and processed for payment within one business day. You can see photos and accountability for each step online at **www.recyclefromhome.com**. Your recycling redemption funds are then sent to you electronically or as a check by mail.

SORT AND BAG UP ALL OF YOUR CA CRV RECYCLABLE CONTAINERS.

SCHEDULE A PICK UP ONLINE AND ONE OF OUR SERVICE VANS IS ON THE WAY!

GET PAID FOR YOUR CA CRV CONTAINERS WITHOUT LEAVING YOUR HOME!

What We Take.

Recycle From Home™ picks up and pays you for your CA CRV aluminum cans, plastic and glass bottles. Listed below is a complete breakdown of what items we take and what we don't take. Do you have recycle items that aren't marked CA CRV? Don't throw them away! – They are still recyclable in your curbside municipal recycling bins with your local waste collection service.

Plastic CA CRV Bottles (#1)
In order to receive the California Redemption Value (CRV), Plastic bottles must contain a "CA Cash Refund" label or a similar CA CRV refund message printed by the bottler. Note: Juice containers bottled before 7/1/24 do not need CA CRV label.

CA CRV Aluminum Cans
In order to receive the California Redemption Value (CRV), cans must be stamped "CA Cash Refund". Please separate out any BI-METAL cans from the aluminum cans.

Glass CA CRV Bottles
Glass bottles must be labeled "CA Cash Refund". Soda, Water, Beer, Wine and Liquor bottles qualify. Note: wine and distilled spirits bottled before 1/1/24 do not need CA CRV label.

Other Misc. CA CRV Containers (#2-7) and Bi-Metal Cans

Plastic containers #2-7 including distilled water jugs, etc are redeemable and are required to be separated from the #1 plastic bottles.

Plastic Bottles #2 (HDPE)
Plastic Bottles #3 (PVC)
Plastic Bottles #4 (LDPE)
Plastic Bottles #5 (PP)
Plastic Bottles #6 (PS)
Plastic Bottles #7 (Other)

To receive CA CRV, all containers must be marked "CA Cash Refund"

BI-METAL cans with CA CRV designation are accepted. Please separate these from your aluminum cans.

#2 High Density Polyethylene

#3 Polyvinyl Chloride

#4 Low Density Polyethylene

#5 Polypropylene

#6 Polystyrene

#7 Other Plastic

Bi-Metal

ELIGIBLE
FOR CALIFORNIA REDEMPTION VALUE (CA CRV)

Beer and Malt Beverages
Wine Coolers
Carbonated Fruit Drinks
Water or Soft Drinks
Noncarbonated Fruit Drinks
Coffee and Tea Beverages
Wine and Spirits
100% Fruit Juice & Vegetable Juice

NOT ELIGIBLE
FOR CALIFORNIA REDEMPTION VALUE (CA CRV)

Milk
Medical Food
Infant Formula
Food and Non-Beverage Containers

WHEN IN DOUBT
CHECK THE LABEL ON THE CONTAINER

"California Redemption Value"
"CA Redemption Value"
"California Cash Refund"
"CA CRV"
"CA Cash Refund"

Note: All Wine & Distilled Spirit bottles bottled prior to 1/1/2024 and large juice containers bottled prior to 7/1/2024 do not have to have the CA CRV labeling.

Let's Get Started.

Recycle From Home™ picks up and pays you for your CA CRV aluminum cans, plastic and glass bottles. Listed below is a step by step process of getting your items ready, the pick up process and lastly, getting paid for your recyclables without ever leaving the comfort of your home. Got questions? Visit us online at **www.recyclefromhome.com** or contact us via phone or email.

Step One

Bag it Up! Use our clear bags provided and make sure items are empty and sorted by container types. See our **What We Take** page on our web site for sorting specifics. Fill bags containing aluminum cans and plastic bottles to the top. Bags containing glass should only be filled with approx. 20 lbs of NON broken glass (about 1/4 full).

Step Two

Tie it Up! Securely tie the tops closed on each bag and place your bags outside for pick up (if not easily found, please leave instructions where bags are placed). Please note that our drivers will not go into closed gated areas such as back/side yards or into your garage/home to pick up bags.

Step Three

Add Labels. Affix one provided Recycle From Home™ bar code label on each of your bags in easy to see location. You will be uploading a clear, close up photo of the bar code on each bag while scheduling a pick-up in Step Four.

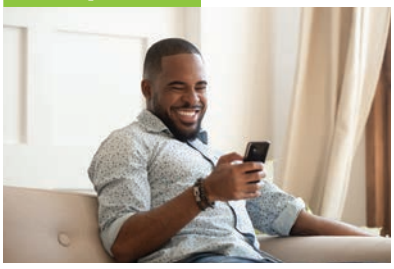
Step Four

Schedule a Pick-Up. Schedule a pick-up at **www.recyclefromhome.com** and upload individual photos of each bag showing your bar code label. During this step, you will let us know how many bags we will be picking up and you will choose from upcoming pick-up times in your neighborhood.

Step Five

We're On Our Way! Once your bags have been picked up from your location, you will receive a notification via text or email that your bags are be transported back to our processing facility.

Step Six



Get Your Payment! Within 24 hours of pick up, you will receive a notification via email or text with your total redemption amount. All payments are made to you according to the payment selection you chose during your account set up.

Recycle From Home™

1601 East Edinger Ave., Santa Ana, CA 92705 | **Toll Free** 888.RFH(734).0123 | www.recyclefromhome.com

About Us.

Recycle From Home™ started as a dream of eleven year old, Ryan Hickman to save the planet by recycling and cleaning up the environment. That dream expanded into a collaborative concept to service Southern California's recycling needs. In 2020, Recycle From Home's concept of a mobile residential recycling service was selected and approved as part of a new pilot program established by the State of California and it's first city partnership was with the City of Irvine, California. We've since expanded into other partner cities and we are proud to offer an eco-friendly way to recycle right from your driveway or doorstep and get paid for your CA CRV containers!

Recycle From Home™ is the only authorized mobile recycling service in the State of California providing customers a way to redeem their CA CRV recyclables without leaving the comfort of their home.

Visit our web site today to schedule one of our service vans to pick up your CA CRV containers right from your home and receive payment within one business day!

Recycle From Home™

1801 East Edinger Ave., Suite 215, Santa Ana, CA 92705 | **Toll Free** 888.RFH(734).0123 | www.recyclefromhome.com

City of Laguna Hills
City Council / Planning Agency
Staff Report

Date: January 27, 2026
To: Mayor and Council Members
From: Kayle McDonald, Deputy City Clerk
Issue: Committee Assignment Report

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

Background:

The following are recent meetings and events attended by the City Council for their City Council Committee Assignments.

Orange County Mosquito and Vector Control District (OCMVCD)
Board of Trustees
Council Member Pezold
January 15, Regular Meeting

Orange County Transportation Authority (OCTA)
Citizens Advisory Committee
Council Member Wheeler
January 20, Regular Meeting

Association of California Cities - Orange County (ACC-OC)
Legislative & Regulatory Committee
Council Member Wheeler
January 22, Regular Meeting

Orange County Public Libraries
Library Advisory Board
Council Member Wheeler
January 22, 2026, Regular Meeting

Orange County Fire Authority (OCFA)
Board of Directors
Council Member Sweeney
January 22, Regular Meeting

Fiscal Impact:

The City does not provide any additional compensation to City Council members for serving on outside agency boards or committees.

Attachments:
None